

2-8359

D-8328/2021

08.10.21  
1  
09/11/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q. NO. 8002320952/21

AG 618969

Visit Commission Case no. 1114/21

Without any fee, notarial is admitted to  
 registration. The Stamp is to be affixed and the  
 notary shall be liable of this notary stamp.

Addl. District Sub-Registrar  
 Sonapat, Block 2a Parganas

*[Signature]*  
 28/11/21

28 DEC 2021

**DEVELOPMENT POWER OF ATTORNEY AFTER**  
**REGISTERED DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT POWER OF attorney is made on this the 9<sup>th</sup>  
 Day of November In the year Two Thousand and Twenty One (2021)

BETWEEN

08 NOV 2021

S.L. No. 216 Date

Name: Sarmendra Babu Chakraborty

Address: Ripe, Sonpur

Value: 100/- 24 PGSC/17

Govt. Stamp Vender  
SADYASACHI DEB  
Sonarpur A. D. S. R. O., Kol.-150

Sulhrasa Bh. Chakraborty -

 3360  
09/11/21

Sulhrasa Bh. Chakraborty

 3361  
09/11/21

Snehansu Bhraman Chakraborty

 3362  
09/11/21

Swopna Banerjee.



Add. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas  
09 NOV 2021

 3371  
09/11/21

Tapan Sando  
S/O H Sando

1. **SRI SHUBHRANGSHU BHUSHAN CHAKRABORTY**, PAN- ACBPC8598G, Aadhaar No. 679244349547, 2. **SRI SNEHANGSHU BHUSHAN CHAKRABORTY**, PAN- ARFPC9644J, Aadhaar No. 562694162838, both are sons of Late Subhendu Bhusan Chakraborty, both are of 548, Aghore Sarani, P.O.- Rajpur, P.S- Sonarpur, Dist. South 24 parganas Kolkata – 700149, 3. **SMT. SWAPNA BANERJEE** wife of Sri Tapan Banerjee PAN- CFTPBO622K, Aadhaar No. 993891688521, of 548, Aghore Sarani, P.O.- Rajpur, P.S- Sonarpur, Dist. South 24 parganas Kolkata – 700149, 4. **SOUMENDRA BHUSHAN CHAKRABORTY** PAN- ACMPC1118P, Aadhaar No. 566963474958, 5. **SIAKTI BHUSAN CHAKRABORTY** PAN- ACOPC7906M, Aadhaar No. 524346800496, 6. **SRI SATYABRATA CHAKRABORTY** PAN- AKEPC1830G, Aadhaar No. 967388126596, 7. **SAURENDRA BHUSHAN CHAKRABORTY** PAN- AGSPC7338P, Aadhaar No. 951127179136, 8. **SAMARENDRA BHUSAN CHAKRABORTY**, PAN- ACWPC3746P, Aadhaar No. 346347368459, all are sons of Late Shailaja Bhusan Chakraborty 9. **SMT. BELA BOSE** wife of Sri Sanjit Kumar Bose, PAN- AXEPB3824C, Aadhaar No. 957513803307, 10. **SMT. MITALI BHATTACHARYA** wife of Sri Ashim Bhattacharya PAN- ASCPA5665K, Aadhaar No. 628508076511, and all are of 549, Aghore Sarani, Post Office Rajpur, P.S. Sonarpur, Dist. South 24 Parganas hereinafter referred to as the OWNERS (which term or expression unless excluded by or repugnant to the context shall deem to mean and include their respective heirs, legal representatives, executors, successors and assigns). herein after referred to as the **PRICIPALS/LAND OWNERS SEND GREETINGS.**

Saumendra Bhushan Chakraborty.

