

3028/2024

I-3141/2024



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AN 499288

3/15/24

D. 8-936454/2024

Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

15 APR 2024

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

Continued to page no.....2

ক্রমিক নং 705 তারিখ ১৫/০২/২৪
মুলা : M
ক্রেতা : Biswajit Kar
ডিকানা : Advocate
High Court Calcutta
ভেঙার : [Signature]

লাইসেন্স প্রাপ্ত ভেঙার
কালিশপুর দয়দয় এ. ডি. এস. আর. অফিস
বি

ভেঙারের নাম - সঞ্জিতা পাল
ক্রেতার নাম :- বারাক
তারিখের তারিখ
ক্র. ডি. নং - ১০১ কত টাকার
স্টাম্প মরিচ :- [Signature]

26 FEB 2024
120000



[Signature]
Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

Rabin Paul 15 APR 2024
Sp. Suresh Lal
21.11.2024
[Signature]
OCC. [Signature]

KNOW ALL MEN BY THESE PRESENTS I, **SRI DEWKI NANDAN AGARWAL**, (**PAN-AFQPA6548A** and Aadhaar No. **8584 3690 1315** and ID No. **BWC2395655**) son of Late Giridhari Lal Agarwal , by Occupation - Business, by faith Hindu, by Nationality - India, residing at 109/6, P.K.Guha Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal represented as Director of **DEWKI REALTORS PRIVATE LIMITED (PAN-AADCD7626H)** , having its office at 47/1, J. N. Tewari Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal , do hereby **SEND GREETINGS**.

WHEREAS one **Charan Bihari Shaw** was absolutely seized and possessed of ALLTHAT piece and parcel of bagan land measuring **62 decimal** more or less lying and situated at **Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, , within the municipal limits of Rajarhat Gopalpur P.S. Dum Dum Airport , Ward No. 27 District : North 24 parganas

AND WHEREAS said **Charan Bihari Shaw** died intestate on 10.02.1966 after publishing his last Will and Testament dated 07.02.1966 whereunder he appointed his wife Smt. Sarojini Dassi alias Smt. Sarojini Shaw and on son Sri Sudhir Kumar Shaw as the executor of the said Will.

AND WHEREAS said Sarojini Dassi alias Smt. Sarojini Shaw and Sri Sudhir Kumar Shaw applied to the Hon'ble Court at Calcutta for grant of probate of the said Will dated 07.02/1966 being Probate Case No.113 of 1972 and Probate of the said Will was duly granted by the Said Court on 15.12.1975 in favour of the said executor and executrix and such Probate was issued by the Hon'ble High Court at Calcutta on 05.04 1978.

AND WHEREAS under the aforesaid will , the said Charan Bihari Shaw had , inter alia bequeathed the property to his three sons namely Sri Sudhir Kumar Shaw, Sri Ajit Kumar Shaw and Sri Arup Kumar Shaw absolutely and each having equal share.

AND WHEREAS said **Sarojini Dassi alias Smt. Sarojini Shaw** and **Sri Sudhir Kumar Shaw** were jointly by a registered deed of conveyance which was executed and registered on 06.07.1978 registered at the Additional Registrar of Assurance Calcutta, recorded in Book NO. 1, Volume No. 136, pages 148 to 158, Being No. 3345 for the 1978 , sold and transferred of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, within the municipal limits of Rajarhat Gopalpur P.S. Airport, Ward No.27 District - North 24 Parganas to **Sri Tapan Kumar Roy & Sri Guru Parsad Roy** .

AND WHEREAS said **Sri Tapan Kumar Roy & Sri Guru Parsad Roy** were jointly by a registered deed of conveyance which was executed on 28.01.2003 and registered on 06.04.2005 registered at the Additional District Sub Registrar office Bidhan Nagar , Salt



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Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, ~~Barasat~~

15 APR 2024

lake City , recorded in Book NO. 1, Volume No. 130, pages 162 to 176, Being No. 2134 for the 2005 , sold and transferred of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, within the municipal limits of Rajarhat Gopalpur P.S. Airport, Ward No.27 District – North 24 Parganas to **Sri Sailendra Nath Ghosh**.

