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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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9.10.15
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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

[Signature]
Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pga.

09 OCT 2015

**DEVELOPMENT POWER OF ATTORNEY
WITH CONSTRUCTION
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that I SRI GOUTAM BISWAS [PAN AZVPB7047C], son of Late Bijoy Krishna Biswas, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at Naipukur under Post & Police Station of Rajarhat, Kolkata - 700135 in the District of North 24 Parganas within the State of West Bengal under the territory of India, state as follows:

[Handwritten signature]

নম্বর। 3868
 দিন ও তারিখ। 22/09/15
 প্রেরণার নাম। RCON
 ঠিকানা। Rechyani, Rajarhat, Kolkata
 ঠিকানা।
 ডেতার।
 স্বাক্ষর।

জেলা। উত্তর 24 পরগণা
 ইতিমধ্যে তারিখ। ১ সেপ্টেম্বর 2015
 মোট ব্যালান্স বন্ড। Rs150000
 প্রেরণার নাম।
 উদ্দেশ্য। শ্রী পদ্মাট রোস

(Faint, illegible text, possibly a stamp or official notice)



Md Sahabuddin
 S/o Lt. Abul Hossain
 of. Kaziraita,
 P.O. Kadambagachi
 P.S. Barasat
 Kol- 700124
 DBT. North 24 Pgs.
 o.c. Business.

Additional District Sub-Registrar
 Rajarhat, New Town, North 24 P.

09 OCT 2015

WHEREAS the above named executant SRI GOUTAM BISWAS is the sole owner in respect of ALL THAT piece and parcel of landed property measuring an area of 01 (one) Cottah 13 (thirteen) Chittacks 04 (four) Sq. Ft. more or less, lying and situated at Mouza- Reckjoani, Touzi No.- 1507, Re. Sa. No.- 198, J.L. No. 13 under C.S. Khatian No.- 825 & Hal Khatian No.- 855, comprised in C.S. Dag No.- 1213, R.S. Dag No.- 1280 measuring an area of 01 (one) Cottah 12 (twelve) Chittacks 29 (twenty-nine) Sq. Ft. more or less as well as under C.S. Khatian No.- 718 & Hal Khatian No.- 836 comprised in C.S. Dag No.- 1214 & R.S. Dag No.- 1281 measuring an area of 20 (twenty) Sq. Ft. more or less conjointly in both of the Dags i.e. R.S. Dag 1280 & 1281 the area of 01 (one) 13 (thirteen) 04 (four) Sq. Ft. more or less within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet under Police Station of Rajarhat in the District of North 24 Parganas and absolutely seized and possessed the same with right title and/or interest in respect of the said property;

AND WHEREAS since possessed said owner decided to act in respect of the said landed property i.e. 01 (one) Cottah 13 (thirteen) Chittacks 04 (four) Sq. Ft. more or less so referred above, lying and situated at Mouza- Reckjoani, Touzi No.- 1507, Re. Sa. No.- 198, J.L. No.- 13 under C.S. Khatian No.- 825 & Hal Khatian No.- 855, comprised in C.S. Dag No.- 1213, R.S. Dag No.- 1280 measuring an area of 01 (one) Cottah 12 (twelve) Chittacks 29 (twenty-nine) Sq. Ft. more or less as well as under C.S. Khatian No.- 718 & Hal Khatian No.- 836 comprised in C.S. Dag No.- 1214 & R.S. Dag No.- 1281 measuring an area of 20 (twenty) Sq. Ft. more or less conjointly in both of the Dags

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i.e. R.S. Dag 1280 & 1281 the area of 01 (one) 13 (thirteen) 04 (four) Sq. Ft. more or less within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet under Police Station of Rajarhat in the District of North 24-Parganas, more fully and particularly described in the SCHEDULE hereunder written and hereinafter for the sake of brevity be referred to as "SAID PROPERTY";