3363 (3362)  
09/11/21  
Soumen Bra Bhushan Chakrabarty

3364  
09/11/21  
Sakti Bhushan Chakrabarty

3365  
09/11/21  
- Satya brata Chakrabarty

3366 (3366)  
09/11/21  
- Samendra Bhushan Chakrabarty

3367  
09/11/21  
- Samarendra Bhushan Chakrabarty

3368  
09/11/21  
LTI of Bela Bose  
brother in law of  
Tapas Kundu

3369  
09/11/21  
Mitali Bhattacharya

3370  
09/11/21  
Ratim Kumar



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**WHEREAS**

A. The Land Owners being the absolute owners of ALL THAT area of land measuring about 5 Kathas 9 Chataks in Holding No. 548, Aghore Sarani and 6 kathas 1 Chataks being Southern portion of Holding No. 549, Aghore sarani in total 11 Kathas and 10 Chataks in Mouja: Rajpur, R.S. dag No. 2128 under Khatian No. 1585, 1587, 1592 and 1593 in Ward No. 16 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, dist-South 24 Pargans as dercribed in schedule below more fully mentioned and described in the first Schedule written hereunder have entered into a Development Agreement dated 09/10/2021 and registered in the office of the A.D.S.R SONARPUR, in Book No. I Being No. 7144 of 2021 (hereinafter referred to as the said Development Agreement) with **M/S DAMASK REALTY PRIVATE LIMITED** a private limited company having its PAN- AAECD7415K and registered office at 18, Baishnabghata Road, P.O. Naktala P.S.- Netaji Nagar Kolkata- 700 047 being represented by one of its Directors namely **SRI RATAN KUMAR GHOSH** son of Late Haran Chandra Ghosh PAN: ADZPG2916K, Aadhaar No. 714202691142, of 18, Baishnabghata Road, P.O. Naktala P.S.- Netaji Nagar Kolkata- 700 047 hereinafter referred to as the **DEVELOPER**.

B. Under the Development Agreement, the Land Owners are obliged to execute a power of attorney in favour of the Developer for implementation of the Development Agreement in the name and on behalf of the Land Owners with a stipulation that the Developer shall be at liberty to perform all such acts and deeds through its such

*Ratin Keem*



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Directors as the Board of Directors of the Developer may from time to time appoint in this regard.

C. In accordance with the terms of the said Development Agreement, the Land Owners and each one of them are executing this Power of Attorney in favour of the Developer.

***NOW KNOW ALL AND BY THESE PRESENTS THAT WE*** the Land Owners above named and each one of us doth hereby nominate, constitute and appoint the Developer, **M/S DAMASK REALTY PRIVATE LIMITED** (PAN- AAECD7415K) a company within the meaning of Companies Act, 2013 having its registered office 18, Baishnabghata Road, P.O. Naktala P.S.- Netaji Nagar Kolkata- 700 047 being represented by one of its Directors namely **SRI RATAN KUMAR GHOSH** son of Late Haran Chandra Ghosh PAN: ADZPG2916K, Aadhaar No. 714202691142, of 18, Baishnabghata Road, P.O. Naktala P.S.- Netaji Nagar Kolkata- 700 047, as its true and lawful attorney to do all acts, deeds and things in the name and on behalf of the Land Owners in consonance with the Development Agreement including the following acts, deeds and things, that is to say:

1. To look after and manage the Said Holding in all respects as our Said Attorney shall deem fit and proper.
2. To defend possession manage and maintain the Said Holding.



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3. To prepare and apply to the Rajpur-Sonarapur Municipality and all other statutory authorities including local bodies for sanction of Building Plan including any addition, alteration, modification thereof which may be necessary and to obtain sanction of such Building Plan and other required permission for sanctioning Building Plan from the Rajpur-Sonarapur Municipality, Kolkata Metropolitan Development Authority and from other statutory authorities and local bodies.
4. To appoint and engage Engineers, Architects, Surveyors and other agents and contractors Sub-Contractors, Labour and other personal as may be required from time to time on such terms and conditions as the Said Attorney may deem fit and proper and to revoke his/their appointments and to reappoint any other person in his/their place and stead as occasion shall raise and the aforesaid purpose to settle and pay their fees.
5. To appear and represent and act for the Land Owners in its name and on its behalf before the West Bengal Government, Central Government and all other statutory and local authorities and bodies under the provisions of all Acts, Rules, Regulations, Statutes including Urban Land (Ceiling & Regulation) Act, Local Municipal Act, Land Acquisition Act, Land Reforms Act, WBHIRA and all other concerned authorities including office of the Rajpur-Sonarapur Municipality, Police Authorities, Directorate of West Bengal Fire Service, West Bengal Pollution Control Board,



