

9375/2

I-9292/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 8 18/2640378/23 AP 800920

12:58  
16-10-23

Certified that the document is admitted to registration. The Signature sheet and the Endorsement sheets attached with this document are the part of this document.

*[Signature]*  
Addl. District Sub-Registrar  
Baruipur, South 24 Parganas

16 OCT 2023

**DEVELOPMENT POWER OF ATTORNEY**

(After Registration of Development Agreement)

**KNOW ALL MEN BY THESE PRESENTS WE,1) SMT. RUPA ROY**, (PAN – ADIPR8694J) (AADHAAR No.- 2684 1559 1496) wife of - Late Goutam Roy, by faith- Hindu, by nationality – Indian, by occupation- Business, residing at- Shasan, P.O – Ramgopalpur, Police Station – Baruipur, Pin – 743387, District South 24 Parganas, 2) **SMT. PUJA ROY**, (PAN – BGPPR5322A) (AADHAAR No.- 7629 6972 0083) wife of- Sri Shuvendu Roy Chowdhury, daughter of Late Goutam Roy, by faith- Hindu, by nationality – Indian, by occupation - Business, residing at P.K Banerjee Road, P.O and Police Station – Baruipur, Kolkata –

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED  
*Srabani Rai Chaudhuri*  
Director

*[Signature]*



S.L. No. 465Z Date 11-10-2023  
Name.....  
Address.....  
Value 100.....

GOUTAM PAUL  
Advocate,  
Baruipur Civil Court  
Kolkata-700144

Govt. Stamp Vender  
SUBHOJIT DEB  
S.D.O., Kol-150



District Sub-Registrar  
Baruipur, South 24 Parganas

16 OCT 2023

Goutam Ghosh,  
C/O Pradip Ghosh  
Shyam, Baruipurak Borewell Road  
Land No-9, Kol-700144

(2)

700144, District South 24 Parganas, 3) **SRI ANUPAM PANDA**, (PAN – BBDPP5252Q) (AADHAAR No.- 7305 8362 0906) son of Sri Banabehari Panda, by faith- Hindu, by nationality – Indian, by occupation- Business, residing at- B.K Roy Chowdhury Road, P.O and Police Station – Baruipur, Kolkata – 700144, District South 24 Parganas being the absolute owner of the property as described in the Schedule hereunder do hereby nominate, constitute and appoint **RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED** (PAN - AAMCR1688J) a registered company under the Copanies Act,2013 having its registered office at P.K. Banerjee Road, Shasan P.O and Police Station – Baruipur, Kolkata – 700144, District South 24 Parganas, represented by its Director namely 1) **SMT. SRABANI RAI CHAUDHURI**, (PAN – AFNPR4413C) (AADHAAR NO.- 7233 6848 5506) wife of Sri Subhas Rai Chaudhuri, by faith – Hindu, by occupation – Business, residing at- P.K. Banerjee Road, Shasan P.O and Police Station – Baruipur, Kolkata – 700144, District South 24 Parganas and 2) **SMT. SAYANEE NASKAR** (PAN – BJWPN8039A) (AADHAAR NO.- 6492 1979 0011) daughter of Karuna Karan Naskar, by faith – Hindu, by occupation – Business, residing at – Chitte Janjal Road, P.O and Police Station – Baruipur, Pin - 700144, District South 24 Parganas to be the true and lawful constituted Attorney for us in our name and on behalf of us to do all or any of the following acts, deeds and things;

**WHEREAS** the **LANDOWNERS** are now the absolute owners and seized and possessed of **ALL THAT** land measuring an area of **11 Cottah 02 Chittack 05 Sq.Ft or 18.36 Decimal** be the same a little more or less which is free from all encumbrances, lien, lispences, charges whatsoever, hereunder written and the said land has been more fully and particularly described in the Schedule hereunder written.

