

6363/2022

I. 6393/From



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AL 026390



I certify that the Document is referred to  
 the Registrar of Assurances-IV, Kolkata and  
 the part of the stamp is cancelled.

Additional Registrar  
 of Assurances-IV, Kolkata

M 8/14

8/1078316/2

Additional Registrar of  
 Assurances-IV, Kolkata

8 APR 2022

TO ALL TO WHOM THESE PRESENTS SHALL  
 COME, We, (1) HAPPY HOME HIGH RISE PVT. LTD.



8

*[Handwritten signature]*

(PAN NO.AABCH8711M) (2) B.C.N. PROMOTERS & DEVELOPER PRIVATE LIMITED (PAN NO. AACCB4676N), (3) DREAM LAND HIGH RISE PVT. LTD. (PAN NO. AACCD6200E), (4) RED ROSE HIGH RISE PVT. LTD. (PAN NO. AADCR6302G), (5) BCN BUILDERS & DEVELOPERS PVT. LTD. (PAN NO. AACCB4677P) AND (6) ANUPAMA PROMOTERS PVT. LTD. (PAN NO. AAECA4631J), all the companies incorporated under the Companies Act 1956 and is existing company within the meaning of the Companies Act, 2013 and all having their registered Office at Shyam Vihar, RFF/2, Raghunathpur, Block-1, Ground Floor, Kolkata-700059, P.S.-Rajarhat, District North 24 Parganas, all represented by their Authorised Representative **MR. BABLU NASKAR (PAN NO. ABSPN2077M)**, son of Late Rabindra Nath Naskar, working for gain at Shyam Vihar, RFF/2, Raghunathpur, Block-1, Ground Floor, Kolkata-700 059, P.S.-Rajarhat, District North 24 Parganas (hereinafter Jointly referred to as "the **APPOINTERS/OWNERS**") **SEND GREETINGS:**

**WHEREAS:**

- A. The Appointers herein are fully seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land admeasuring about 1 Acre 29 Decimal equivalent to 5220.40 Sq.Mtr. be the same a little comprised in part of Dag Nos. 251 and 252 under L.R. Khatian Nos. 1119, 1120, 1122, 1123, 1124 and 1125 at Mouza - Kochpukur, J.L. No. 2, Touzi NO. 173, P.S. Bhangore within the Local Limits of Bamonghata Gram Panchayat, District - South 24 Parganas, more or



less morefully and particularly described in the Schedule hereunder written and hereinafter referred to as "the premises".

- B. By a Development Agreement dated 15<sup>th</sup> February, 2022 made between the Owners/Appointers herein therein referred to as the Owner of the One Part and **MESSRS RABINDRA NATH DEVELOPERS LLP**(PAN ABDFR8521K) in short the Developer therein referred to as the Developer of the Other Part and registered in the office of Additional Registrar of Assurances Kolkata in Book No. 1, Being No.6073 for the year 2022, the Appointers have appointed the said Developer as a Developer of the said premises and granted exclusive right to develop the said premises by constructing new building or buildings thereat for mutual benefit and for consideration and on the terms and conditions therein contained (In short the Development Agreement).
- C. For the purpose of development and to look after the said premises and other related matter The Owners herein have decided to appoint **RABINDRA NATH DEVELOPERS LLP** to act through its authorized representative as their true and lawful Attorney to do all the act deeds and things as mentioned hereinafter relating to the said Premises.

**NOW KNOW YE ALL BY THESE PRESENTS WITNESSES** that we the Appointers/Owners herein, do hereby nominate, constitute, appoint, the said **RABINDRA NATH DEVELOPERS LLP**, a Limited Liability a Partnership incorporated under the Limited Liability Partnership Act, 2003 and having its Office at



9A, Lord Sinha Road, Kolkata-700071, to act through its authorised representative who may be appointed from time to time by the partners hereinafter referred to as "the said Attorney" to be the true and lawful Attorney of the Appointers and to act for us and in our names and on our behalf to act, do perform exercise and execute or cause to be done, performed exercised and executed all or any of the following acts, deeds, matters and things relating to the said premises that is to say:-