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WBHIRA, authorities under the West Bengal Land Reforms Act for sanction of the building plan and to sign, file and affirm necessary applications, plans, papers, declarations, returns, petitions, affidavits, indemnities of whatsoever nature that may be required for all or any of the purposes in respect of the sanction of the building plan.

6. To sign, verify, affirm, file and submit, as the case may be, all declarations, statements, returns, applications, affidavits, petitions, undertakings, plans, indemnities or any such document or documents which may become necessary to be executed on behalf of the Land Owners before any authority or authorities including Notary, Metropolitan Magistrate, Kolkata Metropolitan Development Authority, BL&LRO, Rajpur-Sonarpur Municipality, Airport Authority of India, WBHIRA, any other authority or authorities under the provisions of the Urban Land (Ceiling & Regulation) Act, Local Municipal Act, Land Acquisition Act, Income-tax Act or any other authority under any other Acts and/or Regulations for the time being in force for obtaining necessary permissions, consents, certificates for sanction of building plan and to appear and represent before the officer concerned and to do all necessary acts, deeds, and things as may be required for obtaining such permissions, certificates and consents.
7. To cause the building plan or plans prepared through Architect and/or Engineer and to sign and submit or cause to be submitted plan or plans or revised plans and also to sign file and submit all applications, petitions, affidavits as may be required for the



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South 24 Parganas

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purpose of getting the plan approved from the Rajpur-Sonarapur Municipality and other appropriate authorities and also to appear and represent the Land Owners before the Rajpur-Sonarapur Municipality and all the concerned authorities in connection with the aforesaid matters.

8. To sign and submit all applications as may be required for the purpose of securing and obtaining all necessary permissions, consents and/or certificates and to appear and represent the Land Owners before the Rajpur-Sonarapur Municipality and all other departments including Electricity Supply authorities, Gas Supply Authorities, Kolkata Metropolitan Development Authority, Directorate of Fire Services, West Bengal Police, Pollution Control Board and all other bodies and all other statutory authorities, local bodies, Government or semi Government departments whose consent or no objection is required in connection with sanction, modification and/or alteration of building plan and for the supply of electricity and/or other amenities to the Said Holding and the buildings at the Said Holding.
  9. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plans and to obtain satisfaction of the areas, survey, measurements, demarcations of boundaries, area certificates, extracts, etc. and to make such application or to write and execute such application, letters or documents as may be required by such authorities or any of them for any work regarding survey, measurements, demarcation of boundaries, area certificate, extracts etc. of the Said Holding.
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Sonarpur  
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10. To apply and obtain electricity, gas, water, tube-well, sewerage, drainage, telephone and other connections of any other utility and to close down and/or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may be deem fit and proper by the Said Attorney.
11. To pay all fees and charges to obtain sanction of building plans as may be deemed by the required authorities and as may be necessary for sanction, modification and/or alteration of the building plan and also to submit and take delivery of the title deeds concerning the Said Holding and other papers and documents as required by the concerned authorities.
12. To receive refund of the excess amount of fee, if any paid, for the purpose of sanction, modification and/or alteration of the plans, or for the purpose of electric connection and/or any other utilities in connection thereof from any authority or authorities.
13. To execute and enter into agreements with the prospective purchasers and/or transferees for sale and transfer of constructed areas benefits as also the undivided and impartible share in the said Holding in terms of the Said Development Agreement and to receive the consideration amount for and in respect of the aforesaid agreements and to give receipt for the same.
14. To execute agreements, conveyance deeds, other deeds, documents, writings, assurances including under lease, sub lease or tenancy / sub – let as the Said Attorney may deem fit arising and proper and to lodge for registration and admit execution thereof as the Said Attorney may desire and deem fit to execute



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Bangalore  
South 2 Bangalore

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deeds by any mode and other documents in respect of the constructed areas in the building to be constructed at the Said Premises and also the undivided share in the Said Premises as the Said Attorney shall deem fit and proper.