**AND WHEREAS** the Landowners were entered into an agreement on **12<sup>th</sup> day of October, 2023** with **RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED** a registered company under the Copanies Act, 2013 having its registered office at P.K. Banerjee Road, Shasan P.O and Police Station – Baruipur, Kolkata – 700144, District South 24 Parganas, represented by its

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Srabani Rai Chaudhuri

Director





(3)

Directors namely 1) SMT. SRABANI RAI CHAUDHURI wife of Sri Subhas Rai Chaudhuri, by faith – Hindu, by occupation – Business, residing at- P.K. Banerjee Road, Shasan P.O and Police Station – Baruipur, Kolkata – 700144, District South 24 Parganas and 2) SMT. SAYANEE NASKAR daughter of Karuna Karan Naskar, by faith – Hindu, by occupation – Business, residing at – Chitte Janjal Road, P.O and Police Station – Baruipur, Pin - 700144, District South 24 Parganas in respect of construction of a multi storied building upon the Schedule land mentioned hereunder on fulfilment of several terms and conditions mentioned in the **Development Agreement** dated 12.10.2023 and registered before the office of A.D.S.R Baruipur and recorded in Book No.1, Volume No.1611-2023, Pages from 186388 to 186427, Being No. 161109119 for the year 2023.

**AND WHEREAS** in pursuance of the said Development Agreement the Landowner hereby executed this Power of Attorney in favour of **RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED** a registered company represented by its Directors namely 1) SMT. SRABANI RAI CHAUDHURI wife of Sri Subhas Rai Chaudhuri, by faith – Hindu, by occupation – Business, residing at- P.K. Banerjee Road, Shasan P.O and Police Station – Baruipur, Kolkata – 700144, District South 24 Parganas and 2) SMT. SAYANEE NASKAR daughter of Karuna Karan Naskar, by faith – Hindu, by occupation – Business, residing at – Chitte Janjal Road, P.O and Police Station – Baruipur, Pin - 700144, District South 24 Parganas are hereby appointed as lawful constituted attorney in our name and on our behalf to do execute and perform the following acts, deeds, matters and things without prejudice to our rights:

1. To construct the multi storied building upon the Schedule land mentioned hereunder in accordance with the plan to be sanctioned by the Baruipur Municipality or any other authority and to sign on our behalf in the building plan and to file and obtain the same from concerned authority and to take all other necessary steps in the Baruipur Municipality or any other office.



RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED  
Srabani Rai Chaudhuri  
Director

(3)

Directors namely 1) SMT. SRABANI RAI CHAUDHURI wife of Sri Subhas Rai Chaudhuri, by faith – Hindu, by occupation – Business, residing at- P.K. Banerjee Road, Shasan P.O and Police Station – Baruipur, Kolkata – 700144, District South 24 Parganas and 2) SMT. SAYANEE NASKAR daughter of Karuna Karan Naskar, by faith – Hindu, by occupation – Business, residing at – Chitte Janjal Road, P.O and Police Station – Baruipur, Pin - 700144, District South 24 Parganas in respect of construction of a multi storied building upon the Schedule land mentioned hereunder on fulfilment of several terms and conditions mentioned in the **Development Agreement** dated 12.10.2023 and registered before the office of A.D.S.R Baruipur and recorded in Book No.1, Volume No.1611-2023, Pages from 186388 to 186427, Being No. 161109119 for the year 2023.

**AND WHEREAS** in pursuance of the said Development Agreement the Landowner hereby executed this Power of Attorney in favour of **RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED** a registered company represented by its Directors namely 1) SMT. SRABANI RAI CHAUDHURI wife of Sri Subhas Rai Chaudhuri, by faith – Hindu, by occupation – Business, residing at- P.K. Banerjee Road, Shasan P.O and Police Station – Baruipur, Kolkata – 700144, District South 24 Parganas and 2) SMT. SAYANEE NASKAR daughter of Karuna Karan Naskar, by faith – Hindu, by occupation – Business, residing at – Chitte Janjal Road, P.O and Police Station – Baruipur, Pin - 700144, District South 24 Parganas are hereby appointed as lawful constituted attorney in our name and on our behalf to do execute and perform the following acts, deeds, matters and things without prejudice to our rights:

1. To construct the multi storied building upon the Schedule land mentioned hereunder in accordance with the plan to be sanctioned by the Baruipur Municipality or any other authority and to sign on our behalf in the building plan and to file and obtain the same from concerned authority and to take all other necessary steps in the Baruipur Municipality or any other office.



RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED  
Srabani Rai Chaudhuri  
Director



(4)

2. To negotiate on terms for and to agree for sale of Flats, Car parking space, Shops etc. to any intending purchaser or purchasers at such price or prices at any time which our said attorney in its absolute discretion thinks fit and proper in respect of the Developer's Allocation mentioned in "PART II" of the said registered Development Agreement.
3. To book Flats and to enter into all agreement for sale or sales of Flats, Car parking space, Shops etc which are to be constructed on the Schedule property mentioned hereunder in respect of Developer's Allocation mentioned in the said registered Development Agreement.
4. To receive the earnest money from the intending purchaser or purchasers and also the balance amount on completion of such sale or sales and to give good and valid receipt for the same in respect of Developer's Allocation mentioned in the said registered Development Agreement.
5. To sign and execute the applications or deed or deeds or do all the necessary acts for the said property mentioned in the Schedule hereunder written in favour of purchaser or purchasers or their nominee or nominees in respect of the Developer's Allocation mentioned in the said registered Development Agreement.
6. To sign and execute all other deeds, instruments and assurances, on our behalf, which our Attorney shall consider necessary and enter into and/or agree to such covenants and conditions as may be required for fully and effectually securing the rights, title and interest of the others in respect of the said property.
7. To make, sign and verify and application and/or plan objection to the appropriate authorities of B.L. & L.R.O. Department, Baruipur Municipality etc., for all license permission, sanction and/or modification consent etc. required under the law and Regulations framed by such authorities, in respect of the said property mentioned in the Schedule hereunder.



RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED  
Srabani Rai Chaudhuri  
Director

8. To negotiate, sell and make agreement with the intended purchaser and take money from them as advance and or consideration and deposit the same in its own account and to spend the same in its absolute discretion think best fit and proper in respect of the sale of the Developer's Allocation mentioned in the Development Agreement.
9. To appear and present before Baruipur Municipality or any other authority concerned on our behalf and also to apply before the appropriate authorities for mutation of the said property and complete mutation on our behalf and do all the necessary works for the such mutation work and our Attorney shall do all the acts, for sanction of the plan or modified plan on the said land by appropriate person/s from concerned authorities, for and on our behalf as and when our said Attorney shall deem fit and proper and also to apply for to effect mutation of the said property in Baruipur Municipality and/or Land Revenue Department in our favour, which our said Attorney may think fit and proper and also to sign all applications therefore.
10. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all plaints, applications, petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.
11. To sign and execute all documents, Petitions, Conveyance deeds, and transfer deeds or agreement or Conveyance deeds, Declaration Deeds, Instruments and assurances on our behalf, which our said Attorney shall consider necessary and to enter into and/or to such covenants and



RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Srabani Rai Chaudhuri

Director



(6)

conditions as may be required for fully and effectually conveying the said property or part thereof.