AND WHEREAS on 23.09.2015 the owner and/or executant entered into an agreement with **RCON** [PAN- AAQIR6566A], a Partnership Firm, having its Office at Reckjoani, Rajarhat, Kolkata- 700135 under Post and Police Station of Rajarhat in the District of North 24-Parganas, consisting of 3 (three) Partner's namely (1) **SMT. CHANDRANI DUTTA** [PAN- AFTPD0031]], wife of Sri Sabyasachi Dutta, residing at Reckjoani, Ghosh Para under Post and Police Station of Rajarhat Kolkata- 700135 in the District of North 24-Parganas (2) **SRI PRANAB KUMAR RAY CHAUDHURI @ SRI PRANAB ROYCHOU DHURI** [PAN- APOPR3675P], son of Late Nanu Roy Chaudhury @ Mrinal Roychowdhury, residing at Reckjowani under Post and Police Station of Rajarhat, Kolkata- 700135 in the District of North 24-Parganas & (3) **SRI BIKRAM DAS** [PAN- AMPPD1706K], son of Sri Dinesh Das, residing at Naipukur under Post & Police Station of Rajarhat, Kolkata 700135 in the District of North 24-Parganas, all by Nationality- Indian, all by Faith- Hindu, all by Occupation- Business, represented by its all of the Partners namely, **SMT. CHANDRANI DUTTA, SRI PRANAB KUMAR RAY CHAUDHURI AND SRI BIKRAM DAS**, wherein the owner being as First Part and **SMT. CHANDRANI DUTTA, SRI PRANAB KUMAR RAY CHAUDHURI & SRI BIKRAM DAS**, Partners of the Firm namely,

RCON, being as Developer of the Second Part engaged therein with a view to develop the said property and the owner have in consideration of terms mentioned in the said agreement executed on 23.09.2015 duly Registered at A.D.S.R. Rajarhat, North 24-Parganas and recorded under Book No.- I, being No. 10515 for the year 2015 inter-alia agreed with the said Partners of the Firm RCON that the said Firm will be entitled to develop the said property on and subject to the terms and conditions more particularly described in the said agreement, executed on dated 23.09.2015 (hereinafter referred to as the "said Agreement");

AND WHEREAS the owner in terms of the said agreement dated 23.09.2015 inter-alia, decided that the Power of Attorney be granted in favour RCON, a Partnership Firm, represented by its Partners, SMT. CHANDRANI DUTTA, SRI PRANAB KUMAR RAY CHAUDHURI & SRI BIKRAM DAS;

AND WHEREAS in the premises, the owner and/or executant SRI GOUTAM BISWAS abovenamed, as appointed, nominated and/or constituted RCON, a Partnership Firm, represented by its Partners, SMT. CHANDRANI DUTTA, SRI PRANAB KUMAR RAY CHAUDHURI & SRI BIKRAM DAS as his true and lawful Attorney for himself and on his behalf to severally do or to perform all or any of the following acts, deeds, matters and/or things relating to the said property as mentioned hereinafter;

It is expressly made clear and recorded that this Power of Attorney is a part and parcel of the Development Agreement dated 23.09.2015.

NOW KNOW YE BY THESE PRESENTS I, **SRI GOUTAM BISWAS** said owner and/or executant abovenamed in respect of the schedule below property do hereby nominate, constitute and appoint (1) **SMT. CHANDRANI DUTTA**, wife of Sri Sabyasachi Dutta, residing at Reckjoani Ghosh Para under Post and Police Station of Rajarhat in the District of North 24-Parganas (2) **SRI PRANAB KUMAR RAY CHAUDHURI**, son of Late Nanu Roy Chaudhury @ Mrinal Roychowdhury, residing at Reckjowani under Post and Police Station of Rajarhat in the District of North 24-Parganas & (3) **SRI BIKRAM DAS**, son of Sri Dinesh Das, residing at Naipukur under Police Station of Rajarhat in the District of North 24-Parganas, Partners of the firm namely, **RCON**, having its Office at Reckjoani, Rajarhat, Kolkata-700135 under Post and Police Station of Rajarhat in the District of North 24-Parganas, as my true and lawful Attorney to perform on behalf of the said firm for myself and on my behalf, to severally do, exercise, perform and execute all or any of the acts, deeds, matters and things concerning in respect of the said property that is to say:

1. To cease/seize, enter into, take charge of and look after, manage and administer the said property or any part thereof and also to administer and manage all the affairs in respect thereto and to defend possession thereof on my behalf in respect of the said property.
2. To negotiate and enter into compromise and/or settlement with any person or persons and/or occupants either tenant or not in respect of the said property and/or to make such payment as may be necessary for the purpose of obtaining vacant possession

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Adv.

of the said property and/or to do each and everything necessary and incidental in connection therewith on my behalf in respect of the said property.

3. **To** demolish and/or to remove and/or to take away all or any buildings and all other structures whatsoever and/or built on the said property and to receive tenders and/or estimates and to enter into any contract for demolitions and on such terms and conditions as may think fit and proper by the said Attorney and to make all necessary expenditure for that purpose and expedite the same on my behalf in respect of the said property.
4. **To** make, prepare or cause to be made or prepared all or any sketches, scheme, plans applications and all other papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or in relation to the construction and/or erection of residential/commercial building or buildings on the said property.
5. **To** make, sign, seal, execute, affirm, endorse, verify make over submit present file and deliver to any person or persons or authorities or any of them all or any such sketches, plans schemes applications and all other papers or documents and may be necessary and/or required for the purposes of and/or for and/or in connection with the sanction of the building plan/s including revised building plan and/or for the sub-division of the holdings of the said property and/or in relation to the construction and/or erection of the said buildings on the said

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property, which is in the opinion of the said Attorney to be made, signed, sealed, executed, affirmed, endorsed verified and delivered for the said purpose on my behalf in respect of the said property.

6. **To** make over, submit, present, file and deliver all or any such sketches, plans, schemes, applications, petitions, declarations, undertakings, gift deeds of splayed portions and/or all other papers and/or documents as may be necessary and/or required for any of the said purposes in relation to and/or in connection with the said property before the Panchayet and/or Local Bodies, Fire Brigade Authority, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Electric Supply Board (WBSEDCL), Police Authorities, Pollution Control Board or any other Judicial Administrative or Revenue authorities, Government Officer or Officers or other local or public authority or authorities whomsoever (hereinafter collectively referred to as the "said Authorities") in order to get all or any of the aforesaid plans, sketches and/or schemes duly sanctioned as aforesaid and all necessary permissions licenses and/or approvals from the Authorities concerned on my behalf in respect of the said property.

7. **To** apply for, obtain and renew all licenses and/or permits and/or permissions and/or approvals that may be necessary for carrying out the demolition, construction, new construction, decorating of the said building or buildings at the said property

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and/or for any other purpose concerning and/or in relation to the said property and to make, sign, seal, execute, endorse, affirm verify and deliver all applications, petitions, papers and/or documents as may be necessary and/or required for the said purposes and to make over, present deliver and register and/or to submit and file before the said authorities and/or any other officers or Authorities as may be required in the premises on my behalf in respect of the said property.

8. **To** get the plans or sketches or schemes for construction of the said building or buildings or structures on the said property and/or for connection or reconnection or applying for and obtaining of filtered and unfiltered water connections, drains and/or sewerage connections, electric power, gas, telephone, internet, any type of satellite or other public or private facilities or utilities of any kind whatsoever by obtaining proper sanction by the concerned Authorities or any of them as may be required and/or by their concerned departments in or to the said property and/or residential/commercial building/buildings and/or structures thereon as aforesaid and/or portion of the said property.
9. **To** apply for and to obtain either in its own name and/or in the name of any other person or persons or nominee or nominees, gas, electric, power, generator, transformer, lifts, escalators, telephone connections and other public utility services, facilities and amenities whatsoever into or upon any building or buildings,

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structures which are or may hereafter be standing on the said property and to make sign, seal, execute, affirm, endorse, verify all such plans, schemes, applications papers and/or documents as may be necessary for applying for and/or obtaining the aforesaid connections and/or public utility services facilities and/or amenities whatsoever in or upon the said property and to make over, submit and deliver to and/or present and file the same before any of the said Authorities or of any other Government and/or public Authorities and/or Telephones on my behalf in respect of the said property.