1. For the Developer's allocation only or in case of parties decided to jointly sale then to sign and execute on our behalf and in our name all agreements, deeds, documents and papers, including Agreements for Sale/Lease and Deeds of Conveyance in favour of the intending purchasers/transferees/lessees in respect of any part or portion of the said premises and to present any or all of them for registration, if necessary, before the relevant authorities having jurisdiction including the Bamanghata Gram Panchayat, Local Zilla Parishad, NKDA and other authorities and to appear and represent us before the said authorities at all times as may be necessary from time to time and to present documents and to sign and execute the agreements for sale, deeds, rectification, conveyance, lease documents, declarations and any other papers as well as to admit the receipt of consideration money on our behalf and to take all necessary steps and to do all necessary acts, deeds, matters and things including preparing, filling up, completing signing and submitting all papers, documents, Deed of Conveyance, Agreement forms, declarations, statement, memo of consideration and writings to be submitted at the time of registration of the said agreements, deeds,



11269

AWANI KUMAR ROY  
Advocate  
10, Kiron Shankar Roy Road,  
1st Floor, Kolkata-700 001

NAME
ADD
RE
- 2 NOV 2021
SURANJAN KHERJEE
Licensed Estate Valuer
24/3, K. S. Road, Kolkata

- 2 NOV 2021  
- 2 NOV 2021



Partita Nandy  
S/O Late Arun Kumar Nandy  
210, Baksara Village Road  
P.O - Baksara  
P.S - Sambaspahi  
Dist - Howrah  
Phn - 71110 Service



*[Handwritten signature]*



documents and papers which may be required for fully, properly and effectually selling, transferring, conveying and leasing any part or portion of the said premises.

2. To issue and deliver valid and effectual receipts and discharges on our behalf for all money or monies which the said Attorney shall receive as and by way of consideration as aforesaid in respect of the said premises. The consideration or sale price of the owner's allocation shall be deposited to the Owners' Bank account.
3. To prepare sign execute submit enter into modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, agreements, supplemental agreements, construction, contract, consent, deeds, sale deeds, lease deeds, cancellation deeds, surrenders, Nominations, Rectification Deeds, Declarations prescribed forms, affidavit, applications, undertakings, indemnities plans and other documents as may in any way be required to be so done.
4. To appoint and terminate the appointment of Architects, Engineers and Surveyors for survey and soil testing and also for preparation of plans for construction of building(s) at the Premises and also for any additions and/or alterations and/or modifications thereto and to have such plans prepared and the soil of the premises tested.
5. To make, prepare, apply for and submit the plan(s) for constructions of building(s) at the premises to the for sanctioning and have the same sanctioned and, if so deemed fit and proper, to have the plan(s) submitted and/or



sanctioned as stated above, modified and/or altered by other relevant authorities in connection therewith and to submit for inspection the title deeds and copies thereof and other papers and documents to the concerned authorities and to take back the same and obtain such plan as well as Completion Certificate and all other permission as may be required from time to time.

6. To apply for and obtain requisite clearances, NOC including but not limited to clearance under the Urban Land (Ceiling & Regulation) Act, 1976 West Bengal (Regulation of Promotion of Construction and Transfer by Promotes) Act 1993 and/or Real Estate (Regulation and Development) Act, 2016 or any permission from Collector, B.L. & L.R.O. or any other statutory authority and to appear before all or any authorities for such clearances and to sign, execute and submit all papers, applications and documents in connection with the same.
7. To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities, all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction/modification/alteration/revision/re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.



8. To deal with all Planning Authorities for getting the building plan of the Said Complex sanctioned/revised/revalidated/modified/alterd including drainage connection, water connection, NOC from Police Department, Fire Department, occupancy certificate and other certificates and in this regard to appear before all or any authorities and also to prepare, sign, execute and submit plans, sketches, drawings, declaration, maps, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.
9. To apply for and obtain electricity, water, sewerage, drainage, telephone, gas and other public utility services and/or other connections of any other utility or facility such as CESC Limited/WBSEB Ltd, lift, generator etc. in the Said Premises in such name or names as the Attorney shall think proper from the appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and in this regard to appear before all or any authorities and also to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required and to do all other acts, deeds and things as may be deemed fit and proper by the Attorney.
10. To cause survey, test soil, do excavation and other preparatory works for causing construction of the Said Complex and overall development of the Said Premises as be





required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.

