

1571/2023

P-1521/23



5.59

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 200246

Q- 2001023797/2023  
 2001023797/

Certified that this document is  
 admitted to Registration. The  
 signature ~~presented~~ the  
 Endorsement sheet attached to the  
 document are part of this document.

Additional Dist. Sub Registrar  
 Sealdah  
 27-4-23

Registered Development Power of Attorney

KNOW ALL MEN BY THESE PRESENTS that We,

No. 805 Value 100/-

03 MAR 2023

Date.....  
Sold to..... RP Teet Developess Pr. dw

Address..... 75, H. C. Naskar


Vendor Sign..... 

Sharmista Chatterjee Mukherjee  
Govt. Lince Stamp Vendor  
Sealdah Civil Court, Kol-14

-   
VOTI  
1532

-   
VOTI  
1533

-   
VOTI  
1534

-   
VOTI  
1535

-   
(AMIT MANDAL)

-   
VOTI  
1536



A.D.S.R., SEALDAH  
26 APR 2023  
Dist.-South 24 Parganas

Identified by:-  
Santanu Sen  
S/o, Late N. N. Sen  
46, Olachandikala Dmd  
Lane, Vidyut, Nymta  
Kol-49  
Occ. Service

(1) SRI AMIT MANDAL, (PAN: AEZPM0083N, AADHAAR No.9515 6889 1981, Mob. No. 9830160386), son of Late Balaram Mandal, by faith – Hindu, by Occupation – retired, by Nationality – Indian and (2) SRI ARIJIT MANDAL (PAN: ADOPM1156C, AADHAAR No.7505 1202 7405, Mob. No. 9433045456), son of Late Balaram Mandal, by faith – Hindu, by Occupation – Service, by Nationality – Indian, both residing at 87, Hem Chandra Naskar Road, P.O. & P.S. Beliaghata, Kolkata-700010, District – South 24 Parganas, hereinafter jointly called the EXECUTORS, do hereby send GREETINGS:

WHEREAS the ALL THAT piece and parcel of land measuring about 5 cottahs 6 chittaks 8 sq. ft. be the same little more or less with two storied old dilapidated structure standing thereon being Plot No.155 of the Surplus land of the Calcutta Improvement Scheme No.IVM, formed out of Old premises no.27, Surah 1<sup>st</sup> Lane, 15, Abinash Sashmal Lane, 16A, Abinash Sashmal Lane, Drain and 18, Abinash Sashmal Lane and comprised in Holding No.74, 75, 116 and 76/2 in Sub-Division 9, Division – 3,



**A.D.S.R., SEALDAH**  
- 26 APR 2023  
Dist. South 24 Parganas

Dihi Panchannogram being premises no. 87, Hem Chandra Naskar Road, P.O. & P.S. Beliaghata, Kolkata-700010, District – South 24 Parganas, within the limits of Kolkata Municipal Corporation, Ward No. 34, Assessee No. 110341200416, originally belonged to Balaram Mandal since deceased, the father of the executants herein. The executants herein have inherited 50% share in the aforesaid premises from their father Balaram Mandal and the other half portion in the aforesaid premises have been gifted to them by their three sisters.

The executants intended to develop the land of the said premises by construction of masonry building upon obtaining sanction of building plan in respect of the land of the aforesaid premises by observing and performing the procedure and provision of law as are laid down in the Kolkata Municipal Corporation Act, 1981 & Building Rules therein. The executants since have no their sufficient time as to raising of such masonry building, the executants have already entered into one registered development agreement on 20-04-2023 with M/S. RP JEET DEVELOPERS PVT. LTD., (PAN: AAGCR5064A, Mob. No.