15. To grant consent and No Objection Certificate and to sign agreements as confirming party with the transferee and purchasers of constructed areas and undivided share in the Said Premises for enabling such transferees to apply for and obtain loans/financial accommodation from banks and/or financial institutions without in any manner affecting or prejudicing the right, title and interest of the Land Owners.
16. For all or any of the purposes hereinbefore stated to appear and represent the Land Owners before the Notary Public, Registrar of Assurances, Additional Registrar, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and other officers or authorities having authority to accept agreement, assignment, conveyance deeds, leases and all forms of deeds, declaration, undertakings and other writings including deeds of conveyance of constructed areas with undivided share in Said Premises on and to execute all the deeds as aforesaid for and in the name of and on behalf of the Land Owners and present such deeds so executed for registration and to complete all registration formalities by admitting execution thereof and discharge the registration receipts after obtaining the completion certificate to be issued by the Rajpur-Sonarapur Municipality.



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Sonarhat  
South 24 Parganas

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17. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal or legal proceedings in respect of the Said Holding and in connection therewith to make, sign, verify, affirm, present and file vakalatnama, warrant of Attorney, plaint, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description whatsoever in connection therewith.
18. To appear before any Judge, Court, Tribunal, Authority, Officer including Municipal Office, Collector's Office, Fire Brigade Office, Police, Survey or other authorities and to do all things necessary in connection with the Said Premises.
19. To serve and accept service of summons, notices, warrants, subpoenas or other processes of Court and authorities concerned including municipality and to do all things necessary in connection with the Said Premises.
20. To retain, employ and discharge any Counsel, Vakil, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay costs, charges and expenses incurred in connection with the Said Holding.
21. To compromise and settle all or any of the actions, suits and other proceedings whether legal or not as the Said Attorney may deem fit and proper in connection with the Said Holding.
22. To sign, issue, deliver, serve, accept, acknowledge, as the case may be, all notices, letters, reply notices, subpoenas, summons from time to time in connection with the matters herein contained.



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South of Paris

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23. To apply before the office of the Rajpur-Sonarpur Municipality and other authorities for mutation and amalgamation of the Said Premises in the name of the Land Owners and for that purpose to pay necessary fees and charges in connection therewith and to apply for revaluation and/or fresh valuation of the Said Premises.
24. To apply before the office of the Rajpur-Sonarpur Municipality and other authorities for separation, amalgamation, apportionment of various parts and portions of the Said Premises in the name of the Land Owners and for that purpose to pay necessary fees and charges in connection therewith.
25. To apply for and obtain necessary permission for soil testing, demarcation of boundaries, survey and measurement of the Said Premises as is required and necessary for the sanction of the building plan.
26. To cause demolition of any existing structures on the Said Holding.
27. To commence, carryout and complete and/or cause to be commenced, carried out and apply for and obtain occupancy certificate/s and building completion certificate/s from the Rajpur-Sonarpur Municipality and also cause the assessment, mutation of units in the name of the purchasers of such units in the multi-storied building and for that purposes to do all acts, deeds and things as the Said Attorney may desire or deem fit.
28. To apply for and obtain license, permits of cement, iron and all other building materials as may be required.



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Sunder  
South 24 Parganas  
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29. To Gift any part or portion of the land to any statutory authority and present the such deed of gift for registration before the appropriate authority.
30. To transfer the common areas in the Project Complex to the Association of the apartment owners and for that purpose to execute and register all transfer documents in the name and on behalf of the Land Owners in favour of such Association.
31. To charge or encumber or mortgage only the Developers Allocation in the Project Complex in favour of any Bank or financial institution for obtaining loan or finance for execution of the Project.
32. To withdraw money deposited in any Court, Land Acquisition office, Rent Controller and/or from any other authority.
33. The Land Owners do hereby agree that all or any of the powers and authorities hereby conferred upon the Said Attorney may be exercised the directors of the Developer or by any Officer nominated by resolution of the directors of the Developer in that behalf.
34. For all or any of the purpose hereinbefore stated to appear and represent the Land Owners before all authorities having jurisdiction and to sign, execute submit papers and documents.