12. To present any such conveyance or conveyances of Developer Allocation for registration and to admit execution before the Sub-Registrar, District Registrar or Additional Registrar of Assurances having authority for and to have the said conveyance registered and to do acts, deeds and things which our said Attorney shall think necessary for conveying the said property or part thereof to the Purchasers and receive part or full consideration in connection there to and to effect mutation of the same in favour of the intending purchasers.
13. And generally to do execute and perform any other act or acts, deed or deeds matter or thing whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in respect of our said property described in the Schedule hereunder written fully and effectually as, We, ourselves could do the same in respect of the Developer's Allocation mentioned in the Development Agreement.
14. To pay all rates, taxes, charges expenses and other outgoing whatsoever payable for and on account of the said property or any part thereof and similarly to receive excess payment receivable from concerned authorities.
15. To pay for obtain any other sanction such other order and permission from the necessary authorities as expedient for any other sanction/modification and/or alterations of the plan and other papers and documents as may be required by the necessary authorities in respect of the said property mentioned in the Schedule hereunder.
16. To receive the excess amount of fees if any paid for the purpose of such any other sanctioned/modification and/or alteration of the plan and or

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

*Srabani Rai Chaudhuri*

Director





(7)

purpose related thereto from any authority or authorities on our behalf in respect of the said property mentioned in the Schedule hereunder.

17. To apply for and obtain electricity, gas, water sewerage, drain, telephones or other connection of any other nature in the said property and/or make alteration the in and/or have disconnected the same and for that to sign execute and all papers, applications documents and plans and to do all other acts, deeds and things as may be deem fit and proper in respect of the said property mentioned in the Schedule hereunder.

**AND** We hereby agree to confirm and ratify all acts, deeds, things done by the said Attorney by virtue of these presents on our behalf and the same shall be deemed to be done by us on our behalf and binding on us as if the same has been done by us.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the Shali land measuring about **15.55 decimal** land in R.S Dag No. 4030 under R.S Khatian No. 5462 and the Doba land measuring about **1 Cottah 1 Chittack 30 Sq.ft or 1.82 decimal** land in R.S Dag No. 4031 under R.S Khatian No. 8334 and the Doba land measuring about **9 Chittack 30 Sq.ft or 0.99 decimal** land in R.S Dag No. 4032/5318 under R.S Khatian No. 8334 **total measuring about 11 Cottah 02 Chittack 05 Sq.Ft or 18.36 decimal** land in P. K Banerjee Road within Ward no. 08 of Baruipur Municipality being Holding No. 170, 170/A/1, 170/B/1 of Mouza – Baruipur, A.D.S.R. Office – Baruipur, Pargana - Medanmolla, Touzi No. -250, J.L – 31 under P. S – Baruipur, District South 24 Parganas.



RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

Srabani Rai Chaudhuri

Director

IN WITNESS WHEREOF the parties hereto have signed and executed these presents on the 16<sup>th</sup> day of **October, (2023)** Two Thousand and Twenty Three.

SIGNED, SEALED & DELIVERED by the parties in presence of the:-

1. *Pratim Ghosh*  
Shree, Barui pur P. K. Bamevill  
Road, Ward No 9, Kol - 700144

*RUPA ROY*

*Piya Roy*

*Anupam Panda*

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**SIGNATURE OF THE EXECUTANT**

2. *Raji Mondal*  
*Hasanpur*  
*Chandahati*  
*Sonepur,*

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED  
*Shrabani Rai Chaudhuri*  
*Sayanee Dasgupta*

Director

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**SIGNATURE OF THE ACCEPTOR**

Drafted by:-



**GOUTAM PAUL**

Advocate

Baruipur Civil Court

Kolkata - 700144

F-1305/2009

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED  
*Shrabani Rai Chaudhuri*  
Director



# SPECIMEN FORM FOR TEN FINGER PRINTS



Rupam Roy

Rupam Roy	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Pooja Roy

Pooja Roy	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Anupam Panda

Anupam Panda	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Sraboni Rai Chaudhuri