**A.D.S.R., SEALDAH**  
**26 APR 2023**  
Dist-South 24 Parganas

9831084051), a Company incorporated under the Companies Act, 1956, having its registered Office at 75, Hem Chandra Naskar Road, P.O. & P.S. Beliaghata, Kolkata - 700010, Dist. 24-Parganas (South), represented by its Directors, (1) SRI RANAJIT CHAUDHURI, (PAN: ACIPC6043M, AADHAR No. 3491 9740 7973, Mob. No.9831084051), s/o Late Ramaprasad Chaudhuri and (2) SRI YUDHAJIT CHAUDHURI, (PAN: AJLPC0843M, AADHAR No.5769 5854 9750, Mob. No. 9051202550), s/o Sri Ranajit Chaudhuri, to develop the land of the said premises by construction of a masonry building. The said development agreement was executed and registered on 20-4-23 and has been registered in the office at A. B. S. R. Sealda and has been recorded in Book no. 1. Vol no. <sup>1606-2023</sup> \_\_\_\_, at pages \_\_\_\_. Being No. 1437, for the year 2023 and in the said Development Agreement dt. 20-04-2023 authority has been conferred upon M/S. RP JEET DEVELOPERS PVT. LTD., (PAN: AAGCR5064A, Mob. No. 9831084051), a Company incorporated under the Companies Act, 1956, having its registered Office at 75, Hem Chandra Naskar Road, P.O. & P.S. Beliaghata, Kolkata - 700010, Dist. 24-Parganas (South),



A.D.S.R., SEALDAH  
26 APR 2023  
Dist.-South 24 Parganas



represented by its Directors, (1) SRI RANAJIT CHAUDHURI, (PAN: ACIPC6043M, AADHAR No. 3491 9740 7973, Mob. No.9831084051), s/o Late Ramaprasad Chaudhuri and (2) SRI YUDHAJIT CHAUDHURI, (PAN: AJLPC0843M, AADHAR No.5769 5854 9750, Mob. No. 9051202550), s/o Sri Ranajit Chaudhuri, to develop the land of the said premises upon obtaining sanction of building plan from K.M.C.

AND WHEREAS in the said development agreement, SRI RANAJIT CHAUDHURI and SRI YUDHAJIT CHAUDHURI have agreed to develop the land of the said premises upon obtaining sanction of building plan from K.M.C. and raise construction of the proposed building in accordance with the building plan as would be sanctioned by the K.M.C. It has further more been agreed upon in the said development agreement that the executant no.1 namely Sri Amit Mandal shall get in his allocation entire 1<sup>st</sup> floor and one garage space measuring more or less 150 sq. ft. on the ground floor of the said proposed building and the executant no.2 namely Sri Arijit Mandal shall get in his allocation only entire 3<sup>rd</sup> floor and one garage space measuring more or less 150



**A.D.S.R., SEALDAH**  
**26 APR 2023**  
Dist.-South 24 Parganas

sq. ft. of the ground floor of the said proposed building and SRI RANAJIT CHAUDHURI and SRI YUDHAJIT CHAUDHURI shall get in their allocation the rest portion of the constructed area of the said proposed building i.e. entire 2<sup>nd</sup> floor, entire 4<sup>th</sup> floor and rest portion of the ground floor excepting two garage spaces of the owners shall be regarded to be the allotted portion of the developer. The executants herein since would not be available in Kolkata during the period of construction and completion of the said housing project and since the executants would not be available at the time when the developer will intend to dispose of their allotted portion to intending buyers and for doing other necessary jobs with respect to construction and completion of the said housing project, it is necessitated for the executants to appoint attorneys in their names on their behalf for doing and performing all such acts, the executants through this power of attorneys appoint, nominate and constitute, SRI RANAJIT CHAUDHURI, and SRI YUDHAJIT CHAUDHURI, Directors of M/S. RP JEET DEVELOPERS PVT. LTD. having their registered Office at 75, Hem Chandra Naskar Road, P.O. & P.S. Beliaghata,