AND WHEREAS said **Sri Sailendra Nath Ghosh** by a registered deed of conveyance which was executed on 27.04.2005 and registered on 06.06.2005 registered at the District Sub Registrar office Barasat, North 24 Parganas (D.S.R-II) , recorded in Book NO. 1, Volume No. 1, pages 1 to 33, Being No. 2971 for the 2005 , sold and transferred of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, within the municipal limits of Rajarhat Gopalpur P.S. Airport, Ward No.27 District – North 24 Parganas to **M/S. JAMUNA & JAMUNA DEVELOPERS PRIVATE LIMITED**.

AND WHEREAS said **M/S. JAMUNA & JAMUNA DEVELOPERS PRIVATE LIMITED** by a registered deed of conveyance which was executed on 29.07.2005 and registered on 08.08.2005 registered at the District Sub Registrar office Barasat, North 24 Parganas (D.S.R-II) , recorded in Book NO. 1, Volume No. 1, pages 1 to 33, Being No. 2971 for the 2005 , sold and transferred of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, within the municipal limits of Rajarhat Gopalpur P.S. Airport, Ward No.27 District – North 24 Parganas to **M/S. FASHION SUITINGS PRIVATE LIMITED**.

AND WHEREAS said **M/S. FASHION SUITINGS PRIVATE LIMITED**. after purchase absolutely seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of bagan land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, within the municipal limits of Rajarhat Gopalpur P.S. Dum Dum Airport, Ward No.27 District – North 24 Parganas by mutating its name in respect of **Holding No. RGM-M/56/06-07, Kaikhali, Kolkata- 700 0136** , by paying taxes and revenues to the competent authority. The aforesaid property is free from all encumbrances and charges and fully described in the Schedule "A" herein below. Said **M/S. FASHION SUITINGS**

PRIVATE LIMITED, recorded its name in L.R. Records in respect of the aforesaid property against L.R. Dag No. 85 under L.R. Khatian No. 2794.

AND WHEREAS said **M/S. FASHION SUITINGS PRIVATE LIMITED**, was interested to sell the Schedule property on as is where is and whatever there is basis and the Purchaser therein agreed to purchase.

AND WHEREAS the name of one Sri Prasanta Dey was wrongly recorded as permissive possessor in respect of the said property . But he had no right title interest in the said property and said Sri Prasanta Dey Confirm the Deed by executing to assure the title in favour of the Purchaser therein.

AND WHEREAS by way of Deed of conveyance made on 23rd day of February, 2023 and registered before the Additional Registrar of Assurance- IV at Kolkata and recorded in Book No. 1, Volume Number 1904-2023, Page from 162654 to 162677 being No. 190402881 said **M/S. FASHION SUITINGS PRIVATE LIMITED**, a Company registered under the Companies Act, 1956, having its registered office at 3, Chhabra Mansion Pur Road, P.O. Bhilwra, P.S. Sadar Bhilwara , District Bhilwara, Pin- 311001, Rajasthan as **Vendor** and **Sri Prasanta Dey** , son of Narayan Dey as **Confirming Party** sold, conveyed & transferred to **DEWKI REALTORS PRIVATE LIMITED (PAN-AADCD7626H)** , having its office at 47/1, J. N. Tewari Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal and represented by its Director namely **SRI DEWKI NANDAN AGARWAL**, **ALL THAT** piece and parcel of bagan land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, **L.R. Dag No. 85** under **L.R. Khatian No. 2794** within the municipal limits of Rajarhat Gopalpur P.S. Dum Dum Airport, Ward No.27 District – North 24 Parganas by mutating its name in respect of **Holding No. RGM-M/56/06-07, Kaikhali, Kolkata- 700 0136 ,**

AND THUS said to **DEWKI REALTORS PRIVATE LIMITED (PAN-AADCD7626H)** , having its office at 47/1, J. N. Tewari Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal and represented by its Director namely **SRI DEWKI NANDAN AGARWAL** become the absolute owners **ALLTHAT** piece and parcel of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with **1500 sq.ft** of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Holding No. AS/610/10/06 , BLOCK-KA** (as per Municipal Assessment Registers), **Street- Kaikhali, Kolkata – 700 136** comprised in **Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, **L.R. Dag No. 85, L.R. Khatian No. 3620**, within the limits of **Bidhannagar Municipal Corporation under Ward No. 6, Borough -1**(for Municipal Corporation), P.S. Airport, P.O., Rajarhat Gopalpur, District – North 24

Parganas, West Bengal under Addl. District Sub Registration office Bidhannagar Saltlake City morefully and specifically described in **the Schedule "A"** hereinunder written.