11. To take all steps for obtaining building material and causing construction of the Said Complex and overall development of the Said Premises and in this regard to construct temporary sheds and godowns for storage of building materials and running of site office on the Said Premises as be required and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.
12. To pay, deposit and/or incur necessary fees, charges and expenses relating to sanction of the plan(s) and to obtain sanction(s) and such other order or orders or permissions from the relevant and necessary as be expedient for such sanctioning, modification and/or alteration of the plan(s).
13. To appear and represent the Appointers as fully and effectually before the relevant and necessary authorities and Government Departments and/or its officers and also all other State Executive, Judicial or Quasi Judicial authorities including the Fire Brigade, Competent Authority under Land (Ceiling & Regulation) Act, 1976 Police Authorities, Pollution Control Board etc. and if necessary to apply for and obtain all permissions, no objections, sanctions and approvals from them or any of them in connection with the mutation and separation, if necessary, of the premises and sanction(s), modification(s) and/or alteration(s) of plan(s) including boundary verifications.



14. To develop the said premises and make construction therein including construction of the Multistoried building therein with various independent area that can be used and sold independently and to sell the same.
15. To apply for and obtain necessary permissions, certificates, approvals, no objections etc. for sanction(s) of the plan(s) and/or construction of building(s) at the premises from the Competent Authority and other officers and authorities and in connection therewith to submit for inspection title deeds and copies thereof and other papers and documents and to take back the same.
16. To receive refund of the excess amount of fcc, if any, paid for the purposes herein stated and to give valid and effectual receipts and discharges in respect thereof.
11. To appoint and discharge from time to time security personnel, durwans, guards and watchmen for protection and security of the premises and the building materials.
17. To apply for and obtain from the relevant authorities new electricity, gas, telephone, water, drainage, sewerage, cable connections, building materials, quota of cement, iron, steel and/or connections of any other utilities and facilities and/or to make alterations therein and to close down, surrender and/or have disconnected the same as also such existing connections as may be required for obtaining such new connections.



18. To accept receive sign and acknowledge all notices and services of papers from any Court, Tribunal, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters parcels etc. relating to the premises.
19. To commence, prosecute, enforce defend answer and oppose all suits, actions, and other legal proceedings and demands civil criminal or revenue, before any Court of law or any authority concerning the premises or any of our affairs in connection therewith or any of the matters aforesaid in which we are now or any hereafter be interested or concerned and to give evidence and to tender and file documents, if so, when necessary and also, if thought fit, to compromise, settle, refer to arbitration, abandon, submit to judgement or become non-suited in any such suit action or proceeding.
20. To sign, declare, verify and affirm all Vakalatnama, complaints, written statements, petitions, consent petitions, warrant of Attorney, memoranda of appeals, affidavits and all other documents or cause papers as the occasion shall require and/or as our said Attorney may think fit and proper.
21. For better and more effectually exercising all or any of the powers and authorities herein granted, to retain appoint and employ Advocates, Solicitors, lawyers etc. and to pay their fees and costs.

22. To receive, pay and/or deposit all moneys including court fees, stamp and registration fees, other fees etc. and to receive refunds thereof and grant valid receipts and discharge in respect thereof.
23. To warn off and prohibit and, if necessary, proceed in due form of law against any trespassers on the premises or any part thereof of those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.
24. For and/or any of the aforesaid purposes to sign execute verify and/or affirm for me and on behalf and in our name all maps, plans, applications, letters, communications, documents, papers, writings and pleadings (including complaints, petitions, affidavits, written statements applications, Memoranda of Appeals, etc.) as may be required.
25. For all or any of the aforesaid purpose to represent us and to do all acts, deeds, things and matters concerning or connected with or relating to or touching the same and/or ancillary and/or incidental thereto.
26. **AND GENERALLY** to do all acts deeds and things concerning the authorities hereby granted in respect of the premises and for better exercise of the authorities herein contained which ourselves could have done lawfully under my own hand if personally present.