**A.D.S.R., SEALDAH**  
**26 APR 2023**  
Dist.-South 24 Parganas

Kolkata - 700 010, Dist. 24-Parganas (South) as their lawful attorneys to do and perform all acts with respect to raising of construction of the said housing project on the said land of said premises and to take all sorts of decision to raise such construction on the said land and further to adopt all procedures for the purpose of construction and completion of the said proposed housing project on the said land and upon completion of the said housing project to take effective steps for alienating and / or disposing of the entire 2<sup>nd</sup> floor, entire 4<sup>th</sup> floor and rest portion of the ground floor excepting two garage spaces of the owners. The executants therefore have executed and registered this power of attorney in favour of SRI RANAJIT CHAUDHURI, and SRI YUDHAJIT CHAUDHURI, as their lawfully constituted attorneys in their names on their behalf to do, perform and act or caused to be done the following acts, deeds and things :-

1. To look after, manage, control and supervise the said property of the executants being Municipal premises no.87, Hem Chandra Naskar Road, P.O. & P.S. Beliaghata, Kolkata-700010, District - 24 Parganas (South), within the



**A.D.S.R., SEALDAH**  
**26 APR 2023**  
Dist.-South 24 Parganas

limits of Kolkata Municipal Corporation, Ward No. 34,  
Assessee No. 110341200416.

2. To take all steps for submission of building plan before the K.M.C by putting their signatures on the said building plan as would be required to be submitted before the K.M.C. and to sign on all other application and documents as would be required to be submitted before the K.M.C. for obtaining sanction of such building plan and / or additional building plan at the desire of the attorneys on our behalf and to take delivery of the sanctioned building plan from K.M.C. and thereby to start construction on the land of the aforesaid premises.
3. To represent us and appear before the authorities of the K.M.C. or any other authorities in connection with the said property, on our behalf and in our names in connection with all K.M.C. proceedings relating to our aforesaid house



**A.D.S.R., SEALDAH**  
- 26 APR 2023  
Dist.-South 24 Parganas



property and to obtain sanction of building plan in respect of the said land of the aforesaid premises.

4. To appear for, to execute, perform all acts in connection with the construction and completion of the aforesaid housing project and to do all necessary jobs and required activities for all purposes and represent us before the concerned Authorities or Govt. Departments as per their requirement on our behalf including the K.M.C. in respect of our said property.

5. To apply for and obtain permission from different Concerned Authorities including the K.M.C. and CESC for the purpose of lying water connection, Electricity, Drainage, Sewerage connection, drainage connection for beneficial enjoyment of the occupants of the proposed building and to obtain completion certificate in respect of the said property and to provide other basic amenities for residential and other purposes in the aforesaid Premises and for the said purposes



**A.D.S.R., SEALDAH**  
26 APR 2023  
Dist. South 24 Parganas

to sign, execute and submit all necessary applications, papers, plans and documents before concerned authorities and to do all acts, deeds, matters and things as the attorneys shall think proper. To take all steps for obtaining sanction of building plan from K.M.C. and to take delivery of the said building plan from K.M.C.

6. To appoint on our behalf, pleader, Advocate or Solicitor, whenever our said Attorneys shall think fit and proper to do so for the purposes of management of the said property and discharge and/or terminate his/her/their or other appointment.
7. To settle adjust, compound, mortgage, sell, compromise or submit all complaint actions, suits, accounts, plaints and disputes between us and other person or persons to compound compromise any dispute if arises in respect of the said property or any agreement or deed relating to the same.
8. From time to time to assign, execute, register, affirm and verify all or any petition application to the K.M.C. and to



**A.D.S.R., SEALDAH**  
**26 APR 2023**  
**Dist. South 24 Parganas**

obtain water and drainage connection and to obtain plans and occupancy certificate, declarations, affidavits, indemnities and such other papers and documents as from time to time be necessary or required in relation to the said premises as the said attorneys shall think fit and proper.

