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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Verify that the document is authentic to registration. The signature sheet and the endorsement sheets attached with this document are the parts of this document.

Advt. District Sub-Registrar  
Bishannagar, (Salt Lake City)

30 NOV 2022

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

TO ALL TO WHOM these presents shall come I,

**SHRI TAPAS KUMAR DATTA**[PAN AGCPD9786G][AADHAAR 5923 6384 8353], son of Late Dr. Chittaranjan Datta, by faith - Hindu, by Nationality - Indian, by Occupation - Self-employed (Chartered Accountant), residing at 230, Block "B", Bangur Avenue, P.O. - Bangur Avenue, P.S. Lake Town, Kolkata - 700055, District North 24 Parganas, West Bengal, hereinafter referred to and called as the "**PRINCIPAL**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

ক্রমিক নং 3460 তারিখ 25-11-22  
মূল্য: 150/-  
ক্রেতা: Gokul Bealon  
ঠিকানা: 18, Bidyut Chakra Post Nagar Road, P.S - Dum Dum - Present Nagar-286  
ডেপুটি: Ranjit Kumar  
কলকাতা - 700030  
নাই: 0313  
কামিশনার দফতর: ভার. অফিস

ডেপুটির নং: রঞ্জিতা পাল  
ট্রেজারির নাম: হারাকপুর  
টি.ভি. নং: .....  
স্ট্যাম্প: খরদের তারিখ: 22 NOV 2022  
এ টি.ভি. নং মোট কত টাকার  
স্ট্যাম্প খরদ করা হয়েছে। 1600 00



31  
Pradip Kumar Dasgupta  
S/o late Harzari Lal Dasgupta  
Nabarunpally, K.K. Ram Das Rd.  
Nunta, Kolkata - 700049.  
Business  
30 NOV 2022

Sold of 7-0-36 Seven Cottahs Thirty Six sft land by The Amalgamated Development Limited, the vendor thereof in favour of Dr.Chittaranjan Datta, the purchaser therein:-

**WHEREAS** The Amalgamated Development Limited, the vendor thereof announced to sale out ALL THAT a piece and parcel of Mourashi Mokorari sattiya land measuring an area of 7-0-36 Seven Cottahs Thirty Six Sft which is equivalent to 12 satak be the same a little more or less having annual rent of Rupees One Hundred Fifty Six(156) Ana Twelve (12) Pai Six (6) being **Plot No. 230 of Bangur Avenue, Block 'B', Kolkata - 700055**, lying and situated at **MouzaKrishnapur** , at present **Shyamnagar**, J.L. No. 17, at present 32/20, Re. Sa. No. 180, Parganas Kalikata, Touzi Nos. 228, 229 under C.S. Plot/Dag No. 1265, comprised in C.S. Khatian No. 791, P.S. Dum Dum, at present P.S. Laketown, within the limits of South Dum Dum Municipality, Ward No. 29, Additional District Sub Registrar Bidhannagar Salt Lake City, then District 24 parganas, at present District of North 24 Parganas and one Dr. Chittaranjan Datta, the purchaser therein purchased the same by a registered Deed of sale 13.12.1957 registered at Sub Registrar Cossipore Dum Dum and recorded in Book No 1, Volume No 134, pages 31 to 38, Being No 8493, for the year 1957 from said The Amalgamated Development Limited, the vendor therein and thus Dr. Chittaranjan Datta became the absolute owner of the said property by virtue of the above mentioned purchase and constructed two storied dwelling house thereon and enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner and the property is clear, good and marketable and said Dr. Chittaranjan Datta recorded his name in B.L&L.R.O comprised in R.S Khatian No 750 under R.S Dag No 1265.