27. **AND** we do hereby ratify and confirm and agree to ratify and confirm the acts, deeds, matters, things, powers and authorities that the said Attorney shall lawfully do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or in exercise of the powers and authorities conferred hereunder or otherwise expressed or intended so to be.
28. **AND** we do hereby make it clear that any of the authorized persons of the Attorneys shall be entitled to act jointly and/or severally.
29. **AND** this Power of Attorney is in respect of the Developer's allocation only. No right to sell the Owner's allocation.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the piece and parcel of Bastu land measuring 1 Acre 29 Decimal equivalent to 5220.40 Sq.Mtr. be the same a little more or less at Mouza-Kochpukur, J.L. No. 2, Touzi No. 173. P.S. Bhangore within the local limits of Bamanghata Gram Panchayat, District - South 24-Paraganas being part of Dag No. 251 & 252, L.R. Khatian No. 1119, 1120, 1122, 1123, 1124, 1125 (previously R.S. Khatian No. 154, 136 and 27.



IN WITNESS WHEREOF the APPONITERS have executed these presents this 15<sup>th</sup> day of February Two Thousand Twenty Two.

SIGNED AND DELIVERED by the withinnamed APPOINTERS at Kolkata in the Presence of:

Partha Nandy  
10, K.S. Roy Road  
Kolkata - 700001

Manor Roy Chowdhury  
10 K.S. Roy Road  
Kolkata - 700001

For Happy Home High Rise PVT. LTD.  
BCN PROMOTERS & DEVELOPERS PVT. LTD.

For Dream Land High Rise Pvt. Ltd.

For Red Rose High Rise PVT. LTD.

For Anand Promoters PVT. LTD.

For BCN Builders & Developers Pvt. Ltd.

Rabindra Nath

Authorized Signatory / Director

We accept  
RABINDRA NATH DEVELOPERS LL



PARTNER

(MANISH KUMAR SHARMA)

Drafted by  
Anand Kumar Roy  
High Court  
Calcutta  
WB/1927/1978



# SPECIMEN FORM FOR TEN FINGERPRINTS



Basu Naykon.

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



R

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



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



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

129

2-864601/n

Bangal Form No. 1504

IGR



204311

৫২ ধারার (খ) দফায়ত রক্ষিত

মাসের AF 02/04/n

ইক নং

6116/n

বালের নম্বর

6033/n

বির নম্বর

Mr Manish K. Shera এর নিকট হইতে প্রাপ্ত

নং

Happy Home প্রকল্পের K. W. ...

প্রকারের দলিল

Sale Deed ...

যে নিখিত সম্পত্তির মূল্য

২২৭,০১৯৫/-

অনিকার করা

তক

লা ফেরত হইবার জন্য সুস্বতঃ যের তারিখে

প্রস্তুত থাকিবে

} - ৫/৫/১৫

রিখ:

২০ ... সাল

রেজিস্টার/সাব-রেজিস্টার

এই রাসিদানি উপস্থিত করিলে দলিল ফেরত দেওয়া হইবে।

উইল ছাড়া অর্থাৎ দলিল বা দাবি অবস্থায় রেজিস্টারি অফিসে দুই বৎসরের অধিককাল ডিমা থাকিলে তাহা আইনানুসারে স্বয়ং স্বরূপ ফেরা যাইতে পারিবে।

রেজিস্টারি সম্পূর্ণ হইবার পর একমাসের অধিককাল কোন দলিল বা আমমোজারনামা বা বিক্রী না হইলে, প্রতি মাসের বা তাহার কোন অংশের জন্য অতিরিক্ত পক্ষাশ পরসী ফী দিতে হইবে। প্রত্যেক স্থানেই ঐ ফী উর্ধসংখ্যায় কুড়ি টাকা পর্যন্ত হইতে পারিবে।