9. To appear for and represent us before all statutory body in the office of the Board or Revenue Collector, any Magistrate, Judge, and K.M.C, C.E.S.C Ltd., Government or any Non-Government or Semi-Government Authorities for permission to transfer in respect of developer's allocation and all other purposes relating to the said premises and also before any Magistrate and in all other department or office in connection with the said land/premises.
10. To give valid and effective receipts and discharge for all payments as may be received and/or realized by my said Attorneys from any person or persons.
11. To enter into any agreement for sale with any intending purchaser/purchasers for sale of the aforesaid property to the



A.D.S.R., SEALDAH  
- 26 APR 2023  
Dist.-South 24 Parganas

extent of share of the attorneys in the said property and to that effect receive earnest money from the intending purchaser or purchasers and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the purchaser or purchasers and to sign and execute and register the Deed of Conveyance in favour of the purchaser or purchasers on our behalf in respect of our Attorneys' allocation and to present such deeds before proper Registration Office having jurisdiction and to have such deeds executed and registered in accordance with the provision of Indian Registration Act on our behalf.

12. That by virtue of this Development Power of Attorney our said appointed Attorneys shall have the absolute right and liberty to sell their allotted portions under the aforesaid development agreement in respect of the aforesaid property at any price or consideration as our said ATTORNEYS shall think fit and better.



**A.D.S.R., SEALDAH**  
**26 APR 2023**  
**Dist.-South 24 Parganas**



13. To appoint Engineer/Engineers and/or Supervisors for preparation of such plans and/or for construction and completion of the said building at the cost and expenses of the Attorneys.
14. To apply for and acquire building materials such as cement, iron, steel, sand and bricks, etc. and to take delivery of the necessary permits for the same at the cost and expenses of the Attorneys.
15. To appoint and discharge building constructor, masons, workers etc at the cost and expenses of the Attorneys.
16. To purchase and/or to take delivery of all types and kinds of building materials, sands, stone chips, bricks, steel materials, sanitary fittings, pipes and/or other fixtures, doors, windows, lifts, electrical goods as may be necessary for the work of the said building and to complete the same and to make the same habitable..



**A.D.S.R., SEALDAH**  
**26 APR 2023**  
Dist.-South 24 Parganas

18. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection.

19. To sign, acknowledge all registered or insured letters notices, summons and/or money orders and to receive delivery of the same, which are the relation to work of the said premises.

AND WHEREAS do all such acts, deeds, things and transaction and/or all such business for us as effectually as we could ourselves do and perform if we were personally present and we do hereby ratify and confirm whatsoever other acts our said attorneys shall do or caused to be done lawfully by virtue of these presents and we hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever acts our said attorneys appointed under this Power hereby granted shall lawfully do or caused to be done in the exercise of this right or by virtue of these presents.



**A.D.S.R., SEALDAH**  
**26 APR 2023**  
Dist.-South 24 Parganas

IN WITNESS WHEREOF, we have set and subscribed our hand and seal upon clear understanding of the contents, meaning and purport of this power on this the 26<sup>th</sup> day of April, 2024.

SIGNED, SEALED AND DELIVERED in the presence of :-

1. Supriya Ray  
71, Hem Chakrabarti  
Nasik Road,  
Kolkata - 700010.

*[Signature]* (AMIT MANDAL)

2. *[Signature]* (ARJIT MANDAL)

Signature of the EXECUTANTS

We accept the power as has been given to us through this Power of Attorney.

3. Biswajit Saha  
465, R.M.M.  
St. Lane,  
KOL - 10

RP JEE DEVELOPERS PVT. LTD.  
*[Signature]*  
Director

RP JEE DEVELOPERS PVT. LTD.  
*[Signature]*  
Director

Signature of the Attorneys.












Drafted and prepared in my Office.

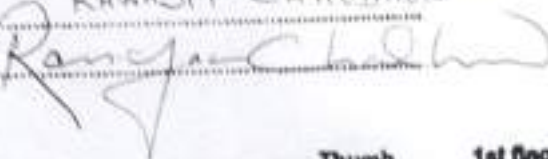
*[Signature]*  
(SANJIT KUMAR SIK)







Alipore Judges Court  
Enrolment No: - WB-1365 of 1977.















**A.D.S.R., SEALDAH**  
**26 APR 2023**  
**Dist. South 24 Parganas**


		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ..... RANJIT CHAUDHURI  
 Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ..... YUDHAJIT CHAUDHURI  
 Signature 












		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ..... AMIT MANDAL  
 Signature 



**A.D.S.R., SEALDAH**  
**26 APR 2023**  
**Dist.-South 24 Parganas**



		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ARIJIT MANDAL  
 Signature *Arijit Mandal*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....  
 Signature .....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....  
 Signature .....