Demise of Dr.Chittaranjan Datta:-

**AND WHEREAS** while in course of enjoyed the same said Dr. Chittaranjan Datta died intestate on 11.03.1967 leaving behind his surviving wife namely Smt. Jyotsna Rekha Datta, one son namely Sri Tapas Kumar Datta and three daughter namely Subhra Datta, Shipra Somani, Lina Basu as his legal



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heirs and successors and the property left by Dr. Chittaranjan Datta, since deceased were jointly inherited by Smt. Jyotsna Rekha Datta, Sri Tapas Kumar Datta, Subhra Datta, Shipra Somani and Lina Basu, by virtue of hereditary right of their husband and father respectively and also by virtue of Hindu Succession Act 1956 (Each having undivided 1/5<sup>th</sup> share of the total property).

**Sold of their undivided 3/5<sup>th</sup> share of total land and structure by Subhra Datta, Shipra Somani, Lina Basu, the vendors thereof in favour of Smt. Jyotsna Rekha Datta and Sri Tapas Kumar Datta, the Purchasers therein:-**

**AND WHEREAS** while in course of enjoyed the above mentioned property Subhra Datta, Shipra Somani, Lina Basu, the vendors therein jointly announced to sale out ALL THAT undivided 3/5<sup>th</sup> share of land measuring an area of 4-3-31 Four Cottahs Three Chittacks Thirty One sft or 7.20 satak be the same a little more or less out of 7-0-36 Seven Cottahs Thirty Six Sft or 12 satak be the same a little more or less along with the undivided 3/5<sup>th</sup> share of pucca Two storied dwelling house and Smt. Jyotsna Rekha Datta and Sri Tapas Kumar Datta, the purchasers therein jointly purchased the same by a registered Deed of Sale on 11.08.1967 registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 101, pages 104 to 107, Being No 7166, for the year 1967 from said Subhra Datta, Shipra Somani, Lina Basu, the vendors therein.

**Absolute ownership of 7-0-36 Seven Cottahs Thirty Six Sft or 12 satak land be the same a little more or less together with pucca Two storied dwelling house by Smt. Jyotsna Rekha Datta and Sri Tapas Kumar Datta:-**

**AND WHEREAS** thus Smt. Jyotsna Rekha Datta and Sri Tapas Kumar Datta jointly became the absolute owners of ALL THAT a piece and parcel of land measuring an area of 7-0-36 Seven Cottahs Thirty Six Sft or 12 satak land be the same a little more or less together with pucca Two storied dwelling house thereon by virtue of the above mentioned purchase and jointly

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enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner (Each having undivided  $\frac{1}{2}$  half share of the total property). The property is absolute clear good and marketable.

Execution of a will by Smt. Jyotsna Rekha Datta in respect of her undivided  $\frac{1}{2}$ (half) share of the total property in favour of her son namely Sri Tapas Kumar Datta:-

**AND WHEREAS** thereafter while in course of enjoyed the same Smt. Jyotsna Rekha Datta executed a will in respect of her undivided  $\frac{1}{2}$ (half) share of the total property on 17th day of July 1994 in favour of her son namely Sri Tapas Kumar Datta.

Demise of Smt. Jyotsna Rekha Datta and grant of probate of will by Learned Court of District Delegate North 24 parganas, Barasat in favour of said Sri Tapas Kumar Datta vide Misc Case No 339/2002:-

**AND WHEREAS** thereafter said Smt. Jyotsna Rekha Datta died on 25.12.2000 and Learned Court of District Delegate North 24 parganas, Barasat grant probate of the said will in favour of said Sri Tapas Kumar Datta vide Misc Case No 339/2002.

Absolute ownership of Sri Tapas Kumar Datta, the landowner therein and principal herein:-

**AND WHEREAS** thus Sri Tapas Kumar Datta became the absolute owner of **ALL THAT** a piece and parcel of bastu land measuring an area of **7-0-36 Seven Cottahs Thirty Six Sft** which is equivalent to 12 satak be the same a little more or less together with Two storied cement flooring residential building thereon having **2200 sft** on the **Ground Floor** and **2200 sft** on the **First Floor** thus total measuring an area of 4400 sft cement flooring residential building being Plot No. **230 of Bangur Avenue, Block 'B', Kolkata - 700055**, lying and situated at **Mouza Krishnapur**, at present Shyamnagar, J.L. No. 17, at present 32/20, Re. Sa. No. 180, Parganas Kalikata, Touzi Nos. 228, 229 under C.S/R.S./L.R. Plot/Dag No. 1265,