Anish



@@  
DATED THIS DAY OF 2022  
@@

FROM

**HAPPY HOME HIGH RISE PVT. LTD.  
& ORS.**

TO

**R.N. DEVELOPERS LLP**

**POWER OF ATTORNEY**

**AWANI KUMAR ROY,**  
Advocate  
10, Kiran Shankar Roy Road,  
Kolkata-700 001.



Government of West Bengal  
Office of the A.R.A. - IV KOLKATA, District: Kolkata

W.B. FORM NO. 1504

*Anus*  
Q-8/1078316/2022

Query No / Year	19042000864601/2022	Serial No/Year	1904006116/2022
Transaction id	0001142429	Date of Receipt	02/04/2022 1:51PM
Deed No / Year	I - 190406073 / 2022		
Presentant Name	Mr MANISH KUMAR SHARMA		
Land Lord	HAPPY HOME HIGHRISE PRIVATE LIMITED , BCN PROMOTERS AND DEVELOPERS PRIVATE LIMITED , DREAM LAND HIGHRISE PRIVATE LIMITED , RED ROSE HIGHRISE PRIVATE LIMITED , ANUPAMA PROMOTERS P LTD , BCN BUILDERS AND DEVELOPERS PRIVATE LIMITED		
Developer	RABINDRA NATH DEVELOPERS LLP		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 4,11,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 4,11,00,000/-]		
Total Setforth Value	Rs. 0/-	Market Value	Rs. 7,77,01,932/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 84/-	Fees Articles	B, E, I, M(a), M(b)
Standard User Charge	513/-	Requisition Form Fee	0/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Mukherjee	112846	02/11/2021	100/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		84/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	513/-

**\*Total Amount Received by Cash Rs. 597/-**

(Mohul Mukhopadhyay)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal



### Major Information of the Deed

Deed No.	I-1904-06397/2022	Date of Registration	08/04/2022
Query No / Year	1904-8001078316/2022	Office where deed is registered	
Query Date	06/04/2022 2:22:07 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PARTHA NANDY 210, BAKSARA VILLAGE ROAD, Thana : Santragachi, District : Howrah, WEST BENGAL, PIN - 711110 Mobile No. : 7003298463, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 7,77,01,932/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a,))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190406073/2022		

### Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-251	LR-1119	Bastu Shali	16.25 Dec		1,05,09,159/-	Property is on Road , Project Name :
L2	LR-252	LR-1119	Bastu Shali	18.85 Dec		1,06,39,091/-	Property is on Road , Project Name :
L3	LR-251	LR-1120	Bastu Shali	11.7 Dec		75,66,595/-	Property is on Road , Project Name :
L4	LR-252	LR-1120	Bastu Shali	14.3 Dec		80,71,034/-	Property is on Road , Project Name :
L5	LR-251	LR-1122	Bastu Shali	14.95 Dec		96,68,427/-	Property is on Road , Project Name :
L6	LR-252	LR-1122	Bastu Shali	17.55 Dec		99,05,360/-	Property is on Road , Project Name :
L7	LR-251	LR-1123	Bastu Shali	13.3 Dec		86,01,343/-	Property is on Road , Project Name :
L8	LR-252	LR-1123	Bastu Shali	15.6 Dec		89,04,765/-	Property is on Road , Project Name :
L9	LR-251	LR-1124	Bastu Shali	1.3 Dec		8,40,733/-	Property is on Road , Project Name :

L10	LR-252	LR-1124	Bastu	Shali	1.95 Dec		11,00,596/-	Property is on Road , Project Name :
L11	LR-251	LR-1125	Bastu	Shali	1.95 Dec		12,61,099/-	Property is on Road , Project Name :
L12	LR-252	LR-1125	Bastu	Shali	1.3 Dec		7,33,730/-	Property is on Road , Project Name :
		<b>TOTAL :</b>			<b>129Dec</b>	<b>0/-</b>	<b>777,01,932 /-</b>	
		<b>Grand Total :</b>			<b>129Dec</b>	<b>0/-</b>	<b>777,01,932 /-</b>	