WHEREAS the owner herein intend to develop the aforesaid property by raising construction of a G+IV storied building in different Blocks as per **sanctioned building plan vide Building Permit No. SWS-OBPAS/2109/2023/1389** dated **15-01-2024** from **Bidhannagar Municipal Corporation** which has already been approved in the name of owner , but, due to paucity of funds and lack of experience it is not possible on the part of the owners to develop the same and finding no other alternative they have decided to appoint a Developer who will be able to undertake the aforesaid job.

WHEREAS On hearing such intention of the owner/Director herein, the Developer approached him that they are agreed to under take the aforesaid job where the owner hereby accepted the said proposal of the Developer.

AND WHEREAS said **SRI DEWKI NANDAN AGARWAL**, son of Late Giridhari Lal Agarwal , by Occupation - Business, by faith Hindu, by Nationality - India, residing at 109/6, P.K.Guha Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal represented as Director/ owner of **DEWKI REALTORS PRIVATE LIMITED** , having its office at 47/1, J. N. Tewari Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal the owner/Director herein have entered into a **Development Agreement on 15th day of April, 2024** and registered before the **Additional District Registrar, North 24 Parganas at Barasat** being no. **3135**..... For the year 2024 have agreed with **URBAN HOME** , a Partnership Firm, having its office at 36, Post Office Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal represented by its Partners namely **(1) SRI SANJU AGARWAL** , son of Mr. Dewki Nandan Agarwal , by faith - Hindu , by occupation - Business, residing at 36, Post Office Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas , West Bengal **(2) SRI DEBASISH DUTTA**, son of Dinesh Dutta , by faith - Hindu , by occupation - Business, residing at Manikpur Nabapally, P.O. Italgacha, P.S. Dum Dum, Kolkata- 700 079, in the District of North 24 Parganas , West Bengal **(3) MR. ABDUL RASHED MONDAL** , son of Abdul Mazid Mondal ,by faith - Muslim , by occupation - Business, residing at Mondalganathi, Kaikhali, Rajarhat, P.O, Airport, P.S. Baguiati, Kolkata- 700 052, in the District of North 24 Parganas , West Bengal **(4) MR. RAJESH PRASAD** , son of Dhanush Dhari Prasad ,by faith - Hindu , by occupation - Business, residing at Kalipark, P.O. R. Gopalpur, P.S. Narayanpur, Kolkata- 700 136, in the District of North 24 Parganas , West Bengal, the terms and conditions set-forth therein and the owner/Director approached the Developer to undertake the Development work of the said premises and construct thereon a Multi-storied building .