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Ludhiana Nagar, (Suii Laka City)

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comprised in C.S. Khatian No. 791 corresponding to **R.S./L.R. Khatian No 750**, P.S. Dum Dum, at present P.S. Lake town, within the limits of South Dum Dum Municipality, under ward No 29, **Locality: Bangur Avenue, Kolkata-700055**, Additional District Sub Registrar Bidhannagar Salt Lake City, at present in the District of North 24 Parganas and mutated his name in the records of South Dum Dum Municipality under ward No 29, Holding No 1565, Assessment 1202901523555, Locality: Bangur Avenue, Kolkata-700055 and Sri Tapas Kumar Datta, the landowner therein and principal herein enjoying the same free from all encumbrances and without having any interruption from anybody or from any corner and the property is absolutely clear, good and marketable.

**AND WHEREAS** Sri Tapas Kumar Datta, the landowner therein and principal herein for construction of proposed (G+VII) storied building there on the said property executed a registered Development Agreement with the Developer therein and attorney herein on 30/11/2022 registered at Additional District Sub Registrar Bidhannagar Salt Lake City and recoded in Book No I, Being No 150404935, for the year 2022.

**AND WHEREAS** due to my(principal) non-availability of money it is urgently required by me to appoint attorney who will look after and to control the affairs of my under schedule mentioned property.

I, do hereby nominate, constitute, authorize and appoint **M/S. GOKUL REALCON[PAN AAYFG6346B]**, a Partnership firm having its principal place of business at 18, Bidyut Chakra Pathagar Road, P.O. Ghughudanga, P.S. Dum Dum at present Nagerbazar, Kolkata - 700030, District North 24-Parganas, West Bengal, being represented by its partners namely (1) **M/S. RUDANI & RUDANI PVT LTD [CIN U52100WB2011PTC167212] [PAN AAECB6741Q]**, having its registered Office at 44/N/2, K.B. Sarani, P.S. Dum Dum, P.O. Dum Dum, Kolkata - 700080, West Bengal, represented by its Director namely **SRI NITIN RUDANI [PAN AMIPR3834M] [AADHAAR 3263 1162 1937]**, son of ShriManohar Lal Rudani, by faith Hindu, by Nationality Indian, by occupation Business, residing at Gokul Niwas, 246/8, Rishi Bankim Chandra Road, P.S. & P.O. Dum Dum, Kolkata -

Signature Chandra

*Handwritten signature*

Asst. District Sub-Registrar  
Bilaspur (Sui Law City)

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700028, District North 24 Parganas, West Bengal, (2) **MR. YASH PATEL** [PAN EBHPP6267C] [AADHAAR 2725 2473 6033], son of Shri Bharat Kumar Patel, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 149/13, J.N. Mukherjee Road, Salkia, Howrah Corporation, Salkia, Pin - 711106, District Howrah, (3) **SRI BHASKAR CHANDA** [PAN AFWPC0814P] [AADHAAR 4586 4036 8971], son of Late Binoy Kr. Chanda, by faith Hindu, by Nationality Indian, by occupation Business, residing at 18, Bidyut Chakra Pathagar Road, Purba Sinthee, P.O. Ghughudanga, P.S. Dum Dum at present Nagerbazar, Kolkata-700030, District North 24-Parganas, West Bengal, (4) **SRI RAJA DAS** [PAN AHRPD8115D] [AADHAAR 6127 3349 8025], son of Sri Ajit Das, by faith Hindu, by Nationality Indian, by occupation Business, now residing at 147, Purba Sinthee Bye Lane, Post office Ghughudanga, P.S.-Dum Dum, at present Nagerbazar, Kolkata- 700030, District North 24 Parganas, West Bengal, (5) **SRI NITIN RUDANI** [PAN AMIPR3834M] [AADHAAR 3263 1162 1937], son of M.L Rudani, by faith Hindu, by Nationality Indian, by occupation Business, residing at GokulNiwas, 246/8, Rishi Bankim Chandra Road, P.S. & P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal and (6) **SHRI GOKUL RUDANI** [PAN ASOPR8698H] [AADHAAR 5803 4502 0706], son of Shri Manohar Lal Rudani, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 246/8, Rishi Bankim Chandra Road, P.O. & P.S. Dum Dum, Kolkata - 700028, District North 24-Parganas, West Bengal. The partner No 2,3,4 and 5 are the only signatory authority for and on behalf of the firm according to the terms and conditions of the partnership Deed.

