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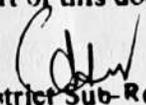


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 204295

30/04/2024
Q- 8001090652/2024

certified that the document is adn:
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document are the part of this documc


District Sub-Registrar
Alipore, South 24 Parja

30 APR 2024

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

BY THIS POWER OF ATTORNEY, Known all men, WE, (1) SRI SUJIT DAS, (PAN EPLPD2923H) & (Aadhaar No. 5474 0867 3475), Mobile No.7044763459 Son of Late Mahananda Das. by Religion-Hindu, by Occupation- Business, by Nationality-Indian, (2) SRI SHRIKRISHNA DAS (PAN-CSAPD2697E) & (Aadhaar No. 5208 8942 0270), Mobile

19522

Indira Chatterjee Adv
 NAME.....
 ADD.....
 Rs.....
 25 APR 2024
 S. CHATTERJEE
 Licensor Group Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, K 75

25 APR 2024

25 APR 2024



Indira Chatterjee
 Adv
 D/o Late Mihir Chatterjee
 W/O Asoka Bhattacharya
 18c/2, K.S. Road
 Kol-75

DISTRICT SUB-REGISTRAR-V
 ALIPORE, SOUTH 24 PGS.
 30 APR 2024

No.9748568537 Son of Late Ashananda Das & Suit. Nani Bala Das, by faith Hindu, by Occupation-Business, by Nationality Indian, (3) **SMT. BIVA RANI DAS, (PAN-BUIPD 1884 N) & (Aadhaar No. 7698 4389 6452), Mobile No.9674530440** Wife of Late Biren Chandra Das, by faith Hindu, by Occupation- Housewife, by Nationality Indian, (4). **SMT. KAJAL RANI DAS (PAN-FCOPD3049D) & (Aadhaar No. 5606 3625 6661),** Mobile No.8334801391, Wife of Late Dharendra Chandra Das, by faith Hindu, by Occupation-Housewife, by Nationality Indian (5) **SRI SUVANKAR DAS (PAN- CTJPD 3979 D) & (Aadhaar No. 6167 0719 7901), Mobile No.9874527352,** (6) **SRI SUDIPTA DAS (PAN-DANPD 9789 K) & (Aadhaar No. 5935 1858 9909), Mobile No.9836493323,** Sl. No. 5 & 6 both Sons of Late Dharendra Chandra Das, by faith Hindu, both by Occupation- Business, by Nationality Indian, (7) **SMT. KALYANI DAS (PAN-CDEPD 1905 N) & (Aadhaar No. 3128 1442 7166), Mobile No.8051874550** Wife of Late Dulu Das alias Dulal Chandra Das, by faith Hindu, by Occupation-Housewife, by Nationality Indian, (8) **SRI DIPON DAS, (PAN- BEYPD 8747 Q) & (Aadhaar No. 6561 9315 1845), Mobile No.8240710439,** Son of Late Dulu Das alias Dulal Chandra Das, by faith Hindu, by occupation- Business, by Nationality – Indian, No. 1 to 8 all are residing at 76, Avenue South, P.O. Santoshpur, P.S. Purba Jadavpur now Survey Park, Kolkata-700 075, District : South 24-Parganas and (9) **SMT. SREEPARNA DASGUPTA, (PAN-BDCPD 1967R) & (Aadhaar No. 4560 9038 4007), Mobile No.8777088026** Wife of Sri Koustav Dasgupta and daughter of Late Dulu Das alias Dulal Chandra Das, by faith Hindu, by Occupation-Singer, by Nationality Indian, residing at Q-45, Baishnabghata Patuli Township, P.O. Panchasayar, P.S. Jadavpur now Patuli, Kolkata-700 094 hereinafter referred to as the **"PRINCIPAL (OWNER)" SEND GREETINGS :**