Sraboni Rai Chaudhuri	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

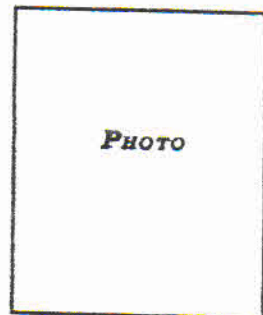


**SPECIMEN FORM FOR TEN FINGER PRINTS**

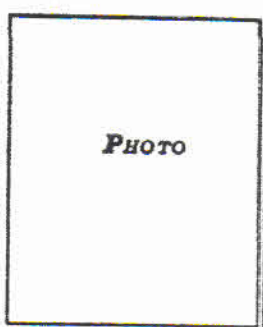


Sayanee Naskara

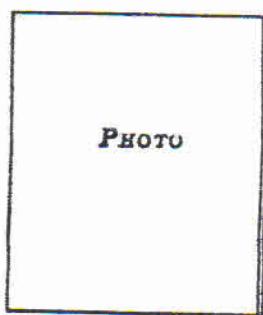
Sayanee Naskara	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

RAJCHAUHURI CONSTRUCTION PRIVATE LIMITED  
*Shalinee Rai Chaudhary*  
 Director



# SPECIMEN FORM FOR TEN FINGER PRINTS

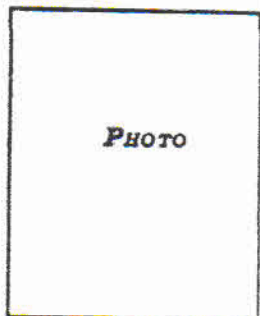


Sayona Naykora

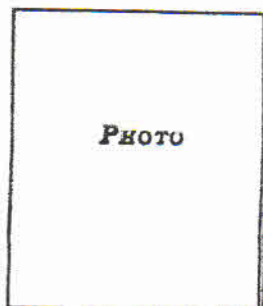
		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
Sayona Naykora		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



		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					



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

RAJCHAUHURI CONSTRUCTION PRIVATE LIMITED  
*Sonalini Rai Chaudhary*  
 Director



# DETAILS OF IDENTIFIER WITH PHOTO

( শনাক্তকারীর সচিত্র বিবরণ )



1. NAME ( নাম ) :- Pratik Ghosh

2. FATHER/HUSBAND NAME ( পিতা/স্বামীর নাম ) :- Pradi P Ghosh

3. OCCUPATION ( পেশা ) :- Business

4. PERMANENT ADDRESS ( স্থায়ী ঠিকানা )

VILLAGE/TOWN ( গ্রাম ) :- Basuipur POST

OFFICE ( পোস্ট অফিস ) :- Basuipur

POLICE STATION ( থানা ) :- Basuipur PIN: 700144

DISTRICT ( জেলা ) :- STATE ( রাজ্য ) :- W.B.

5. RELATIONSHIP WITH SELLER BUYER ( দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক ) :-

6. AADHAR : 2752 4044 8805 PAN

EPIC NO: MOBILE NO:

আমি ( শনাক্তকারী ) Pratik Ghosh অএ দলিলের

(Query No.) 8002640378 বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

7. as identifier identifying the executants of the concerned deed (Query No)

Pratik Ghosh

IDENTIFIER SIGNATURE  
( শনাক্তকারীর স্বাক্ষর )

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED  
Srabani Rai Chaudhuri  
Director



### Major Information of the Deed

Deed No.:	I-1611-09293/2023	Date of Registration:	16/10/2023
Query No./Year	1611-8002640378/2023	Office where deed is registered	
Query Date	13/10/2023 5:27:22 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Goutam Paul Baruipur, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7003018828, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
SetForth value	Market Value		
	Rs. 60,11,585/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 161109119/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Municipality: BARUIPUR, Road: P.K.Banerjee Road, Mouza: Baruipur, , Ward No: 8, Holding No:170 Pin Code : 700144










Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4030	RS-5462	Bastu	Shali	15.55 Dec		50,89,086/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	RS-4031	RS-8334	Bastu	Doba	1 Katha 1 Chatak 30 Sq Ft		5,96,249/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	RS-4032/5318	RS-8334	Bastu	Doba	9 Chatak 30 Sq Ft		3,26,250/-	Property is on Road Adjacent to Metal Road, , Project Name :
<b>TOTAL :</b>					<b>18.3688</b> Dec	<b>0</b> /-	<b>60,11,585</b> /-	
<b>Grand Total :</b>					<b>18.3688</b> Dec	<b>0</b> /-	<b>60,11,585</b> /-	