**AND WHEREAS** my attorney **M/S. GOKUL REALCON** [PAN AAYFG6346B], a Partnership firm having its principal place of business at 18, Bidyut Chakra Pathagar Road, P.O. Ghughudanga, P.S. Dum Dum at present Nagerbazar, Kolkata - 700030, District North 24-Parganas, West Bengal, being represented by its partners namely (1) **M/S. RUDANI & RUDANI PVT LTD** [CIN U52100WB2011PTC167212] [PAN AAECB6741Q], having its

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registered Office at 44/N/2, K.B. Sarani, P.S. Dum Dum, P.O. Dum Dum, Kolkata - 700080, West Bengal, represented by its Director namely **SRI NITIN RUDANI** [PAN AMIPR3834M] [AADHAAR 3263 1162 1937], son of Shri Manohar Lal Rudani, by faith Hindu, by Nationality Indian, by occupation Business, residing at GokulNiwas, 246/8, Rishi Bankim Chandra Road, P.S. & P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal, (2) **MR. YASH PATEL**[PAN EBHPP6267C] [AADHAAR 2725 2473 6033], son of Shri Bharat Kumar Patel, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 149/13, J.N. Mukherjee Road, Salkia, Howrah Corporation, Salkia, Pin - 711106, District Howrah, (3) **SRI BHASKAR CHANDA** [PAN AFWPC0814P] [AADHAAR 4586 4036 8971], son of Late Binoy Kr. Chanda, by faith Hindu, by Nationality Indian, by occupation Business, residing at 18, Bidyut Chakra Pathagar Road, Purba Sinthee, P.O. Ghughudanga, P.S. Dum Dum at present Nagerbazar, Kolkata-700030, District North 24-Parganas, West Bengal, (4)**SRI RAJA DAS** [PAN AHRPDS115D] [AADHAAR 6127 3349 8025], son of Sri Ajit Das, by faith Hindu, by Nationality Indian, by occupation Business, now residing at 147, Purba Sinthee Bye Lane, Post office Ghughudanga, P.S.-Dum Dum, at present Nagerbazar, Kolkata-700030, District North 24 Parganas, West Bengal, (5)**SRI NITIN RUDANI** [PAN AMIPR3834M] [AADHAAR 3263 1162 1937], son of M.L Rudani, by faith Hindu, by Nationality Indian, by occupation Business, residing at Gokul Niwas, 246/8, Rishi Bankim Chandra Road, P.S. & P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal and (6)**SHRI GOKUL RUDANI**[PAN ASOPR8698H][AADHAAR 5803 4502 0706], son of Shri Manohar Lal Rudani, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 246/8, Rishi Bankim Chandra Road, P.O. & P.S. Dum Dum, Kolkata - 700028, District North 24-Parganas, West Bengal , The partners shall Act as my true and lawful attorney for me, in my name and on my behalf and to do exercise execute and perform the following acts, deeds and things mentioned hereafter.

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1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof and further the attorney shall have every right to commence Development or Constructional Work on the said property.
2. To appear and represent us before any authority and authorities including the South Dum Dum Municipality, The Calcutta Metropolitan Development Authority, CESC/WBSEB, Fire Brigade, West Bengal Police, B.L & L.R.O. The Competent Authority under the Urban Land (ceiling and regulation) Act, 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit the plan before the South Dum Dum Municipality and taken delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To develop the said Premises by making construction of building thereon as per sanctioned plan which to be approved and sanctioned by the South Dum Dum Municipality and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
5. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and commit the all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.