WHEREAS we, (1) SRI SUJIT DAS, (2) SRI SHRIKRISHNA DAS (3) SMT. BIVA RANI DAS, (4). SMT. KAJAL RANI DAS (5) SRI SUVANKAR

DAS (6) SRI SUDIPTA DAS (7) SMT. KALYANI DAS (8) SRI DIPON DAS, (9) SMT. SREEPARNA DASGUPTA, the PRINCIPALS herein are the joint Owners of **ALL THAT** piece and parcel of 3 cottah 13 chittacks 15 sq ft of land and structure of lying and situated at **K.M.C. Premises Nos. 90, Avenue South Road, under K.M.C. Ward No. 103**, being its **Postal Address** known as **76, Avenue South Road, P.O. Santoshpur, P.S. survey park Kolkata-700 0 75, District : South 24-Parganas**, more particularly described to the schedule hereunder written referred to the said property. We, the PRINCIPALS have entered a registered Development Agreement dated ~~30/4/24~~ ^{30/4/24} with **M/S. RIGHT CHOICE**, a Partnership Firm, having its office at 25/A, Avenue First Road, Police Station – Survey Park, Santoshpur, Kolkata – 700075, represented by its Partners (1) **BAPPA DAS**, son of Late Satyaranjan Das, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 28, Lake Terrace, Police Station – Survey Park, Santoshpur, Kolkata – 700075, (2) **TAPAS BHOWMICK**, son of Late Gour Gopal Bhowmick, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 9, Kabi Sukanta Road, Police Station – Survey Park, Santoshpur, Kolkata – 700075, (3) **SAMARESH CHANDRA DAS**, son of Late Suresh Chandra Das, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 25/A, Avenue First Road, Police Station – Survey Park, Santoshpur, Kolkata – 700075, which was registered in the office of D.S.R.-V, Alipore, recorded in Book No.I, Deed No. 1416 for the year 2024. Now we are remaining busy with various works and so it is very much expedient for us to appoint an Attorney to look after all the affairs and to develop our property described in the schedule hereunder written and so, we, do hereby appoint and Constituted Attorneys **M/S. RIGHT CHOICE**, a Partnership Firm, executed on 3/12/2013, PAN AAYFM0754D , C.E. No 0004-1610-0330 (17-18) G.S.T. No 19AAYFM0754D1ZY having its office at 25/A, Avenue 1st Road, P.S. – Survey Park, P.O. Santoshpur, Kolkata – 700075, represented by its Partners **(1) BAPPA DAS**, PAN AGFPD9976R, AADHAAR

NO :5750 6897 9347, MOB 9830086328, son of Late Satyaranjan Das, by faith – Hindu, by occupation – Business, residing at 28, Lake Terrace, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075, **(2) TAPAS BHOWMICK**, PAN AIZPB5944K, AADHAAR NO 880306905041, MOB : 9830248583, son of Late Gour Gopal Bhowmick, by faith – Hindu, by occupation – Business, residing at 9, Kabi Sukanta Road, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075, **(3) SAMARESH CHANDRA DAS**, PAN AORPD8605D, AADHAAR NO 968446755599, MOB 9433756662 son of Late Suresh Chandra Das, by faith – Hindu, by occupation –Business, residing at 25/A, Avenue First Road, Police Station – Survey Park, P.O. Santoshpur, Kolkata – 700075 as our true and lawful constituted attorney on our behalf to do inter alia the following acts, deeds, and things:-

1. To appear, represent and act in all the courts, civil or criminals, originals, Revisional or Appellate, District Collectorate, state Acquisition officer, in the office of the Land - Acquisition, Block land reforms officer, Revenue officer, and in any other offices of the Government or Kolkata Municipal Corporation or any other competent Authorities, Improvement Trust, commissioner of any division or District Board or any other offices or local authorities on our behalf and for such purposes the said Attorney may accept service of any summons or notices issued by any person or persons.
2. To manage, control and look after our said **K.M.C. Premises Nos. 90, Avenue South Road, under K.M.C. Ward No. 103**, being its **Postal Address** known as **76, Avenue South(Avenue South Road), P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, District : South 24-Parganas**,, having an area measuring about less 3 cottah 13chittack 15 sq ft land

more or less for the purpose of the said proposed construction of G+3 storied new building thereon on our behalf.

3. To sign and verify plaints, written statements, petition or claims and objections, memorandum of Appeal and petition and applications of all kinds and to file them relating to the aforesaid property mentioned in the schedule hereunder written in any such court or office and specially to Authority of Kolkata Municipal Corporation.
4. To appoint, engage on our behalf any Advocate, pleader, solicitor, Revenue agent or any other legal practitioner whenever our said Attorney thinks proper to do so and to discharge and/or terminate their appointments.
5. To cause mutation of the said property in the name of the owner, where necessary effected in the revenue and/or Kolkata Municipal Corporation records and to make such statements and sign all applications or objections personally or through lawyer or agent to effectuate the said purpose and deposit revenue, rent, rates and taxes for the said property in any Government Department or in Kolkata Municipal Corporation on our behalf.
6. To appoint, engage and employ mistri, mechanic, laborers, workers , contractors, engineers, surveyors or any other persons for construction of the said building till its completion for and on our behalf.
7. To sign forms and applications for purchasing quotas of building materials i.e. Cement, Sand, Iron, Rods, Stone chips etc. for

construction of the proposed new building at the said premises for and on our behalf.