**AND GENERALLY** to do, execute and perform all or any other act, deed, matters or things whatsoever which ought to be done executed or performed for all or any of the aforesaid purposes as the said Attorney or Attorneys shall deem fit and proper.



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South 24 Parganas  
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AND the Land Owners hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney or Attorneys shall do or cause to be done lawfully by virtue of this Power of Attorney to the end and intent the Land Owners themselves could do if personally present.

**THE SCHEDULE HEREINABOVE REFERRED TO**

**(Description of the said Premises)**

ALL THAT area of land 11 Kathas 10 Chataks Mouza Rajpur, J.L. No. 55, P.S. Sonarpur, District South 24 Parganas, being Holding No. 548 & 549 Aghore Sarani, Rajpur, Kolkata – 700 149 and ward no. 16 of Rajpur – Sonarpur Municipality, West Bengal as per details below:

R.S. Dag no.	L.R. Dag no.	R.S. Khatian no.	Classification	Area
2128		1585,1587, 1592, 1593	Bastu	11 Kathas 10 Chataks

And presently butted and bounded

On the NORTH : Part of Dag No. 2128

On the EAST : By Vacant land of Late Sitanath Bhattacharya

On the SOUTH : By Six Feet Common passage

On the WEST : 40 Feet Municipal Road

Or howsoever otherwise the same is was or may be known numbered butted or bounded.



Addl. Dist. Sub-Registrar  
South of Postnagar

09 NOV 2021

IN WITNESS WHEREOF the Land Owners have executed this Power of Attorney on the day month and year first above written.

SIGNED SEALED AND

DELIVERED by the within named Owner at Kolkata in presence of

Satyajit Basu,  
75, M. N. Roy Rd.  
Rajpur, Daltala  
Kolkata - 700149.

2. Dr. Arun Bhattacharya  
104/1, Ashore Sareni  
Rajpur 24 Park Road  
West Bengal

1 Subhendu Mr. Chakraborty  
Sankar Bhawan Chakraborty

2 Swapna Banerjee

3 Soumen Das Chakraborty  
Sankar Bhawan Chakraborty

4 Satya Brata Chakraborty

Sankar Bhawan Chakraborty

5 Samarendra Bhattacharya  
Chakraborty

6 Mitali Bhattacharya

7 LTI of Bela Bose  
by the Ben of Tapan Sengupta

SIGNATURE OF THE OWNERS

Drafted By —  
Prabir Kumar Roy  
Advocate. W. B. 828/81  
Alipore Criminal Court.  
No. 1-27.

We accept the power.

DAMASK REALTY PVT. LTD.

Ratan Kumar Ghosh  
Director

SIGNATURE OF THE DEVELOPER



Adtl. Dist. Sub. Registrar  
South 24 Parganas  
09 NOV 2021

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Left Hand					
Right Hand					

Name: SUBHANSU BHUSHAN CHAKRABORTY

Signature: Subhansu Bh. Chakraborty

Thumb 1 st Finger Middle Finger Ring Finger Small Finger



Left Hand					
Right Hand					

Name: .....

Signature: Sudeepa Bhushan Chakraborty

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Name: .....