*[Handwritten signature]*

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Brahmanagar, (Bell Lake City)



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6. To use, shift, or re-adjust the existing electricity connection if any in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
7. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or license fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as mentioned in the Deed of Agreement for the Development of the said Premises.
8. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
9. To sign, execute and submit and take delivery of site plan, building plan, application certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and /or altered by the South Dum Dum Municipality in respect of our property more specifically mentioned in the schedule written hereunder.
10. To enter into any agreement for sale with intending buyer/ buyers against our Developer's allocated portion and also do collect advance and /or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
11. To enter into all Agreement for sale with the prospective Purchasers/ Purchasers save and except the landowners allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive, realize

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and obtain payment of all or any money which may hereafter become payable to me as set forth in the development agreement by the said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharges for the same as our said ATTORNEY shall think fit and proper.

12. To appear and represent me before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said Deed of Agreement for Development of the said Premises.
13. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration save and except the landowner's allocation as stated in the Development agreement as mentioned above.
14. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building save and except landowner's allocation as stated in the Development agreement as mentioned above.
15. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers save and except landowner's allocation as stated in the Development agreement as mentioned above.
16. To execute conveyance or conveyances in our names and on our behalf to do all act sand deeds in favour of the intending purchasers

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and to present the said conveyance for registration before the competent registering authority save and except landowner's allocation as stated in the Development agreement as mentioned above.

17. To instruct the Advocate/ Lawyer/ Deed Writer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the Developer's Allocation only as written in the Development Agreement as mentioned above.
18. To execute and/or negotiate and/or entering into any agreement for selling the under schedule-mentioned property in the name of the Attorney as and on my behalf save and except landowner's allocation as stated in the Development agreement dated as mentioned above.
19. To execute and sign any deeds, agreements, memo of understanding with a view to sale of under schedule mentioned property in its own names and on my behalf save and except landowner's allocation as stated in the Development agreement as mentioned above.
20. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in

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any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.

21. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
22. To advertise in the newspapers for obtaining Purchaser for selling the flat / commercial and car parking space in the proposed building from the Developer's Allocation only as written in the Development Agreement as mentioned above.
23. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of me or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute right application in respect thereof.
24. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
25. To sign declare and / or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principals.

AND GENERALLY to act as my ATTORNEY or agents in relation to all matters touching my said Premises and building, as we would do if I personally represent notwithstanding the Power of Attorney in that particular behalf as contained in these presents.

AND I, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Development Power of Attorney in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such

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confirmation and other works till the completion of the whole deal/ transaction as per the said Development Agreement as mentioned above.

**SCHEDULE ABOVE REFERRED TO**

**(PROPERTY)**

**ALL THAT** a piece and parcel of bastu land measuring an area of **7-0-36 Seven Cottahs Thirty Six Sft** which is equivalent to 12 satak be the same a little more or less together with Two storied cement flooring residential building thereon having **2200 sft** on the **Ground Floor** and **2200 sft** on the **First Floor** thus total measuring an area of 4400 sft cement flooring residential building being Plot No. **230 of Bangur Avenue, Block 'B', Kolkata - 700055**, lying and situated at **Mouza Krishnapur**, at present Shyamnagar, J.L. No. 17, at present 32/20, Re. Sa. No. 180, Parganas Kalikata, Touzi Nos. 228, 229 under **C.S/R.S./L.R. Plot/Dag No. 1265**, comprised in C.S. Khatian No. 791 corresponding to **R.S./L.R. Khatian No 750**, P.S. Dum Dum, at present P.S. Lake town, within the limits of South Dum Dum Municipality, under ward No 29, Holding No 1565, Assessment 1202901523555, **Locality: Bangur Avenue, Kolkata-700055**, Additional District Sub Registrar Bidhannagar Salt Lake City, in the District of North 24 Parganas. The total property is butted and bounded in the manner as follows :

ON THE NORTH BY :20'-0" ft wide Road;  
 ON THE SOUTH BY : Land under plot No 224 and 225;  
 ON THE EAST BY : Land under plot No 229;  
 ON THE WEST BY :Land under plot No 231 and 232;

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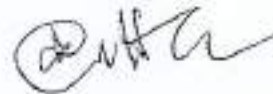
Adit District Sub-Registrar  
Bhubaneswar  
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IN WITNESS WHEREOF we the Principal and attorney each hereunto set and subscribed our hand and seals on the 30<sup>th</sup> day of November Two Thousand and Twenty Two (2022).