**A.D.S.R., SEALDAH**

**26 APR 2023**

Dist.-South 24 Parganas





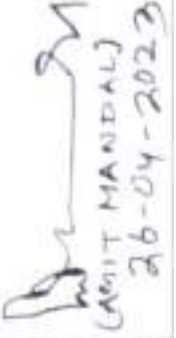


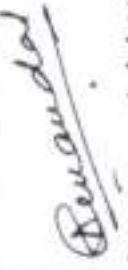
Government of West Bengal

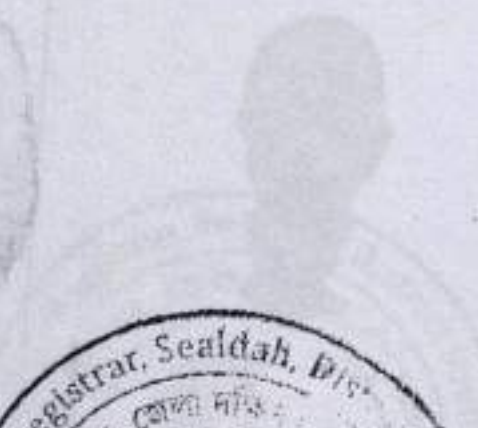
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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









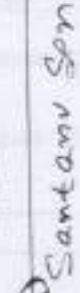
Signature / LTI Sheet of Query No/Year 16068001023797/2023

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 Amit Mandal 87, Hemchandra Naskar Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Principal			 (AMIT MANDAL) 26-04-2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Arijit Mandal 87, Hemchandra Naskar Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Principal			 (ARIJIT MANDAL) 26-04-2023