Dewki Nandan Agarwal

Dewki Nandan Agarwal

AND WHEREAS it is not possible for us to look after the said property. So I do hereby nominate constitute appoint and authorize **all or two of them** (1) **SRI SANJU AGARWAL (PAN- ELTPA7962R & Aadhaar No. 3562 5095 8843 and ID No. RXC2248011)**, son of Mr. Dewki Nandan Agarwal, by faith - Hindu, by occupation - Business, residing at 36, Post Office Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas, West Bengal (2) **SRI DEBASISH DUTTA (PAN- AHDPD0S95L & Aadhaar No. 3593 1001 5665 and ID No. RXC1116987)**, son of Dinesh Dutta, by faith - Hindu, by occupation - Business, residing at Manikpur Nabapally, P.O. Italgacha, P.S. Dum Dum, Kolkata- 700 079, in the District of North 24 Parganas, West Bengal Bengal (3) **MR. ABDUL RASHED MONDAL (PAN- BEOPM9179M & Aadhaar No. 9400 9154 9534 and ID No. GGC2116994)**, son of Abdul Mazid Mondal, by faith - Muslim, by occupation - Business, residing at Mondalgaranthi, Kaikhali, Rajarhat, P.O, Airport, P.S. Baguiati, Kolkata- 700 052, in the District of North 24 Parganas, West Bengal Bengal (4) **MR. RAJESH PRASAD (PAN- ALRPP4345B & Aadhaar No. 8192 8392 3841 and ID No. WB/20/091/165407)**, son of Dhanush Dhari Prasad, by faith - Hindu, by occupation - Business, residing at Kalipark, P.O. R. Gopalpur, P.S. Narayanpur, Kolkata- 700 136, in the District of North 24 Parganas, West Bengal partners of **URBAN HOME (PAN-AAIFU1891P)**, a Partnership Firm, having its office at 36, Post Office Road, P.O. & P.S. Dum Dum, Kolkata- 700 028, in the District of North 24 Parganas, West Bengal represented by its Partners **all or two of them** as my true and lawful Attorney to do or perform the following Deeds, things and matters that is to say :-

01. To apply for and to sign and execute all plans including site & building plan, completion certificate and revised plans and all necessary papers for obtaining sanction permission from all appropriate authority including Local Municipality/ Municipal Corporation, C.M.D.A or under the land Ceiling Act, 1976, for construction of a G+IV storied building on the Schedule of property mentioned hereinafter
02. To appear before and represent me before all appropriate authorities including Local Municipality / Municipal Corporation and for the purpose of development of the aforesaid property, & the amalgamation of adjacent land and for all or any of the purpose i.e for signing on any form / paper for running the construction work of the said multi storied building
03. To enter into and execute all or any agreement for transfer or demise of the building or part of a building, flats, or shop or garage spaces including proportionate shares of land so constructed in which we as owners of an interest of share in the land appertaining thereto for such price or at such premium rent or rents and such to be and conditions as our said attorney may think fit and proper and as and when

occasion shall arise to cause to register any such agreement documents as our said attorney shall deem fit and proper.

04. To sign, execute and perform all or any agreement for sale, Sale Deed or other Deeds, and other documents relating to transfer of any building, part of a building, flats, shop, garage space (**except owner's allocation**) so to be constructed or of our share or interest in the land appertaining thereto or otherwise for such consideration and on such terms conditions as our attorney deem fit and proper.
05. To receive on my behalf all or any money or monies under the Agreement and or for Sale, Sale Deeds and other Deeds or other documents (**except owner's allocation**) executed and / or registered by my attorney and to receive on my behalf consideration money of the said flat or portion of the building or flat, space or roof space, shops, garage and proportionate share of land to the intending purchaser of the said building to be constructed on the Schedule of proportions or any other portion of the building to be constructed on the Schedule of properties.
06. To appoint and / or re-appoint Engineers, Architects, and all other person or persons for supervisions of construction of the building and verifications of the measurements thereof.
07. To apply to appropriate authorities for allotment of cement, iron, steel and other materials and also to appropriate authorities for electric connections, water connections, sewerage and drain connection, temporary or otherwise and furnish or make declaration or statements in connection therewith.
08. To appear before the Registrar, District Registrar, Sub-Registrar, all appropriate registration Authority and / or to present for registration any agreement, Sale Deeds and / or any deeds or any other documents (**except owner's allocation**) that may be necessary for any of the purpose mentioned herein and to admit execution of the same for us and on our behalf whether executed by us and our attorney also authorize to receive the consideration money from the purchaser on our behalf.
09. To appear before and represent me in any court of law, municipal, Municipal Corporation and other bodies and or authority, government, local or statutory and for that purpose to engage and reappoint any advocate or agent and for that purpose to sign and execute vokatname and powers.
10. To receive any notice from any government Authority or authorities or person or persons and to reply the same.
11. To sign, verify and affirm, plaint, petition, tabular statement, memorandum of appeal and other pleading for and on our behalf.
12. To apply before the calcutta electric supply corporation ltd./ WBSEB for electric connection in the said building and to sign all documents and papers for the same.

