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P-314/12



पश्चिमबंगाल पश्चिम-बंगाल WEST BENGAL
 12/01/17
 a - 11415826

V 219883

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.

0-415826

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

18 JAN 2017

DEVELOPMENT POWER OF ATTORNEY
WITH CONSTRUCTION
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that I, SRI SAKTIPADA BISWAS [PAN- AYTPB9137G], son of Late Bijay 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:

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Somany
 Adv.

993
OST 216
R Comp
Reerjan, Rajarhat
Date: 18/01/2017
Signature: [Handwritten Signature]
Address: [Faded text]
Phone: [Faded text]
Mobile: [Faded text]
District: [Faded text]

[Faded text, likely a stamp or official notice]



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

18 JAN 2017

WHEREAS the above named executant **SRI SAKTIPADA BISWAS** is the sole owner in respect of ALL THAT ALL THAT piece and parcel of DANGA landed property measuring an area of **01 (one) Cottah 12 (twelve) Chittacks 41 (forty-one) Sq. Ft.** more or less duly marked as PLOT No.- A, under C.S. Khatian No.- 825 & Hal Khatian No.- 855 and L.R. Khatian No. 4840 comprised in C.S. Dag No.- 1213 & R.S. Dag No.- 1280 AND another BAGAN landed property measuring an area of **01 (one) Cottah 12 (twelve) Chittacks 22 (twenty-two) Sq. Ft.** more or less under C.S. Khatian No.- 718 & Hal Khatian No.- 836 as well as L.R. Khatian No.- 6863 comprised in C.S. Dag No.- 1214 & R.S. & L.R. Dag No.- 1281 under Plot No.- I AND one more BAGAN landed property measuring an area of **02 (two) Cottahs** more or less under C.S. Khatian No.- 825 & Hal Khatian No.- 855 & L.R. Khatian No. 6863 comprised in C.S. Dag No.- 1215 & R.S. & L.R. Dag No.- 1282 under Plot No.- E conjointly landed property measuring an area of **05 (five) Cottahs 09 (nine) Chittacks 18 (eighteen) Sq. Ft.** more or less, lying and situated at Mouza- Reckjoani, Touzi No.- 1507, Re. Sa. No.- 198 of J.L. No.- 13 within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, Kolkata- 700135 under Post & Police Station of Rajarhat within the jurisdiction of formerly A.D.S.R. Bidhan Nagar Salt Lake City, Kolkata and presently A.D.S.R. 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 since possessed said owner decided to act in respect of the said landed property 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 17.08.2016 the owner and/or executant entered into an agreement with **RCON** [PAN- AAQFR6566A], a Partnership Firm, having its

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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 AFIPD0031]], 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 ROYCHOUDHURI** [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 17.08.2016 duly Registered at A.D.S.R. Rajarhat, North 24-Parganas and recorded under Book No.- I, Volume No. 1523, Pages- 273965 to 274009, being No. 152308899 for the year 2016 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 17.08.2016 hereinafter referred to as the "said Agreement");

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Adv.

AND WHEREAS the owner in terms of the said agreement dated 17.08.2016 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 SAKTIPADA 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 being No. 152308899 dated 17.08.2016.

NOW KNOW YE BY THESE PRESENTS I, SRI SAKTIPADA 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

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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 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

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Adv.

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 subdivision of the holdings of the said property and/or in relation to the construction and/or erection of the said buildings on the said 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

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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 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 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,

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power, generator, transformer, lifts, telephone connections and other public utility services, facilities and amenities whatsoever into or upon any building or buildings, 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 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. The Building Plan to be submitted by my appointed Attorney duly signed in my name and on my behalf and get the same sanctioned.

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Adv.

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 per the plan so to be sanctioned by the Rajarhat Bishnupur No. 1 Gram Panchayet and/or any other superior authority as and when the occasion may arise and/or to subdivide 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 being No. 152308899 dated 17.08.2016 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

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Adv.*

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 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 only and also to receive, realize and

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Adv.

obtain payment of all moneys, which may hereafter become payable in connection with the said Developer's allocation only 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 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

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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.
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, plaints, 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

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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 Panchayet 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, subject to the conditions of the Agreement being No. 152308899 for the year 2016 and the executant shall have every liberty to revoke the Power due to noncompliance of the terms of the Development Agreement, so executed on 17.08.2016, being No. 152308899 for the year 2016 by the Developer herein appointed.

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 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 piece and parcel of DANGA landed property measuring an area of 01 (one) Cottah 12 (twelve) Chittacks 41 (forty-one) Sq. Ft. more or less duly marked as PLOT No.- A, under C.S. Khatian No.- 825 & Hal Khatian No.- 855 and L.R. Khatian No. 4840 comprised in C.S. Dag No.- 1213 &

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Adv.