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

*Sraboni Rai Chaudhuri*  
Director



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Smt Rupa Roy</b> Wife of Late Goutam Roy Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 15/10/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>16/10/2023</p>	<p><b>Finger Print</b></p>  <p>Captured LTI 16/10/2023</p>	<p><b>Signature</b></p>  <p>16/10/2023</p>
<p>Shasan, City:- , P.O:- Ramgopalpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743387 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx4j, Aadhaar No: 26xxxxxxxx1496, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Smt Puja Roy</b> Wife of Shri Shuvendu Roy Chowdhury Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>16/10/2023</p>	<p><b>Finger Print</b></p>  <p>Captured LTI 16/10/2023</p>	<p><b>Signature</b></p>  <p>16/10/2023</p>
<p>P. K. Banerjee Road, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bgxxxxxx2a, Aadhaar No: 76xxxxxxxx0083, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>Shri Anupam Panda (Presentant)</b> Son of Shri Banabehari Panda Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>16/10/2023</p>	<p><b>Finger Print</b></p>  <p>Captured LTI 16/10/2023</p>	<p><b>Signature</b></p>  <p>16/10/2023</p>
<p>B.k. Roy Chowdhury Road, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bbxxxxxx2q, Aadhaar No: 73xxxxxxxx0906, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office</p>				



















RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED  
*Srabani Rai Chaudhuri*  
 Director






**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Raichaudhuri Construction Private Limited</b> P K Banerjee Road Shasan, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 , PAN No.:: aaxxxxxx8j,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>Srabani Rai Chaudhuri</b>                      Wife of Subhas Rai Chaudhuri                      Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office                 </td> <td>  </td> <td>                       Captured                      LTI                      16/10/2023                 </td> <td>                       16/10/2023                 </td> </tr> </tbody> </table> <p>P K Banerjee Road Shasan, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Aaxxxxxx3C, Aadhaar No: 72xxxxxxxx5506 Status : Representative, Representative of : Raichaudhuri Construction Private Limited (as director)</p>	Name	Photo	Finger Print	Signature	<b>Srabani Rai Chaudhuri</b> Wife of Subhas Rai Chaudhuri Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office		 Captured LTI 16/10/2023	 16/10/2023
Name	Photo	Finger Print	Signature						
<b>Srabani Rai Chaudhuri</b> Wife of Subhas Rai Chaudhuri Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office		 Captured LTI 16/10/2023	 16/10/2023						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Sayanee Naskar</b>                      Daughter of Kapana Karan Naskar                      Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office                 </td> <td>  </td> <td>                       Captured                      LTI                      16/10/2023                 </td> <td>                       16/10/2023                 </td> </tr> </tbody> </table> <p>Chitte Janjal Road, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx9A, Aadhaar No: 64xxxxxxxx0011 Status : Representative, Representative of : Raichaudhuri Construction Private Limited (as director)</p>	Name	Photo	Finger Print	Signature	<b>Sayanee Naskar</b> Daughter of Kapana Karan Naskar Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office		 Captured LTI 16/10/2023	 16/10/2023
Name	Photo	Finger Print	Signature						
<b>Sayanee Naskar</b> Daughter of Kapana Karan Naskar Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office		 Captured LTI 16/10/2023	 16/10/2023						

**Identifier Details:**

Name	Photo	Finger Print	Signature
<b>Pritam Ghosh</b> Son of Pradip Ghosh Shasan, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144		 Captured	 16/10/2023
Identifier Of Smt Rupa Roy, Smt Puja Roy, Shri Anupam Panda, Srabani Rai Chaudhuri, Sayanee Naskar			