13. And generally to do all such acts, or things that may be necessary for all or the purposes mentioned hereinabove.
14. And I do hereby ratify and agree to ratify all such acts, or things as our said attorney may lawfully do by virtue of these presents.
15. I do hereby agree that all consideration money except Owner's Allocation will be received by the Developer at his own responsibility and deposited in his Bank Account.
16. This power will be used exclusively for Development purpose.

"A" SCHEDULE ABOVE REFERRED TO

ALLTHAT piece and parcel of land measuring **1(One) Bigha 3 (Three) Cottahs 0 Chittack 0 sq.ft** more or less along with 1500 sq.ft of structure made of brick walls floor net cement having Asbestos shed **lying and situated at Holding No. AS/610/10/06 , BLOCK-KA** (as per Municipal Assessment Registers), **Street- Kaikhali, Kolkata - 700 136** comprised in **Mouza- Kaikhali**, J.L. No. 5, C.S. Dag No.77, C.S. Khatian No. 305 & 306 corresponding to R.S. Dag No. 85 under L.R.Khatian No. Kri-261, **L.R. Dag No. 85, L.R. Khatian No. 3620**, within the limits of **Bidhannagar Municipal Corporation under Ward No. 6, Borough -1**(for Municipal Corporation), P.S. Airport, P.O., Rajarhat Gopalpur, **Karkhana Gali (Kaikhali)** , District - North 24 Parganas, West Bengal under Addl. District Sub Registration office Bidhannagar Saltlake City along with all rights of easements and common passages **The property is butted and bounded as follows:**

| | |
|-----------------|---|
| ON THE NORTH BY | - Part of R.S. Dag No. 85 |
| ON THE SOUTH BY | - 24 ft wide Municipal Road and side of Febricast India. |
| ON THE EAST BY | - 26'0" wide Municipal Road |
| ON THE WEST BY | - Municipal Drain, 24 ft. wide Municipal Road , side of Febricast India and Part of R.S. Dag No. 85 |

IN WITNESS WHEREOF the Executant and the Attorney set and subscribe their respective hand and seal on this **DEVELOPMENT POWER OF ATTORNEY** this the 1st day of April....., Two Thousand Twenty Four.

SIGNED, SEALED AND DELIVERED

BY THE EXECUTANTS AND THE

ATTORNEY AT DUM DUM

in the presence of :

1. Ratan Paul
24-K.B. Sarani
Kolkata

DEWKI REALTORS PRIVATE LIMITED

(P) Dewki Narayan Agarwal
Director

EXECUTANT

(Dewki Narayan Agarwal)

Rajesh Prasad
Abdul Rashid
Sanjay Agarwal

2. Gowanga Das
19/43, K.B. Sarani
Kolkata

Signature of the Constituted Attorney

Deed prepared By :

SRI BISWAJIT KAR

Advocate,

Kolkata High Court

En No. 549/91

Biswajit Kar

Advocate

High Court Bar Association

Room No.- 5

W.B EN. No.- 549/91


































Computerised By :

R.D. Enterprise




























K.B.Sarani , Dum Dum

Contact No. 9831004277

SPECIMEN FORM FOR THE FINGERPRINTS

| Sl. No. | Signature of the Executants/Presentants | Little | Ring | Middle | Fore | Thumb |
|---|--|--|---|---|---|---|
| | | (LEFT HAND) | | | | |
| 1 |  <i>Dewti Sunder Agrewal</i> |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (RIGHT HAND) | | | | |
| | |  |  |  |  |  |
| 2 |  <i>Sachin Datta</i> | Little | Ring | Middle | Fore | Thumb |
| | | (LEFT HAND) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| (RIGHT HAND) | | | | | | |
|  |  |  |  |  | | |
| 3 |  <i>Akshay Rastogi</i> | Little | Ring | Middle | Fore | Thumb |
| | | (LEFT HAND) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| (RIGHT HAND) | | | | | | |
|  |  |  |  |  | | |