**Principal Details :**



















Sl No	Name,Address,Photo,Finger print and Signature
1	<b>HAPPY HOME HIGHRISE PRIVATE LIMITED</b> RFF2, RAGHUNATHPUR, SHYAM VIHAR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>BCN PROMOTERS AND DEVELOPERS PRIVATE LIMITED</b> RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	<b>DREAM LAND HIGHRISE PRIVATE LIMITED</b> RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	<b>RED ROSE HIGHRISE PRIVATE LIMITED</b> RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE-I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	<b>ANUPAMA PROMOTERS P LTD</b> RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
6	<b>BCN BUILDERS AND DEVELOPERS PRIVATE LIMITED</b> RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, PAN No.:: AAxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RABINDRA NATH DEVELOPERS LLP</b> 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: ABxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr BABLU NASKAR</b>                      Son of Late RABINDRA NATH NASKAR                      Date of Execution - 15/02/2022, , Admitted by: Self, Date of Admission: 08/04/2022, Place of Admission of Execution: Office                 </td> <td>                       Apr 8 2022 1:30PM                 </td> <td>                       LTI                      08/04/2022                 </td> <td>                       08/04/2022                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr BABLU NASKAR</b> Son of Late RABINDRA NATH NASKAR Date of Execution - 15/02/2022, , Admitted by: Self, Date of Admission: 08/04/2022, Place of Admission of Execution: Office	 Apr 8 2022 1:30PM	 LTI 08/04/2022	 08/04/2022	RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx7M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HAPPY HOME HIGHRISE PRIVATE LIMITED (as DIRECTOR), BCN PROMOTERS AND DEVELOPERS PRIVATE LIMITED (as DIRECTOR), DREAM LAND HIGHRISE PRIVATE LIMITED (as DIRECTOR), RED ROSE HIGHRISE PRIVATE LIMITED (as DIRECTOR), ANUPAMA PROMOTERS P LTD (as DIRECTOR), BCN BUILDERS AND DEVELOPERS PRIVATE LIMITED (as DIRECTOR)		
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Name	Photo	Finger Print	Signature									
<b>Mr MANISH KUMAR SHARMA (Presentant )</b> Son of Mr MAHESH KUMAR SHARMA . Date of Execution - 15/02/2022, , Admitted by: Self, Date of Admission: 08/04/2022, Place of Admission of Execution: Office	 Apr 8 2022 1:37PM	 LTI 08/04/2022	 08/04/2022									

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA NANDY</b> Son of Late ARUN KUMAR NANDY . 210, BAKSARA VILLAGE ROAD, City:- Not Specified, P.O:- BAKSARA, P.S:- Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110			



08/04/2022 08/04/2022 08/04/2022

Identifier Of Mr BABLU NASKAR, Mr MANISH KUMAR SHARMA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	HAPPY HOME HIGHRISE PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-16.25 Dec

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	ANUPAMA PROMOTERS P LTD	RABINDRA NATH DEVELOPERS LLP-1.95 Dec

**Transfer of property for L11**

Sl.No	From	To. with area (Name-Area)
1	BCN BUILDERS AND DEVELOPERS PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-1.95 Dec

**Transfer of property for L12**

Sl.No	From	To. with area (Name-Area)
1	BCN BUILDERS AND DEVELOPERS PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-1.3 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	HAPPY HOME HIGHRISE PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-18.85 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	BCN PROMOTERS AND DEVELOPERS PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-11.7 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	BCN PROMOTERS AND DEVELOPERS PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-14.3 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	DREAM LAND HIGHRISE PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-14.95 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	DREAM LAND HIGHRISE PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-17.55 Dec

Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	RED ROSE HIGHRISE PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-13.3 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	RED ROSE HIGHRISE PRIVATE LIMITED	RABINDRA NATH DEVELOPERS LLP-15.6 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	ANUPAMA PROMOTERS P LTD	RABINDRA NATH DEVELOPERS LLP-1.3 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Kochpukur, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 251, LR Khatian No:- 1119	Owner:হ্যাপি হোম হাইরাইজ, Gurdian:প্রাঃ লিঃ পঙ্কে, বাবলু নন্দর, Address:আর,এফ.এফ-২ রঘুনাথপুর, রাজারহাট , Classification:শালি, Area:0.25000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 252, LR Khatian No:- 1119	Owner:হ্যাপি হোম হাইরাইজ, Gurdian:প্রাঃ লিঃ পঙ্কে, বাবলু নন্দর, Address:আর,এফ.এফ-২ রঘুনাথপুর, রাজারহাট , Classification:ভাঙ্গা, Area:0.29000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 251, LR Khatian No:- 1120	Owner:বি.পি.এন প্রমোটর্স এন্ড ডেভেলপর্স, Gurdian:প্রাঃ লিঃ পঙ্কে বাবলু নন্দর, Address:নিজ , Classification:শালি, Area:0.18000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 252, LR Khatian No:- 1120	Owner:বি.পি.এন প্রমোটর্স এন্ড ডেভেলপর্স, Gurdian:প্রাঃ লিঃ পঙ্কে বাবলু নন্দর, Address:নিজ , Classification:ভাঙ্গা, Area:0.22000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 251, LR Khatian No:- 1122	Owner:শ্রীম দ্যাও হাইরাইজ প্রাঃলিঃ, Address:শ্যাম বিহার, রঘুনাথপুর, কোল-59 , Classification:শালি, Area:0.23000000 Acre,	Owner Name not selected by applicant.