10. **To** appear and represent before all or any of the said authorities as and when the occasion arise in connection with the sanctioning, modification and/or alternation of the said building plans and/or schemes and for all other purposes including conversion in relation to and/or in connection with the said property including obtaining of Completion Certificate from local authority of Rajarhat Bishnupur No. 1 Gram Panchayet and to pay fees for obtaining sanctions and such other orders and permissions from the necessary authorities as may be expedient for sanction modification and/or alteration of plans and also to submit and take delivery of papers and documents as may be required by the necessary authorities and to receive refund of the excess amount of fees, if any paid for the purposes aforesaid.

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11. **To** appoint any architect and/or engineer and/or contractors and/or laborers and/or staffs for the purpose of the construction of building /buildings on the said property.
12. **To** amalgamate the land as well as to erect or construct building or buildings, to make any alteration and/or addition to the building or structures on the said property as and when the occasion may arise and/or to sub-divide such buildings or structure in one or more parts as the said Attorney may at its sole discretion think fit and proper.
13. **To** transfer and/or deal with and/or dispose of the respective flats, units, office spaces, shop rooms, show rooms, car parking spaces and/or portions thereof comprised in the said building/buildings as allocated to the Developer under the said Agreement dated 23.09.2015 as the said Attorney may deem fit and proper and to receive consideration in respect thereto and to grant valid receipts and discharges thereof.
14. **To** execute on my behalf any Agreement for sale including Deed or Deeds of Sale or Conveyances in respect of the said property either in block or separately or unit basis unto or in favour of any intending purchaser or purchasers and to place them before appropriate Registering Authority for Registration by executing the same as I could do if personally done, at a price as agreed upon by my said Attorneys and to receive the total consideration money by granting money receipts and to put the said intending purchaser or purchasers into physical possession thereof and

also to make enter into sign execute acknowledge modify vary rescind cancel deliver and/or register all or any agreements contracts assignments transfers receipts deeds or documents whatsoever for which in the opinion in the said Attorney may be in any way requisite necessary or proper for sale and/or assignment and/or transfer of all or any units and/or flats and/or office spaces and/or shop rooms and/or showrooms and/or car parking spaces and/or portions comprised in the said property in favour of any person or persons, firm or corporation desirous of owning flats and/or units and/or office spaces and/or shop rooms and/or showrooms and/or car parking spaces and/or portions therein and for registration of all or any such documents and/or deeds and/or agreements and/or assignments and/or transfers and to appear and represent the Appointer before the Registrar in any registry office in jurisdiction including Assurances Kolkata and all concerned Registration offices and their officers and authorities having jurisdiction and to present for registration and admit execution thereof and to do all other things and acts that may be necessary for the purpose of registration of such deeds and/or documents and/or agreements and/or assignments and/or transfers and to do all such acts deeds or things as the said Attorney shall think fit and proper and/or otherwise complete the registration of all such documents and/or deeds and/or agreements and/or assignments and/or transfers signed by the said attorney for and on behalf of and in the name of the Appointer by virtue of the

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powers hereby conferred in relation to the Developer's allocation ONLY.

15. To receive consideration money or earnest money or deposit in respect of the Developer's allocation and also to receive, realize and obtain payment of all moneys, which may hereafter become payable in connection with the said Developer's allocation and to sign, give and grant receipts and which is sufficient and effectual receipts and discharges for the same, provided always that all such consideration receivable on account of the Owners' allocation shall be dealt as well as taken care by the Owner exclusively.
16. To appear and represent us before all or any judicial administrative, local Authorities, electric supply corporation, Collector, Notary Public, Public Officers, Magistrate of all classes, Police Commissioner or any Government Officers or other Public Bodies or body politic or corporate and to make sign affirm, verify and execute all necessary papers, documents, applications, writs, notices, petitions, pleadings and affidavits and submit the same to all or any of the aforesaid Authorities and/or Government Officers and/or public bodies and/or body corporate and to take all such steps as the said Attorney may think necessary in the premises.
17. To appear and represent us before the Assessor Deputy Assessor, Special Officer, Deputy Commissioner, Commissioner or Collector of the jurisdiction and/or any other Municipal/