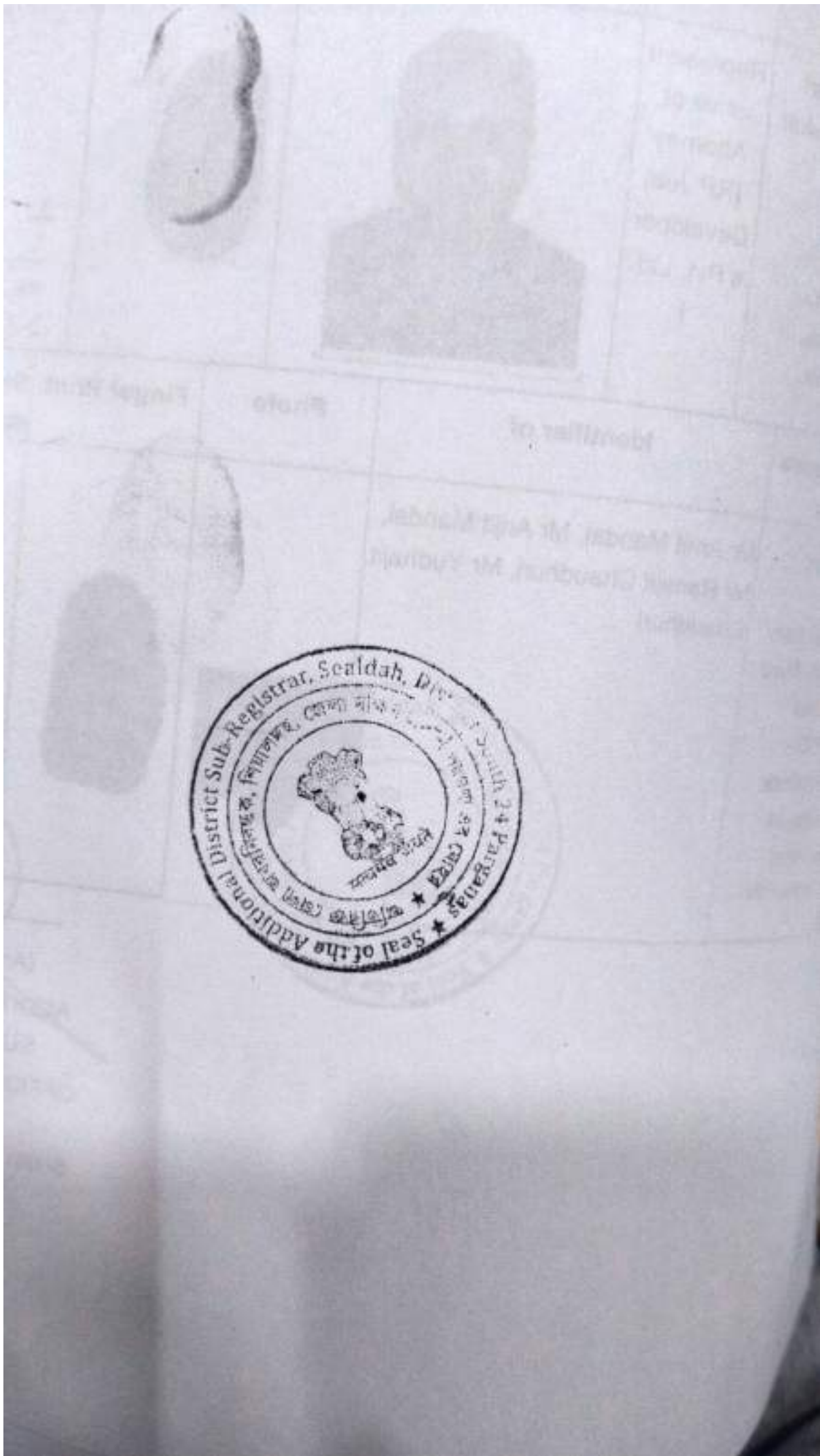
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Ranajit Chaudhuri 75, Hemchandra Naskar Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Represent ative of Attorney [RP Jeet Developer s Pvt. Ltd. ]			 26-04-2023
4	Mr Yudhajit Chaudhuri 75, Hemchandra Naskar Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Represent ative of Attorney [RP Jeet Developer s Pvt. Ltd. ]			 26-04-2023
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Santanu Sen Son of Late Narendra Nath Sen 46, Olachandi Third Lane, City:- Not Specified, P.O:- Nimta, P.S:-Nimta, District:-North 24- Parganas, West Bengal, India, PIN:- 700049	Mr Amit Mandal, Mr Anjit Mandal, Mr Ranajit Chaudhuri, Mr Yudhajit Chaudhuri			 26-04-2023

(Amrita Ghosal)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SEALDAH

South 24-Parganas, West  
Bengal



## Major Information of the Deed

Deed No :	I-1606-01521/2023	Date of Registration	27/04/2023
Query No / Year	1606-8001023797/2023	Office where deed is registered	
Query Date	24/04/2023 1:35:27 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bishnu Pada Saha Sealdah Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9123392297, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,25,00,000/-	Rs. 4,32,38,390/-		
Stamp duty 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]:- 160601437/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Bellaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hemchandra Naskar Road, Road Zone : (On Road – On Road) , Premises No: 87, , Ward No: 034 Pin Code : 700010

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	8 Katha 6 Chatak 8 Sq Ft	1,00,00,000/-	4,07,38,390/-	Width of Approach Road: 100 Ft. , Project Name :
<b>Grand Total :</b>				<b>13.8371Dec</b>	<b>100,00,000 /-</b>	<b>407,38,390 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft	25,00,000/-	25,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1600 sq ft</b>	<b>25,00,000 /-</b>	<b>25,00,000 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Amit Mandal</b>            Son of Late Balaram Mandal 87, Hemchandra Naskar Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx3N, Aadhaar No: 95xxxxxxxx1981, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023            , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023            , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence</p>
2	<p><b>Mr Arijit Mandal</b>            Son of Late Balaram Mandal 87, Hemchandra Naskar Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx6C, Aadhaar No: 75xxxxxxxx7405, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023            , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023            , Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence</p>