8. To deal local people, Police (Thana), K.M.C. matter and to appear and represent us before drainage, water dept., C.E.S.C. Ltd., Fire Brigade, K.I.T. and all other authorities
9. And generally to do, execute and performed any other acts or act, deed or deeds matters or things whatsoever which is in the opinion of our said Attorney sought to be done executed and perform in relation to our aforesaid property as fully and effectually we could do the same, if we are personally present and also to apply for and obtain electricity, gas, water, sewerage, drains, telephone, Insurance, Fire Brigade or other connection in our said property and to sign, execute, and submit all the papers in connection thereto before the authority concerned on our behalf.
10. To sign execute and submit the Proposed/addition/ alteration/ reconstruction/ regularized building plan or plans, plumbing plan, sewerage plan, completion plan, applications, undertakings, Declarations and sewer affidavits for and on our behalf in Kolkata Municipal Corporation for sanctioning the plan from Kolkata Municipal Corporation and then to get delivery of the said sanctioned plan or any modified building plan, completion certificate,, from The K.M.C and to do all necessary things and acts for the said purpose, for our said property.
11. To enter into any agreement with other person/persons on our behalf and to sign and execute all other deeds or conveyances to transfer deeds or instruments, assurances or declaration of deeds on our

behalf and take consideration money thereof on our behalf in connection with sale of the property **in respect of Developer's allocation** as per Registered Development Agreement and present the same before the Learned Registering Authority for admit and complete registration on our behalf, in connection with such sale of Developer's Allocation at our said property .

BE IT NOTED we do hereby indemnify and keep harmless the KMC from all proceedings in court and all other authorities in consideration with any legal disputes between us/principals and developer or the intending buyers. KMC will not be accountable for any terms and conditions of the development agreement/sale agreement. KMC/any Govt authority will not be liable to any financial or allocation disputes if occurred in future. If such situation arises, the entire responsibility for any loss/cost/claim of any nature shall borne by us /principals and attorney/developer. KMC shall have no liability in this regard.

AND GENERALLY to do all the lawful acts necessary for the above mentioned property and we hereby agree that all acts and things lawfully done by the said Attorney shall be considered as the acts, deed and things done by us, provided that all such acts and things done by the said Attorney in conformity with law. we undertake to rectify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.

SCHEDULE ABOVE REFERRED TO

(The Premises)

ALL THAT the total Land measuring 03 (Three) Cottahs 13 (Thirteen) Chittacks 15 (Fifteen) Sq. Ft more or less together with Structures measuring

800 Sq. Ft. standing thereon and all easement and using rights over the said property and adjacent common Passages & Road, situated at Mouza-Santoshpur, J.L. No.22, A.D.S.R.O. Sealdah, Pargana-Khaspur, Revenue Survey No. 18, Collectorate Touzi No. 151, comprised in C.S. Dag No. 185(285 in K.M.C. record) under C.S. Khatian No. 284 corresponding to R.S. & L.R. Dag No. 220/1311, under R.S. Khatian No. 634, L.R. Khatian No.1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1952 P.S. Tollygunge, then Jadavpur, thereafter Kasba, then Purba Jadavpur now Survey Park, at present within the limits of The Kolkata Municipal Corporation, portion of K.M.C. Premises Nos. 90, Avenue South Road, under K.M.C. Ward No. 103, being its Postal Address known as 76, Avenue South, P.O. Santoshpur, Kolkata-700 075, District : South 24-Parganas Assessee no -311030800908, , which is butted and bounded as follows :

ON THE NORTH BY :: 20'-0 " Wide K.M.C. Road.

ON THE SOUTH BY :: Vacant Land and thereafter 20'-0" Wide K.M.C. Road & Land & Building of Sri Rabin Chandra Das.

ON THE EAST BY :: Land & Building of Others, premises no 78, Avenue South , Kolkata 700075 (Komal Gandhar)

ON THE WEST BY :: Land & Building of Sri Harekrishna Das premises no 74, Avenue South , Kolkata 700075

IN WITNESS WHEREOF we the PRINCIPALS hereto signed this Power of Attorney on this 30th day of April 2024.