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Adv.*

Panchayet Officer or Authorities and/or any other Government, Semi Government and/or Quasi Government Authorities and to sign all declarations and/or undertakings before the Authorities and its respective Authorities as the said Attorney may think necessary in respect of the said property.

18. **To** have the flats and/or units and/or offices spaces and/or shop rooms and/or show-rooms and/or car parking spaces and/or portions as may be contained in the said building/buildings to be constructed on the said property separately assessed in the records of the Panchayet and for that purposes to sign, execute and submit all papers applications and documents and to do all other acts deeds and things so may be deemed fit and proper by my said Attorney.

19. **To** commence, institute and prosecute any action, suit, appeal, revision or other proceedings of any nature whatsoever in any Court, Civil or Criminal or revenue or before any Arbitrator or Tribunal as well as in the District Consumer Disputes Redressal Forum and/or any other Government Authority in relation to and/or in connection with and/or in respect of any matter touching the said property and/or to enforce or defend any of our claims right title and interest in respect of the said property and/or to discontinue or compromise or compound the said action, suit, appeal or proceedings of whatsoever nature as the said Attorney shall in its discretion or judgment think fit and proper.

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20. To appoint any Advocate, solicitors, pleaders, Agent or any other Legal Practitioner by executing Vakalatnama to file, defend and to proceed with any suit or litigation relating to the said property on my behalf for all or any of the purposes aforesaid and to revoke such appointments and retainers from time to time and again to appoint as occasion shall arise and such other papers and documents as the said Attorney shall think necessary and expedient.
21. To make, sign, execute, affirm verify present and file any applications, declarations, undertakings petitions, complaints, written statements, memo of appeals affidavits and Tabular Statements and all such other papers and documents or pleadings necessary and expedient in the opinion of the said Attorney to be made signed, executed, affirmed presented or filed or such document and to receive back all of the documents in connection with the said property from any Government and/or local offices including Panchayat office and to withdraw money and to grant receipts thereof on my behalf in respect of the said property.
22. To allow and pay all fees, costs, charges and expenses necessary to be allowed or paid in the premises aforesaid.

AND GENERALLY to do all acts, deeds matters and/or things and/or to exercise all such powers and/or authorities as my Attorney may deem fit and proper and I do hereby agree to ratify and confirm all and whatsoever acts, deeds, matters and things and authorities as my said

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Attorney or its authorized person or persons do under the power on that behalf herein contained shall lawfully do or purport to do or cause to be done by virtue of this power hereby given.

THE SCHEDULE AS ABOVE REFERRED TO:

ALL THAT ALL THAT piece and parcel of BAGAN landed property measuring an area of 01 (one) Cottah 13 (thirteen) Chittacks 04 (four) Sq. Ft. more or less, lying and situated at Mouza- Reckjoani, Touzi No.- 1507, Re. Sa. No.- 198, J.L. No.- 13 under C.S. Khatian No.- 825 & Hal Khatian No.- 855, comprised in C.S. Dag No.- 1213, R.S. Dag No.- 1280 measuring an area of 01 (one) Cottah 12 (twelve) Chittacks 29 (twenty-nine) Sq. Ft. more or less as well as under C.S. Khatian No.- 718 & Hal Khatian No.- 836 comprised in C.S. Dag No.- 1214 & R.S. Dag No.- 1281 measuring an area of 20 (twenty) Sq. Ft. more or less conjointly in both of the Dags i.e. R.S. Dag 1280 & 1281 the area of 01 (one) 13 (thirteen) 04 (four) Sq. Ft. more or less within the local limits of Rājarhat Bishnupur 1 No. Gram Panchayet under Police Station of Rajarhat in the District of North 24-Parganas, butted and bounded as follows:

ON THE NORTH BY : The land of Shyama Charan Biswas.
ON THE SOUTH BY : The land of Sakripada Biswas.
ON THE EAST BY : 12 Panchayet Road.
ON THE WEST BY : R.S. Dag No. 1281

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S. Samant
Adv.