Signature: Sineepa Banerjee

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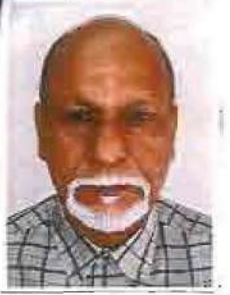
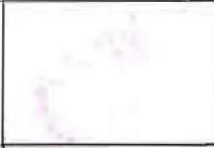



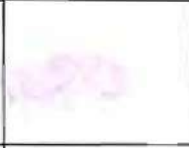



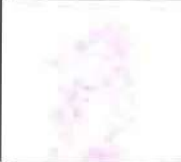

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Name: SOUMENDRA BHUSHAN CHAKRABORTY

Signature: Soumendra Bhushan Chakraborty



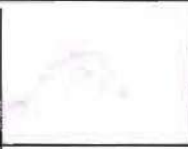
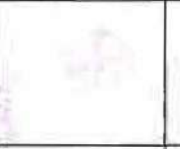
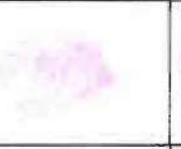

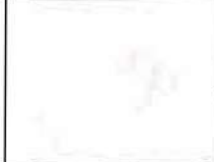

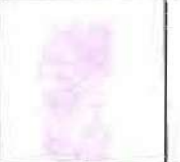




Add. Dist -Sub Registrar  
South 24 Parganas  
09 NOV 2021

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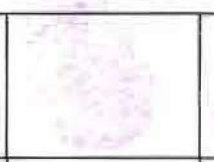
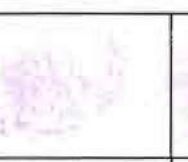
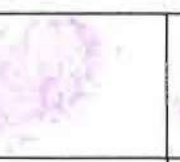
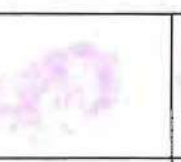
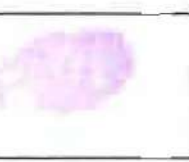





Name:- SAKTI BHUSHAN CHAKRABORTY.

Signature:- Sakti Bhushan Chakraborty.

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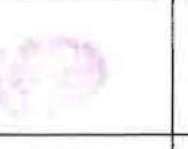








Name:- SATYA BRATA CHAKRABORTY.

Signature:- Satya Brata Chakraborty.

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Name:- SAURENDRA BHUSHAN CHAKRABORTY.

Signature:- Saurendra Bhushan Chakraborty.

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Name:-.....

Signature:- Saurendra Bhushan Chakraborty.



Add. Dist. Sub Registrar  
South 24 Parganas

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Right Hand					

Name:-.....

Signature:- *Mitaki Bhattacharya*



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Right Hand					

Name:-.....

Signature:-.....

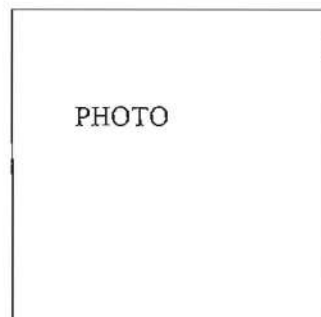


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Name:-.....

Signature:- *Rajiv Kumar*

REKHA REALTY PVT. LTD.



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Left Hand					
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Name:-.....

Signature:-.....



Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue









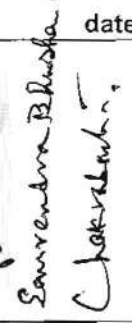


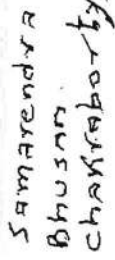
OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16088002320952/2021









I. Signature of the Person(s) admitting the Execution at Private Residence.




Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Subhrangsu Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Principal		3360 	Subhrangsu Bh. Chakraborty
2	Mr Snehangsu Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Principal		3361 	Snehangsu Bhusan Chakraborty
3	Mrs Swapna Banerjee Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	Principal		3362 	Swapna cha Banerjee.