SIGNED & SEALED by the within named Parties in the Presence of:

WITNESSES :-

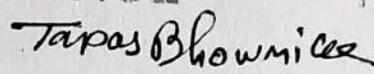
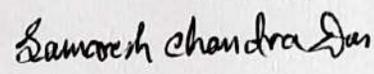
1. Debi Das
25/A Avenue 1st Road
Kot - 75

2. ~~Pranab~~
Parameswar Sarkar
Barakamat Mandalghat
Jalpaiguri: 735132
West Bengal,

- 1) SUTIK DAS
- 2) Kalyani Das
- 3) Snehana Dasgupta
- 4) Dipan Das.
- 5) ~~সীতা দেবী দাস~~
- 6) Suvankar Das.
- 7) SUDIPTA DAS
- 8) ~~সীতা দেবী দাস~~
- 9) Snehana Das

Signature of the Principals

ACCEPTED BY US

 H. J. S. Partner	RIGHT CHOICE  Tapas Bhownick Partner	RIGHT CHOICE  Samresh chandra Das Partner
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Signature of the Attorneys

Drafted & Prepared by :

Indira Chatterjee

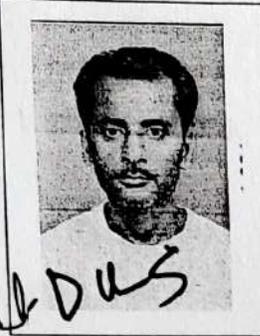
Advocate

W 82 166/99

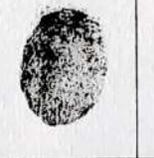
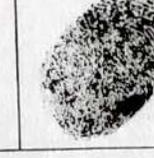
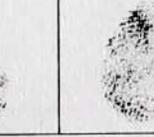
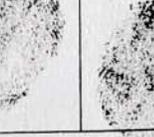
High Court Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

Sujit Das



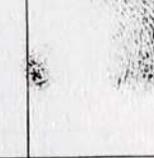
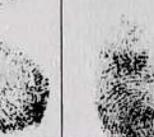
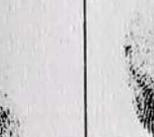
Sujit Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sree Krishna Das



Sree Krishna Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Bijaya Das



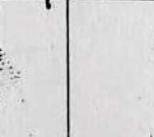
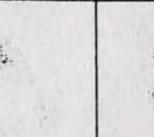
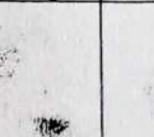
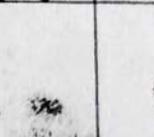
Bijaya Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Bijaya Das



Bijaya Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

21/11/95

SPECIMEN FORM FOR TEN FINGERPRINTS

Suman Kumar Das.



Suman Kumar Das.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Soumitra Das



Soumitra Das	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Kalyani Das.



Kalyani Das.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Sipon Das



Sipon Das	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS

Sneeparna



Sneeparna Dangupta

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sneeparna Dangupta
9830086228

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Tapas Bhowmick



Tapas Bhowmick
9830248583

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Samarsh Chandra Das



Samarsh Chandra Das
9433756662

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No :	I-1630-01428/2024		Date of Registration	30/04/2024
Query No / Year	1630-8001090652/2024		Office where deed is registered	
Query Date	30/04/2024 12:36:44 PM		D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Indira Chatterjee Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8240335921, Status : Advocate			
Transaction	Additional Transaction			
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]			
Set Forth value	Market Value			
	Rs. 1,08,90,001/-			
Stampduty Paid(SD)	Registration Fee Paid			
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))			
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163001416/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)			

Land Details :

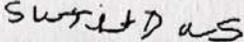
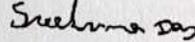
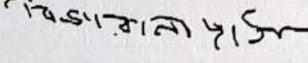
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Avenue South Road, , Premises No: 90, , Ward No: 103 Pin Code : 700075

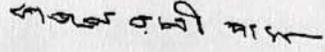
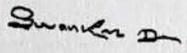
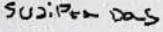
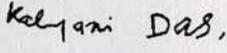
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 13 Chatak 15 Sq Ft		1,03,50,001/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					6.325Dec	0 /-	103,50,001 /-	

Structure Details :

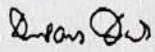
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	0/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	0 /-	5,40,000 /-	

Principal Details :