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>RP Jeet Developers Pvt. Ltd.</b>            75, Hemchandra Naskar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Ranajit Chaudhuri (Presentant)</b>            Son of Late Ramaprasad Chaudhuri 75, Hemchandra Naskar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3M, Aadhaar No: 34xxxxxxxx7973 Status : Representative, Representative of : RP Jeet Developers Pvt. Ltd. (as Director)</p>
2	<p><b>Mr Yudhajit Chaudhuri</b>            Son of Mr Ranajit Chaudhuri 75, Hemchandra Naskar Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx3M, Aadhaar No: 57xxxxxxxx9750 Status : Representative, Representative of : RP Jeet Developers Pvt. Ltd. (as Director)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Santanu Sen</b>            Son of Late Narendra Nath Sen            46, Olachandi Third Lane, City:- Not Specified, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049</p>			
Identifier Of Mr Amit Mandal, Mr Arijit Mandal, Mr Ranajit Chaudhuri, Mr Yudhajit Chaudhuri			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Amit Mandal	RP Jeet Developers Pvt. Ltd.-6.91854 Dec
2	Mr Arijit Mandal	RP Jeet Developers Pvt. Ltd.-6.91854 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Amit Mandal	RP Jeet Developers Pvt. Ltd.-800.00000000 Sq Ft
2	Mr Arijit Mandal	RP Jeet Developers Pvt. Ltd.-800.00000000 Sq Ft

APPROVED BY THE  
 OFFICE OF THE  
 SECRETARY TO GOVT.

*[Faint, illegible text, likely the main body of the document containing details of the property transfer and legal clauses.]*

APPROVED BY  
 SECRETARY TO GOVT.  
 OFFICE OF THE S.D.O., BANGALORE  
 Date: \_\_\_\_\_

Endorsement For Deed Number : 1 - 100601521 / 2023

On 24-04-2023

**Certificate of Market Value(WB PUV[ rules of 2001]**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 4,32,38,390/-

*Amitava Ghosal*

Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

On 26-04-2023

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

Presented for registration at 18:59 hrs on 26-04-2023, at the Private residence by Mr Ranajit Chaudhuri .

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

Execution is admitted on 26/04/2023 by 1. Mr Amit Mandal, Son of Late Balaram Mandal, 87, Road: Hemchandra Naskar Road, P.O: Bellaghata, Thana: Bellaghata, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Retired Person, 2. Mr Arijit Mandal, Son of Late Balaram Mandal, 87, Road: Hemchandra Naskar Road, P.O: Bellaghata, Thana: Bellaghata, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Service

Identified by Mr Santanu Sen, . . Son of Late Narendra Nath Sen, 46, Otaichandi Third Lane, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Service

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

Execution is admitted on 26-04-2023 by Mr Ranajit Chaudhuri, Director, RP Jeet Developers Pvt. Ltd., 75, Hemchandra Naskar Road, City:- Not Specified, P.O:- Bellaghata, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Identified by Mr Santanu Sen, . . Son of Late Narendra Nath Sen, 46, Otaichandi Third Lane, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Service

Execution is admitted on 26-04-2023 by Mr Yudhajit Chaudhuri, Director, RP Jeet Developers Pvt. Ltd., 75, Hemchandra Naskar Road, City:- Not Specified, P.O:- Bellaghata, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Identified by Mr Santanu Sen, . . Son of Late Narendra Nath Sen, 46, Otaichandi Third Lane, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Service

*Amitava Ghosal*

Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

39

day

(1)

UN 27-04/2023

**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 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 805, Amount: Rs.100.00/-, Date of Purchase: 03/03/2023, Vendor name: SHARMISTHA CHATTERJEE MUKHERJEE

*Amitava Ghosal*

Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 43126 to 43151  
being No 160601521 for the year 2023.



Digitally signed by AMITAVA GHOSAL  
Date: 2023.05.03 11:41:37 +05:30  
Reason: Digital Signing of Deed.

*Amitava Ghosal*

(Amitava Ghosal) 2023/05/03 11:41:37 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)

---