Signed Sealed and Delivered at Kolkata  
by the Principal in the presence of:-

**Witness:-**

1. Pradeep Kumar Dasgupta  
Nabarunpally, K. K. Raudas Rd.  
Nimta, Kol-19



(TAPAS KUMAR DATTA)

SIGNATURE OF THE PRINCIPAL

2. Manash Bhattacharya  
BD-6, D.B. Nagar  
V-5

**GOKUL REALCON**

Yash Patel  
Amitesh Chandra

Avijit Paul  
A.D.S.R. Partners

3. Tandra Datta  
PLOT-230, BLOCK-B  
BANGUR AVENUE  
KOLKATA - 700055

SIGNATURE OF THE ATTORNEY

**Prepared By:-**

Manash Bhattacharya  
**Manash Bhattacharya**  
BD/6, Deshbandhu Nagar  
Kolkata-700059  
L. No. DW. XL45.  
A.D.S.R. Cossipore Dum Dum

**Composed by:-**

Avijit Paul  
Avijit Paul  
100, S.S. Road, Dum Dum  
Kolkata-700030.  
A.D.S.R. Cossipore Dum Dum


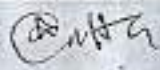




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## SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	  (TAPAS KUMAR DATTA)	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 Yashu Patel	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 Bhaskar Chale	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						























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## SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
 <i>Rafi Des</i>		Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
								
							Thumb	Fore
		(Right Hand)						
								
 <i>Justin Rudeai</i>		Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
								
							Thumb	Fore
		(Right Hand)						
								
		Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
		Thumb	Fore	Middle	Ring	Little		
			(Right Hand)					

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Ad-11 District Sub-Registrar  
Bhubaneswar, (Salt Lake City)

30 NOV 2022



### Major Information of the Deed

Deed No :	I-1504-04939/2022	Date of Registration	30/11/2022
Query No / Year	1504-8003385776/2022	Office where deed is registered	
Query Date	30/11/2022 11:20:37 AM	A.D.S.R, BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Manash Bhattacharya BD/6, Deshbandhu Nagar, Thana : Baguati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9836099241, 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. 2,70,80,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150404935/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-B, Mouza: ShyamNagar, , Ward No: 29, Holding No:1565 Pin Code : 700055



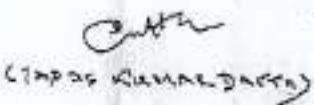
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1265	LR-750	Bastu	Bastu	7 Katha 36 Sq Ft	1/-	2,41,10,997/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					11.6325Dec	1/-	241,10,997 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4400 Sq FL	1/-	29,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		4400 sq ft	1 /-	29,70,000 /-	






## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr TAPAS KUMAR DATTA</b> Son of Late Chittaranjan Datta Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office	 <small>30/11/2022</small>	 <small>LTI 30/11/2022</small>	 <small>30/11/2022</small>
230, Block B, Bangur Avenue, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx6G, Aadhaar No: 59xxxxxxxx8353, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office				

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>GOKUL REALCON</b> 18, Bidyut Chakra Pathagar Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr YASH PATEL</b> Son of Mr Bharat Kumar Patel Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 30/11/2022, Place of Admission of Execution: Office	 <small>Nov 30 2022 11:52AM</small>	 <small>LTI 30/11/2022</small>	 <small>30/11/2022</small>
149/13, J.N. Mukherjee Road, Salkia, City:- , P.O:- Salkia, P.S:-Salkia, District:-Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EBxxxxxx7C, Aadhaar No: 27xxxxxxxx6033 Status : Representative, Representative of : GOKUL REALCON (as PARTNER)				