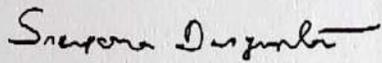
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUJIT DAS Son of Late MAHANANDA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024 Captured	Signature  30/04/2024
	76 AVENUE SOUTH, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: EPxxxxxx3H, Aadhaar No: 54xxxxxxxx3475, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office			
2	Name Shri SHRIKRISHNA DAS Son of Late ASHANANDA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024 Captured	Signature  30/04/2024
	76 AVENUE SOUTH, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: CSxxxxxx7E, Aadhaar No: 52xxxxxxxx0270, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office			
3	Name Smt BIVA RANI DAS Wife of Late BIREN CHANDRA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024 Captured	Signature  30/04/2024
	76 AVENUE SOUTH, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: BUxxxxxx4N, Aadhaar No: 76xxxxxxxx6452, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Smt KAJAL RANI DAS Wife of Late DHIRENDRA CHANDRA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024 Captured	 30/04/2024
76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: FCxxxxxx9D, Aadhaar No: 56xxxxxxxx6661, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Shri SUVANKAR DAS Son of Late DHIRENDRA CHANDRA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024 Captured	 30/04/2024
76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: CTxxxxxx9D, Aadhaar No: 61xxxxxxxx7901, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Shri SUDIPTA DAS Son of Late DHIRENDRA CHANDRA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024 Captured	 30/04/2024
76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: DAXxxxxx9K, Aadhaar No: 59xxxxxxxx9909, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Smt KALYANI DAS Daughter of Late MAHANANDA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024 Captured	 30/04/2024

76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: CDxxxxxx5N, Aadhaar No: 31xxxxxxxx7166, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Shri DIPON DAS Son of Late DULU DAS ALIAS DULAL CHANDRA DAS Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024 Captured	 30/04/2024

76 AVENUE SOUTH, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: BExxxxxx7Q, Aadhaar No: 65xxxxxxxx1845, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office

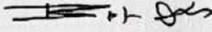
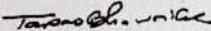
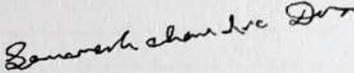
9	Name	Photo	Finger Print	Signature
	Smt SREEPARNA DASGUPTA Wife of Shri KOUSTAV DASGUPTA Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	 30/04/2024	 LTI 30/04/2024 Captured	 30/04/2024