SPECIMEN FORM FOR THE FINGERPRINTS

| Sl. No. | Signature of the Executants/Presentants | Little | Ring | Middle | Fore | Thumb |
|--|---|---|--|---|---|---|
| | | (LEFT HAND) | | | | |
|  <i>Rajesh Prasad</i> | |  |  |  |  |  |
| | Thumb | (RIGHT HAND) | | | | Little |
| |  |  |  |  |  | |
| | | | | | | |
|  <i>Sanja Agarwal</i> | |  |  |  |  |  |
| | Thumb | (RIGHT HAND) | | | | Little |
| |  |  |  |  |  | |
| | | | | | | |
| | |  |  |  |  |  |
| | Thumb | (RIGHT HAND) | | | | Little |
| | | | | | | |
| | | | | | | |



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD

BWC 1700285

পরিচয় পত্র



| | |
|--------------------|-----------|
| Elector's Name | Ratan Pal |
| নির্বাচকের নাম | রতন পাল |
| Father's Name | Suresh |
| পিতার নাম | সুবিশ |
| Sex | M |
| লিঙ্গ | পুং |
| Age as on 1.1.2000 | 39 |
| ১.১.২০০০-এ বয়স | ৩৯ |

Address

24 Malroad (K. B. Sarani) (Part) 1
Dumdum North 24 - Parganas 700080

ঠিকানা

২৪ মলরোড (কে বি সরনী) (আংশিক) ১ দমদম উত্তর
২৪ পরগণা ৭০০০৮০

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 138-Dum Dum

Assembly Constituency

১৩৮-দমদম

বিধানসভা নির্বাচন কেন্দ্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 25.09.2000

তারিখ ২৫.০৯.২০০০

261/0374

Ratan Pal

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1502-03141/2024 | Date of Registration | 15/04/2024 |
| Query No / Year | 1502-8000936454/2024 | Office where deed is registered | |
| Query Date | 15/04/2024 1:37:53 PM | D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | RATAN PAUL BARASAT,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9831928335, Status :Others | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 4,10,87,704/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 53/- (Article:E, E, M(b)) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150203135/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Karkhana Gali.(kaikhali), Mouza: Kaikhali, , Ward No: 06, Holding No:AS/610/10/06 Pin Code : 700136

| 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 | LR-85 | LR-3620 | Bastu | Bastu | 1 Bigha 3 Katha | 1/- | 4,06,82,704/- | Width of Approach Road: 26 Ft., , Project Name : |
| Grand Total : | | | | | 37.95Dec | 1 /- | 406,82,704 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1500 Sq Ft. | 1/- | 4,05,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |
| Total : | | 1500 sq ft | 1 /- | 4,05,000 /- | |






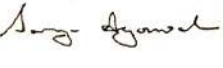



Principal Details :



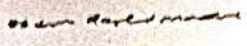


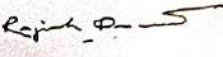
| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Dewki Realtors Private Limited 47/1 , J N Tewari Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: aaxxxxx6h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative |

Attorney Details :


| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Urban Home 36 , Post Office Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: aaxxxxxx1p,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|--|--|
| 1 | Name Mr Dewki Nandan Agarwal (Presentant) Son of Late Giridhari Lal Agarwal Date of Execution - 15/04/2024, , Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office | Photo  Apr 15 2024 2:06PM | Finger Print  Captured LTI 15/04/2024 | Signature  15/04/2024 |
| 109/6 , P K Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx8a,Aadhaar No Not Provided Status : Representative, Representative of : Dewki Realtors Private Limited (as director) | | | | |
| 2 | Name Shri SANJU AGARWAL Son of Mr DEWKI NANDAN AGARWAL Date of Execution - 15/04/2024, , Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office | Photo  Apr 15 2024 2:08PM | Finger Print  Captured LTI 15/04/2024 | Signature  15/04/2024 |
| 36 , POST OFFICE ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ELxxxxx2R,Aadhaar No Not Provided Status : Representative, Representative of : Urban Home (as partner) | | | | |
| 3 | Name Shri DEBASISH DUTTA Son of Mr DINESH DUTTA Date of Execution - 15/04/2024, , Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office | Photo  Apr 15 2024 2:09PM | Finger Print  Captured LTI 15/04/2024 | Signature  15/04/2024 |
| MANIKPUR NABAPALLY, City:- , P.O:- ITALGACHA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxx5L,Aadhaar No Not Provided Status : Representative, Representative of : Urban Home (as partner) | | | | |