2	Name	Photo	Finger Print	Signature
	<b>Mr BHASKAR CHANDA</b> (Presentant) Son of Late Binoy Kumar Chanda Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 30/11/2022, Place of Admission of Execution: Office			
		Nov 30 2022 11:53AM	LTI 30/11/2022	30/11/2022

18, Bidyut Chakra Pathagar Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4P, Aadhaar No: 45xxxxxxxx8971 Status : Representative, Representative of : GOKUL REALCON (as PARTNER)

3	Name	Photo	Finger Print	Signature
	<b>Mr RAJA DAS</b> Son of Mr Ajit Das Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 30/11/2022, Place of Admission of Execution: Office			
		Nov 30 2022 11:53AM	LTI 30/11/2022	30/11/2022

147, Purba Sinthee Bye Lane, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx5D, Aadhaar No: 61xxxxxxxx8025 Status : Representative, Representative of : GOKUL REALCON (as PARTNER)

4	Name	Photo	Finger Print	Signature
	<b>Mr NITIN RUDANI</b> Son of Mr Manohar Lal Rudani Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 30/11/2022, Place of Admission of Execution: Office			
		Nov 30 2022 11:54AM	LTI 30/11/2022	30/11/2022

246/8, Rishi Bankim Chandra 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.:: AMxxxxxx4M, Aadhaar No: 32xxxxxxxx1937 Status : Representative, Representative of : GOKUL REALCON (as PARTNER)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Pradip Kumar Dasgupta</b> Son of Late Hazari Lal Dasgupta Nabarunpally, K K Ram Das Road, City:- Not Specified, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049			
	30/11/2022	30/11/2022	30/11/2022

Identifier Of Mr TAPAS KUMAR DATTA, Mr YASH PATEL, Mr BHASKAR CHANDA, Mr RAJA DAS, Mr NITIN RUDANI



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAS KUMAR DATTA	GOKUL REALCON-11.6325 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAS KUMAR DATTA	GOKUL REALCON-4400.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-B,  
Mouza: ShyamNagar, , Ward No: 29, Holding No:1565 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1265, LR Khatian No:- 750		Owner Name not selected by applicant.





On 30-11-2022

**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 11:30 hrs on 30-11-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr BHASKAR CHANDA ,.

**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 2,70,80,997/-

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

Execution is admitted on 30/11/2022 by Mr TAPAS KUMAR DATTA, Son of Late Chittaranjan Datta, 230, Block B, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055 by caste Hindu, by Profession Others

Identified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, Nabarunpally, K K Ram Das Road, P.O Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 30-11-2022 by Mr YASH PATEL, PARTNER, GOKUL REALCON (Partnership Firm), 18, Bidyut Chakra Pathagar Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal India, PIN:- 700030

Identified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, Nabarunpally, K K Ram Das Road, P.O Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 30-11-2022 by Mr BHASKAR CHANDA, PARTNER, GOKUL REALCON (Partnership Firm) 18, Bidyut Chakra Pathagar Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030

Identified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, Nabarunpally, K K Ram Das Road, P.O Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 30-11-2022 by Mr RAJA DAS, PARTNER, GOKUL REALCON (Partnership Firm), 18, Bidyut Chakra Pathagar Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030

Identified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, Nabarunpally, K K Ram Das Road, P.O Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 30-11-2022 by Mr NITIN RUDANI, PARTNER, GOKUL REALCON (Partnership Firm), 18, Bidyut Chakra Pathagar Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal India, PIN:- 700030

Identified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, Nabarunpally, K K Ram Das Road, P.O Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-



**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 3460, Amount: Rs.100.00/-, Date of Purchase: 25/11/2022, Vendor name: Ranjita Paul



Rita Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR**

**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 201520 to 201546

being No 150404939 for the year 2022.



Digitally signed by RITA LEPCHA DAS  
Date: 2022.12.01 15:44:32 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/12/01 03:44:32 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)