L6	LR Plot No:- 252, LR Khatian No:- 1122	Owner:শ্রীম ল্যাণ্ড হাইরাইজ প্রা:লি:, Address:শ্যাম বিহার, রঘুনাথপুর, কোল-59 , Classification:ডাঙ্গা, Area:0.27000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 251, LR Khatian No:- 1123	Owner:রেড রোজ হাইরাইজ প্রা:লি:, Address:শ্যাম বিহার, রঘুনাথপুর, কোল-59 , Classification:শাপি, Area:0.23000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 252, LR Khatian No:- 1123	Owner:রেড রোজ হাইরাইজ প্রা:লি:, Address:শ্যাম বিহার, রঘুনাথপুর, কোল-59 , Classification:ডাঙ্গা, Area:0.24000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 251, LR Khatian No:- 1124	Owner:অনুপমা প্রোপার্টি প্রা:লি:, Address:শ্যাম বিহার, রঘুনাথপুর, কোল-59 , Classification:শাপি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 252, LR Khatian No:- 1124	Owner:অনুপমা প্রোপার্টি প্রা:লি:, Address:শ্যাম বিহার, রঘুনাথপুর, কোল-59 , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 251, LR Khatian No:- 1125	Owner:বি.সি.এন.কিয়ার্ড এণ্ড ডেভলপার্স, Gurdian:প্রা:লি: , Address:শ্যাম বিহার, রঘুনাথপুর, কোল-59 , Classification:শাপি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 252, LR Khatian No:- 1125	Owner:বি.সি.এন.কিয়ার্ড এণ্ড ডেভলপার্স, Gurdian:প্রা:লি: , Address:শ্যাম বিহার, রঘুনাথপুর, কোল-59 , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.



**Endorsement For Deed Number : I - 190406397 / 2022**

**On 08-04-2022**

**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 11:57 hrs on 08-04-2022, at the Office of the A.R.A. - IV KOLKATA by Mr MANISH KUMAR SHARMA .

**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 7,77,01,932/-

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

Execution is admitted on 08-04-2022 by Mr BABLU NASKAR, DIRECTOR, HAPPY HOME HIGHRISE PRIVATE LIMITED, RFF2, RAGHUNATHPUR, SHYAM VIHAR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; DIRECTOR, BCN PROMOTERS AND DEVELOPERS PRIVATE LIMITED, RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24 -Parganas, West Bengal, India, PIN:- 700059; DIRECTOR, DREAM LAND HIGHRISE PRIVATE LIMITED, RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; DIRECTOR, RED ROSE HIGHRISE PRIVATE LIMITED, RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE-I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; DIRECTOR, ANUPAMA PROMOTERS P LTD, RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059; DIRECTOR, BCN BUILDERS AND DEVELOPERS PRIVATE LIMITED, RFF2, RAGHUNATHPUR, SHYAM VIHAR PHASE I, GROUND FLOOR, Block/Sector: 1, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr PARTHA NANDY, . . Son of Late ARUN KUMAR NANDY, , 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 08-04-2022 by Mr MANISH KUMAR SHARMA, PARTNER, RABINDRA NATH DEVELOPERS LLP, 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by Mr PARTHA NANDY, . . Son of Late ARUN KUMAR NANDY, , 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

**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 112649, Amount: Rs.100/-, Date of Purchase: 02/11/2021, Vendor name: S Mukherjee

**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 498546 to 498571  
being No 190406397 for the year 2022.



*Mm*  
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.04.22 07:54:20 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/04/22 07:54:20 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)