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED  
*Srabani Rai Chaudhuri*  
 Director

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Rupa Roy	Raichaudhuri Construction Private Limited-2.59167 Dec,-2.59167 Dec
2	Smt Puja Roy	Raichaudhuri Construction Private Limited-2.59167 Dec,-2.59167 Dec
3	Shri Anupam Panda	Raichaudhuri Construction Private Limited-2.59167 Dec,-2.59167 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Rupa Roy	Raichaudhuri Construction Private Limited-0.607292 Dec
2	Smt Puja Roy	Raichaudhuri Construction Private Limited-0.607292 Dec
3	Shri Anupam Panda	Raichaudhuri Construction Private Limited-0.607292 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Rupa Roy	Raichaudhuri Construction Private Limited-0.332292 Dec
2	Smt Puja Roy	Raichaudhuri Construction Private Limited-0.332292 Dec
3	Shri Anupam Panda	Raichaudhuri Construction Private Limited-0.332292 Dec

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED  
*Sraboni Rai Chaudhuri*  
 Director



Endorsement For Deed Number : I - 161109293 / 2023

On 13-10-2023

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 60,11,585/-

*Subhrangshu Shekhar Mandal*

Subhrangshu Shekhar Mandal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARUIPUR  
South 24-Parganas, West Bengal

On 16-10-2023

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

Admissible under Section 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 12:58 hrs on 16-10-2023, at the Office of the A.D.S.R. BARUIPUR by Shri Anupam Panda, one of the Executants.

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

Execution is admitted on 16/10/2023 by 1. Smt Rupa Roy, Wife of Late Goutam Roy, Shasan, P.O: Ramgopalpur, Thana: Baruiapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by Profession Business, 2. Smt Puja Roy, Wife of Shri Shuvendu Roy Chowdhury, P. K. Banerjee Road, P.O: Baruiapur, Thana: Baruiapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 3. Shri Anupam Panda, Son of Shri Banabehari Panda, B.k. Roy Chowdhury Road, P.O: Baruiapur, Thana: Baruiapur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Identified by Pritam Ghosh, , , Son of Pradip Ghosh, Shasan, P.O: Baruiapur, Thana: Baruiapur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

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

Execution is admitted on 16-10-2023 by Srabani Rai Chaudhuri, director, Raichaudhuri Construction Private Limited, P K Banerjee Road Shasan, City:- , P.O:- Baruiapur, P.S:-Baruiapur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by Pritam Ghosh, , , Son of Pradip Ghosh, Shasan, P.O: Baruiapur, Thana: Baruiapur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 16-10-2023 by Sayanee Naskar, director, Raichaudhuri Construction Private Limited, P K Banerjee Road Shasan, City:- , P.O:- Baruiapur, P.S:-Baruiapur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by Pritam Ghosh, , , Son of Pradip Ghosh, Shasan, P.O: Baruiapur, Thana: Baruiapur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 14.00/-

RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED

*Srabani Rai Chaudhuri*

Director

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4657, Amount: Rs.100.00/-, Date of Purchase: 11/10/2023, Vendor name: S DEB

*S. Mandal*

**Subhrangshu Shekhar Mandal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARUIPUR**  
**South 24-Parganas, West Bengal**

**RAICHAUDHURI CONSTRUCTION PRIVATE LIMITED**  
*Srabani Rai Chaudhuri*  
**Director**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2023, Page from 189138 to 189156  
being No 161109293 for the year 2023.



*Ssmandal*

Digitally signed by SUBHRANGSHU SHEKHAR  
MANDAL  
Date: 2023.10.17 16:46:33 +05:30  
Reason: Digital Signing of Deed.

(Subhrangshu Shekhar Mandal) 17/10/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARUIPUR  
West Bengal.

RAJCHAUDHURI CONSTRUCTION PRIVATE LIMITED

*Srabani Rai Chaudhuri*

Director