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Soumendra Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Principal		 3362	
5	Mr Satyabrata Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Principal		 3365	
6	Mr Saurendra Bhushan Chakrabarti Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Principal		 3366	
7	Mr Samarendra Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Principal		 3367	

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
8	Mrs Bela Bose Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Principal		 3268	LT 107 Bela Bose by the her of Taparand
9	Mrs Mitali Bhattacharya Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700149	Principal		 3269	Mitali Bhattacharya
10	Mr Sakti Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700149	Principal		 3264	Sakti Bhusan Chakraborty
11	Mr Ratan Kumar Ghosh 18, Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047	Represent ative of Attorney [Damask Realty Private Limited ]		 3270	Ratan Kumar Ghosh

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Tapas Panda Son of Mr Haren Panda Sonarpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150	Mr Subhrangsu Bhusan Chakraborty, Mr Snehangsu Bhusan Chakraborty, Mrs Swapna Banerjee, Mr Soumendra Bhusan Chakraborty, Mr Satyabrata Chakraborty, Mr Saurendra Bhushan Chakrabarti, Mr Samarendra Bhusan Chakraborty, Mrs Bela Bose, Mrs Mitali Bhattacharya, Mr Sakti Bhusan Chakraborty, Mr Ratan Kumar.Ghosh		 3371	 09/11/21

(Barun Kumar Bhunia)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SONARPUR  
South 24-Parganas, West  
Bengal

### Major information of the Deed

Deed No :	I-1608-08328/2021	Date of Registration	28/12/2021
Query No / Year	1608-8002320952/2021	Office where deed is registered	
Query Date	09/11/2021 2:31:39 PM	1608-8002320952/2021	
Applicant Name, Address & Other Details	Tapas Panda Sonarpur,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9804990889, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 5,10,000/-	Rs. 1,57,20,752/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160807144/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Aghore Sarani, Mouza: Rajpur, Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2128	RS-1585	Bastu	Bastu	11 Katha 10 Chatak	5,00,000/-	1,56,93,752/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, Project Name :
<b>Grand Total :</b>					19.1813Dec	5,00,000 /-	156,93,752 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	10,000 /-	27,000 /-	

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Subhrangsu Bhusan Chakraborty (Presentant )</b>            Son of Late Subhendu Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx8G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence</p>
2	<p><b>Mr Snehangsu Bhusan Chakraborty</b>            Son of Late Subhendu Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx4J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence</p>
3	<p><b>Mrs Swapna Banerjee</b>            Wife of Tapan Banerjee Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CFxxxxxx2K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence</p>
4	<p><b>Mr Soumendra Bhusan Chakraborty</b>            Son of Late Sailaja Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence</p>
5	<p><b>Mr Satyabrata Chakraborty</b>            Son of Late Sailaja Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx0G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence</p>
6	<p><b>Mr Saurendra Bhushan Chakrabarti</b>            Son of Late Sailaja Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx8P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence</p>
7	<p><b>Mr Samarendra Bhusan Chakraborty</b>            Son of Late Sailaja Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx6P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2021            , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence</p>



**Mrs Bela Bose**

Wife of Sanjit Kumar Bose Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxx4C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence

**9 Mrs Mitai Bhattacharya**

Wife of Ashim Bhattacharya Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxx5K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence

**10 Mr Sakti Bhusan Chakraborty**

Son of Late Sailaja Bhusan Chakraborty Rajpur, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxx6M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Damask Realty Private Limited</b> 18, Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700047 , PAN No.:: AAXxxxxx5K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Ratan Kumar Ghosh</b> Son of Late Haran Chandra Ghosh 18, Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6K,Aadhaar No Not Provided Status : Representative, Representative of : Damask Realty Private Limited (as director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Tapas Panda</b> Son of Mr Haren Panda Sonarpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			

Identifier Of Mr Subhrangsu Bhusan Chakraborty, Mr Snehangsu Bhusan Chakraborty, Mrs Swapna Banerjee, Mr Soumendra Bhusan Chakraborty, Mr Satyabrata Chakraborty, Mr Saurendra Bhushan Chakrabarti, Mr Samarendra Bhusan Chakraborty, Mrs Bela Bose, Mrs Mitai Bhattacharya, Mr Sakti Bhusan Chakraborty, Mr Ratan Kumar Ghosh