IN WITNESSES WHEREOF I including my Attorney have executed and/or signed this Power of Attorney on 9th day of October, Two Thousand Fifteen (2015).

Signed and delivered before the
Ld. Registrar in presence of:

1. M.d. Sahabuddin
of K. Kariraita
P.S. Bomsat

2. Shyama Aravan Srinivas
vill- Naipukur
Ps+Ps. Rajarat
KOL- 700135

Goutam Biswas.

SIGNATURE OF THE OWNER


1. RCON
Chandrani Dutta
Partner

2. RCON
Poornab Kr. Rajchavali
Partner

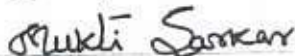
3. RCON
Prithvram Sen
Partner

SEAL & SIGNATURE OF THE DEVELOPER
Proprietor of:
RCON

Drafted by:


Uttam Kumar Sarkar [ADVOCATE],
Calcutta High Court,
Enrolment No. F-733/700-03,
"LAW CHAMBER" Bharati Apartment,
Ground Floor, Room No. - 2,
23, T.N. Chatterjee Street,
Kolkata - 700 090.

Typed by:


Mukti Sarkar,
7/1, Dr. Nilmoni Sarkar Street,
Kolkata - 700 090.

UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name Goutam Biswas

Status - Presentant



Goutam Biswas

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Goutam Biswas
Signature of the presentant

(2)

Name Chandrani Dutta

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()



Chandrani Dutta

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Chandrani Dutta

Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

UNDER RULE 44A OF THE I.R. ACT 1962



(1) Name Pranab Kr. Raychaudhuri

Status - Presentant

Pranab Kr. Raychaudhuri

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Pranab Kr. Raychaudhuri
Signature of the presentant



Bikram Das

(2) Name Bikram Das

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS


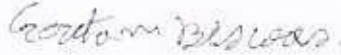
THUMB	FORE	MIDDLE	RING	LITTLE




All the above fingerprints are of the abovenamed person and attested by the said person

Bikram Das
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)







Seller, Buyer and Property Details

A. Principal & Attorney Details




Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>GOUTAM BISWAS Son of Late Bijoy Krishna Biswas Naipukur, P.O:- Rajarhat, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135</p>	 09/10/2015 2:24:00 PM	 LTI 09/10/2015 2:24:07 PM
		 09/10/2015 2:24:26 PM	

Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>GOUTAM BISWAS Son of Late Bijoy Krishna Biswas Naipukur, P.O:- Rajarhat, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AZVPB7047C.; Status : Individual; Date of Execution : 09/10/2015; Date of Admission : 09/10/2015; Place of Admission of Execution : Office</p>	 09/10/2015 2:24:00 PM	 LTI 09/10/2015 2:24:07 PM
		 09/10/2015 2:24:26 PM	


Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	R CON Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 PAN No. AAQFR6566A,; Status : Organization; Represented by representative as given below:-		
1(1)	Smt CHANDRANI DUTTA Reckjoani, Ghoshpara, P.O:- Rajarhat, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFTPD0031J,; Status : Representative; Date of Execution : 09/10/2015; Date of Admission : 09/10/2015; Place of Admission of Execution : Office	 09/10/2015 2:46:39 PM	 LTI 09/10/2015 2:50:31 PM
		 09/10/2015 2:50:49 PM	
(2)	Shri PRANAB KUMAR RAY CHAUDHURI (Alias Name: PRANAB ROYCHOU DHURI) Reckjowani, P.O:- Rajarhat, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APOPR3675P,; Status : Representative; Date of Execution : 09/10/2015; Date of Admission : 09/10/2015; Place of Admission of Execution : Office	 09/10/2015 2:18:40 PM	 LTI 09/10/2015 2:18:49 PM
		 09/10/2015 2:19:00 PM	

Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
(3)	<p>Shri BIKRAM DAS Naipukur, P.O:- Rajarhat, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMPPD1706K,; Status : Representative; Date of Execution : 09/10/2015; Date of Admission : 09/10/2015; Place of Admission of Execution : Office</p>	 09/10/2015 2:15:00 PM	 LTI 09/10/2015 2:15:07 PM
		 09/10/2015 2:15:16 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Md Sahabuddin Son of Late Abul Hossain Kaziraite, P.O:- Kadambagachi, P.S:- Barasat, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,</p>	<p>GOUTAM BISWAS, Smt CHANDRANI DUTTA, Shri PRANAB KUMAR RAY CHAUDHURI, Shri BIKRAM DAS</p>	 09/10/2015 2:24:38 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani</p>	<p>LR Plot No:- 1280 , LR Khatian No:- 855</p>	<p>1 Katha 12 Chatak 29 Sq Ft</p>	1,70,000/-	14,29,465/-	<p>Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 12 Ft., Adjacent to Metal Road,</p>

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani	LR Plot No:- 1281 , LR Khatian No:- 836	20 Sq Ft	30,000/-	30,000/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 12 Ft., Adjacent to Metal Road.

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	GOUTAM BISWAS	R CON	2.95396	100
L2	GOUTAM BISWAS	R CON	0.0458334	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	UTTAM KUMAR SARKAR
Address	BARASAT COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124
Applicant's Status	Advocate

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152311437 / 2015

Query No/Year	15231000295551/2015	Serial no/Year	1523011872 / 2015
Deed No/Year	I - 152311437 / 2015		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	GOUTAM BISWAS	Presented At	Office
Date of Execution	09-10-2015	Date of Presentation	09-10-2015

Remarks

On 07/10/2015

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 14,59,465/-



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 09/10/2015

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 12:28 hrs on : 09/10/2015, at the Office of the A.D.S.R. RAJARHAT by GOUTAM BISWAS ,Executant.

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

Execution is admitted on 09/10/2015 by

GOUTAM BISWAS, Son of Late Bijoy Krishna Biswas, Naipukur, P.O: Rajarhat, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business Indetified by Md Sahabuddin, Son of Late Abul Hossain, Kaziraite, P.O: Kadambagachi, Thana: Barasat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Muslim, By Profession Business

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

Execution is admitted on 09/10/2015 by

Smt CHANDRANI DUTTA PARTNER, R CON, Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, Kolkata, District:- North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Md Sahabuddin, Son of Late Abul Hossain, Kaziraite, P.O: Kadambagachi, Thana: Barasat, ,
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Muslim, By
Profession Business

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

Execution is admitted on 09/10/2015 by

Shri PRANAB KUMAR RAY CHAUDHURI Alias , PRANAB ROYCHOUDHURI PARTNER, R CON, Reckjoani,
P.O:- Rajarhat, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135
Indetified by Md Sahabuddin, Son of Late Abul Hossain, Kaziraite, P.O: Kadambagachi, Thana: Barasat, ,
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Muslim, By
Profession Business

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

Execution is admitted on 09/10/2015 by

Shri BIKRAM DAS PARTNER, R CON, Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, Kolkata, District:-North 24-
Parganas, West Bengal, India, PIN - 700135
Indetified by Md Sahabuddin, Son of Late Abul Hossain, Kaziraite, P.O: Kadambagachi, Thana: Barasat, ,
City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Muslim, By
Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration
Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs
100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 3868, Purchased on 22/09/2015, Vendor named S
Bose.



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2015, Page from 160238 to 160264

being No 152311437 for the year 2015.



Digitally signed by SUKANTA MANDAL
Date: 2015.10.28 11:44:11 +05:30
Reason: Digital Signing of Deed.

(Sukanta Mandal) 28-10-2015 11:44:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)