| Name | Photo | Finger Print | Signature |
|---|--|---|--|
| Mr ABDUL RASHED MONDAL Son of Mr ABDUL MAZID MONDAL Date of Execution - 15/04/2024, Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office |  |  Captured LTI 15/04/2024 |  15/04/2024 |
| MONDALGANTHI, KAIKHALI, RAJARHAT, City:- , P.O:- AIRPORT, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx9M,Aadhaar No Not Provided Status : Representative, Representative of : Urban Home (as partner) | | | |
| Name | Photo | Finger Print | Signature |
| Mr RAJESH PRASAD Son of Mr DHANUSH DHARI PRASAD Date of Execution - 15/04/2024, Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office |  |  Captured LTI 15/04/2024 |  15/04/2024 |
| KALIPARK, City:- , P.O:- R GOPALPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5B,Aadhaar No Not Provided Status : Representative, Representative of : Urban Home (as partner) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Mr RATAN PAUL Son of SURESH PAUL 24,K B SARANI, City:- Not Specified, P.O - MALL ROAD, P.S:-Dum Dum, District -North 24-Parganas, West Bengal, India, PIN- 700080 |  |  Captured 15/04/2024 |  15/04/2024 |
| Identifier Of Mr Dewki Nandan Agarwal, Shri SANJU AGARWAL, Shri DEBASISH DUTTA, Mr ABDUL RASHED MONDAL, Mr RAJESH PRASAD | | | |

| Transfer of property for L1 | | |
|-----------------------------|--------------------------------|--------------------------------|
| SI.No | From | To. with area (Name-Area) |
| 1 | Dewki Realtors Private Limited | Urban Home-37.95 Dec |
| Transfer of property for S1 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Dewki Realtors Private Limited | Urban Home-1500.00000000 Sq Ft |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Karkhana Gali.(kaikhali), Mouza: Kaikhali, , Ward No: 06, Holding No:AS/610/10/06 Pin Code : 700136

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|--|--|
| L1 | LR Plot No:- 85, LR Khatian No:- 3620 | Owner:কওকী বিয়নটম গ্রহেভট নিবিটড , Gurdian:শঙ্ক ডিলেক্টর, Address:নিজ , Classification:বাগল, Area:0.38000000 Acre, | Owner Name not selected by applicant. |

Endorsement For Deed Number : I - 150203141 / 2024

On 15-04-2024

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

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

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

Presented for registration at 13:49 hrs on 15-04-2024, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Mr Dewki Nandan Agarwal ,.

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 4,10,87,704/-

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

Execution is admitted on 15-04-2024 by Mr Dewki Nandan Agarwal, director, Dewki Realtors Private Limited, 47/1 , J N Tewari Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr RATAN PAUL, , Son of SURESH PAUL, 24,K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Execution is admitted on 15-04-2024 by Shri SANJU AGARWAL, partner, Urban Home, 36 , Post Office Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr RATAN PAUL, , Son of SURESH PAUL, 24,K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Execution is admitted on 15-04-2024 by Shri DEBASISH DUTTA, partner, Urban Home, 36 , Post Office Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr RATAN PAUL, , Son of SURESH PAUL, 24,K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Execution is admitted on 15-04-2024 by Mr ABDUL RASHED MONDAL, partner, Urban Home, 36 , Post Office Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr RATAN PAUL, , Son of SURESH PAUL, 24,K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Execution is admitted on 15-04-2024 by Mr RAJESH PRASAD, partner, Urban Home, 36 , Post Office Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr RATAN PAUL, , Son of SURESH PAUL, 24,K B SARANI, P.O: MALL ROAD, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 705, Amount: Rs.100.00/-, Date of Purchase: 05/03/2024, Vendor name: Rajita Paul

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1502-2024, Page from 81232 to 81252
being No 150203141 for the year 2024.



Digitally signed by RITA LEPCHA
Date: 2024.04.22 13:33:07 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 22/04/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.