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhrangsu Bhusan Chakraborty	Damask Realty Private Limited-1.91813 Dec
2	Mr Snehangsu Bhusan Chakraborty	Damask Realty Private Limited-1.91813 Dec
3	Mrs Swapna Banerjee	Damask Realty Private Limited-1.91813 Dec
4	Mr Soumendra Bhusan Chakraborty	Damask Realty Private Limited-1.91813 Dec
5	Mr Satyabrata Chakraborty	Damask Realty Private Limited-1.91813 Dec
6	Mr Saurendra Bhushan Chakrabarti	Damask Realty Private Limited-1.91813 Dec
7	Mr Samarendra Bhusan Chakraborty	Damask Realty Private Limited-1.91813 Dec
8	Mrs Bela Bose	Damask Realty Private Limited-1.91813 Dec
9	Mrs Mitali Bhattacharya	Damask Realty Private Limited-1.91813 Dec
10	Mr Sakti Bhusan Chakraborty	Damask Realty Private Limited-1.91813 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhrangsu Bhusan Chakraborty	Damask Realty Private Limited-10.00000000 Sq Ft
2	Mr Snehangsu Bhusan Chakraborty	Damask Realty Private Limited-10.00000000 Sq Ft
3	Mrs Swapna Banerjee	Damask Realty Private Limited-10.00000000 Sq Ft
4	Mr Soumendra Bhusan Chakraborty	Damask Realty Private Limited-10.00000000 Sq Ft
5	Mr Satyabrata Chakraborty	Damask Realty Private Limited-10.00000000 Sq Ft
6	Mr Saurendra Bhushan Chakrabarti	Damask Realty Private Limited-10.00000000 Sq Ft
7	Mr Samarendra Bhusan Chakraborty	Damask Realty Private Limited-10.00000000 Sq Ft
8	Mrs Bela Bose	Damask Realty Private Limited-10.00000000 Sq Ft
9	Mrs Mitali Bhattacharya	Damask Realty Private Limited-10.00000000 Sq Ft
10	Mr Sakti Bhusan Chakraborty	Damask Realty Private Limited-10.00000000 Sq Ft

On 09-11-2021

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

Presented for registration at 18:40 hrs on 09-11-2021, at the Private residence by Mr Subhrangsu Bhusan Chakraborty , one of the Executants.

**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 1,57,20,752/-

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

Execution is admitted on 09/11/2021 by 1. Mr Subhrangsu Bhusan Chakraborty, Son of Late Subhendu Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Retired Person, 2. Mr Snehangsu Bhusan Chakraborty, Son of Late Subhendu Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 3. Mrs Swapna Banerjee, Wife of Tapan Banerjee, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife, 4. Mr Soumendra Bhusan Chakraborty, Son of Late Sailaja Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 5. Mr Satyabrata Chakraborty, Son of Late Sailaja Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 6. Mr Saurendra Bhushan Chakrabarti, Son of Late Sailaja Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 7. Mr Samarendra Bhusan Chakraborty, Son of Late Sailaja Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 8. Mrs Bela Bose, Wife of Sanjit Kumar Bose, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife, 9. Mrs Mitali Bhattacharya, Wife of Ashim Bhattacharya, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife, 10. Mr Sakti Bhusan Chakraborty, Son of Late Sailaja Bhusan Chakraborty, Rajpur, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business

Indetified by Mr Tapas Panda, , Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 09-11-2021 by Mr Ratan Kumar Ghosh, director, Damask Realty Private Limited, 18, Baishnabghata Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Tapas Panda, , Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Barun Kumar Bhunia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

On 28-12-2021

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 216, Amount: Rs. 100/-, Date of Purchase: 08/11/2021, Vendor name: Sabyasachi Deo

*Barun Kumar Bhunia*

**Barun Kumar Bhunia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1608-2021, Page from 247154 to 247183  
being No 160808328 for the year 2021.



*Barun Kumar Bhunia*

Digitally signed by BARUN KUMAR  
BHUNIA  
Date: 2021.12.28 17:19:49 +05:30  
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2021/12/28 05:19:49 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR,  
West Bengal.

(This document is digitally signed.)