Q 45 BASHNABGHATA PATULI TOWNSHIP, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: BDxxxxxx7R, Aadhaar No: 45xxxxxxxx4007, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RIGHT CHOICE 25/A AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr BAPPA DAS (Presentant) Son of Late SATYARANJAN DAS Date of Execution - 30/04/2024, , Admitted by: Self, Date of Admission: 30/04/2024, Place of Admission of Execution: Office</p>	 <p>Apr 30 2024 1:48PM</p>	 <p>Captured LTI 30/04/2024</p>	<p>Signature</p>  <p>30/04/2024</p>
<p>28 LAKE TERRACE, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AGxxxxxx6R, Aadhaar No: 57xxxxxxxx9347 Status : Representative, Representative of : RIGHT CHOICE (as PARTNER)</p>				
2	<p>Name</p> <p>TAPAS BHOWMICK Son of Late GOUR GOPAL BHOWMICK Date of Execution - 30/04/2024, , Admitted by: Self, Date of Admission: 30/04/2024, Place of Admission of Execution: Office</p>	 <p>Apr 30 2024 1:49PM</p>	 <p>Captured LTI 30/04/2024</p>	<p>Signature</p>  <p>30/04/2024</p>
<p>9 KABI SUKANTA ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: Alxxxxxx4K, Aadhaar No: 88xxxxxxxx5041 Status : Representative, Representative of : RIGHT CHOICE (as PARTNER)</p>				
3	<p>Name</p> <p>Mr SAMARESH CHANDRA DAS Son of Late SURESH CHANDRA DAS Date of Execution - 30/04/2024, , Admitted by: Self, Date of Admission: 30/04/2024, Place of Admission of Execution: Office</p>	 <p>Apr 30 2024 1:50PM</p>	 <p>Captured LTI 30/04/2024</p>	<p>Signature</p>  <p>30/04/2024</p>
<p>25/A AVENUE 1ST ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AOxxxxxx5D, Aadhaar No: 96xxxxxxxx5599 Status : Representative, Representative of : RIGHT CHOICE (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
INDIRA CHATTERJEE Daughter of Late MIHIR CHATTERJEE HIGH COURT CALCUTTA, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700027		 Captured	
	30/04/2024	30/04/2024	30/04/2024
Identifier Of Shri SUJIT DAS, Shri SHRIKRISHNA DAS, Smt BIVA RANI DAS, Smt KAJAL RANI DAS, Shri SUVANKAR DAS, Shri SUDIPTA DAS, Smt KALYANI DAS, Shri DIPON DAS, Smt SREEPARNA DASGUPTA, Mr BAPPA DAS, TAPAS BHOWMICK, Mr SAMARESH CHANDRA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUJIT DAS	RIGHT CHOICE-0.702778 Dec
2	Shri SHRIKRISHNA DAS	RIGHT CHOICE-0.702778 Dec
3	Smt BIVA RANI DAS	RIGHT CHOICE-0.702778 Dec
4	Smt KAJAL RANI DAS	RIGHT CHOICE-0.702778 Dec
5	Shri SUVANKAR DAS	RIGHT CHOICE-0.702778 Dec
6	Shri SUDIPTA DAS	RIGHT CHOICE-0.702778 Dec
7	Smt KALYANI DAS	RIGHT CHOICE-0.702778 Dec
8	Shri DIPON DAS	RIGHT CHOICE-0.702778 Dec
9	Smt SREEPARNA DASGUPTA	RIGHT CHOICE-0.702778 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SUJIT DAS	RIGHT CHOICE-88.88888900 Sq Ft
2	Shri SHRIKRISHNA DAS	RIGHT CHOICE-88.88888900 Sq Ft
3	Smt BIVA RANI DAS	RIGHT CHOICE-88.88888900 Sq Ft
4	Smt KAJAL RANI DAS	RIGHT CHOICE-88.88888900 Sq Ft
5	Shri SUVANKAR DAS	RIGHT CHOICE-88.88888900 Sq Ft
6	Shri SUDIPTA DAS	RIGHT CHOICE-88.88888900 Sq Ft
7	Smt KALYANI DAS	RIGHT CHOICE-88.88888900 Sq Ft
8	Shri DIPON DAS	RIGHT CHOICE-88.88888900 Sq Ft
9	Smt SREEPARNA DASGUPTA	RIGHT CHOICE-88.88888900 Sq Ft

Endorsement For Deed Number : I - 163001428 / 2024

On 30-04-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:22 hrs on 30-04-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr BAPPA DAS ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,08,90,001/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 30/04/2024 by 1. Shri SUJIT DAS, Son of Late MAHANANDA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Shri SHRIKRISHNA DAS, Son of Late ASHANANDA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. Smt BIVA RANI DAS, Wife of Late BIREN CHANDRA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 4. Smt KAJAL RANI DAS, Wife of Late DHIRENDRA CHANDRA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 5. Shri SUVANKAR DAS, Son of Late DHIRENDRA CHANDRA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 6. Shri SUDIPTA DAS, Son of Late DHIRENDRA CHANDRA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 7. Smt KALYANI DAS, Daughter of Late MAHANANDA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 8. Shri DIPON DAS, Son of Late DULU DAS ALIAS DULAL CHANDRA DAS, 76 AVENUE SOUTH, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 9. Smt SREEPARNA DASGUPTA, Wife of Shri KOUSTAV DASGUPTA, Q 45 BAISHNABGHATA PATULI TOWNSHIP, P.O: PANCHASAYAR, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Professionals

Indetified by INDIRA CHATTERJEE, , , Daughter of Late MIHIR CHATTERJEE, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 30-04-2024 by Mr BAPPA DAS, PARTNER, RIGHT CHOICE, 25/A AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE, , , Daughter of Late MIHIR CHATTERJEE, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 30-04-2024 by TAPAS BHOWMICK, PARTNER, RIGHT CHOICE, 25/A AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE, , , Daughter of Late MIHIR CHATTERJEE, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 30-04-2024 by Mr SAMARESH CHANDRA DAS, PARTNER, RIGHT CHOICE, 25/A AVENUE 1ST ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by INDIRA CHATTERJEE, , , Daughter of Late MIHIR CHATTERJEE, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 19522, Amount: Rs.100.00/-, Date of Purchase: 25/04/2024, Vendor name: S Chatterjee

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2024, Page from 39129 to 39150
being No 163001428 for the year 2024.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.05.06 12:42:40 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 06/05/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.