R.S. Dag No.- 1280 AND another BAGAN landed property measuring an area of **01 (one) Cottah 12 (twelve) Chittacks 22 (twenty-two) Sq. Ft.** more or less under C.S. Khatian No.- 718 & Hal Khatian No.- 836 as well as L.R. Khatian No.- 6863 comprised in C.S. Dag No.- 1214 & R.S. & L.R. Dag No.- 1281 under Plot No.- I AND one more BAGAN landed property measuring an area of **02 (two) Cottahs** more or less under C.S. Khatian No.- 825 & Hal Khatian No.- 855 & L.R. Khatian No. 6863 comprised in C.S. Dag No.- 1215 & R.S. & L.R. Dag No.- 1282 under Plot No.- E conjointly landed property measuring an area of **05 (five) Cottahs 09 (nine) Chittacks 18 (eighteen) Sq. Ft.** more or less, lying and situated at Mouza- Reckjoani, Touzi No.- 1507, Re. Sa. No.- 198 of J.L. No.- 13 within the local limits of Rajarhat Bishnupur No. 1 Gram Panchayet, Kolkata- 700135 under Post & Police Station of Rajarhat within the jurisdiction of formerly A.D.S.R. Bidhan Nagar Salt Lake City, Kolkata and presently A.D.S.R. Rajarhat in the District of North 24-Parganas, butted and bounded as follows:

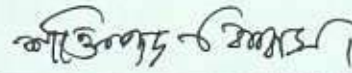
ON THE NORTH BY : Land under R.S. Dag No. 1279.
ON THE SOUTH BY : Land under R.S. Dag No. 1283 & 1284.
ON THE EAST BY : 12' Panchayet Road.
ON THE WEST BY : The land under Plot No. P-G and thereafter plot P-F and after that the land under R.S. Dag No. 1281.

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Adv.

IN WITNESSES WHEREOF I including my Attorney have executed and/or signed this Power of Attorney on day of, Two Thousand ~~Seven~~ (2017).

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

1. Alani Bhattacharjee
of - Annulia, P.O-
Chandpur, P.S. Deganga
Pin - 743424
North 24 Parganas.



SIGNATURE OF THE OWNER

1.

RCON
Chandrani Dutta

Partner

2.

Sukhjit Bose
Advocate
Judge's Court Barasat
North 24 Parganas.

2.

RCON
Pranab K. Raychaudhuri

Partner

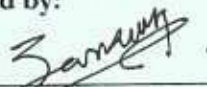
3.

RCON

Dikram Das
Partner

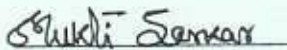
SEAL & SIGNATURE OF THE DEVELOPER
PARTNERS of **RCON**

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 Pranab Kumar Raychaudhuri
 Status - Presentant



Pranab Kumar 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 Kumar Raychaudhuri
 Signature of the presentant

(2) Name Dikram Das



Dikram 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
Dikram Das

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

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

(1) Name Sri Saktipada Biswas.



Status - Presentant

Sri Saktipada 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

Sri Saktipada Biswas
Signature of the presentant

(2) Name Smt. Chandrani Datta.



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

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

Major Information of the Deed




Deed No :	I-1523-00314/2017	Date of Registration	18/01/2017
Query No / Year	1523-1000415826/2016	Office where deed is registered	
Query Date	05/12/2016 12:09:53 PM	A D S R RAJARHAT, District North 24-Parganas	
Applicant Name, Address & Other Details	UTTAM KUMAR SARKAR HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830458249, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2,50,000/-	Rs. 30,70,603/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 152308899/2016		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1280	LR-4840	Bastu	Danga	1 Katha 12 Chatak 41 Sq Ft	75,000/-	11,06,127/-	Width of Approach Road: 12 Ft.
L2	LR-1281	LR-6863	Bastu	Bagan	1 Katha 12 Chatak 22 Sq Ft	75,000/-	10,89,973/-	Width of Approach Road: 12 Ft.
L3	LR-1282	LR-6863	Bagan	Bastu	2 Katha	1,00,000/-	8,74,503/-	Width of Approach Road: 12 Ft.
TOTAL :					9.2194Dec	2,50,000 /-	30,70,603 /-	
Grand Total :					9.2194Dec	2,50,000 /-	30,70,603 /-	










Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri SAKTIPADA BISWAS Son of Late BIJOY KRISHNA BISWAS Executed by: Self, Date of Execution: 18/01/2017 , Admitted by: Self, Date of Admission: 18/01/2017 ,Place : Office	 18/01/2017	 LTI 18/01/2017	 18/01/2017
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. AYTPB9137G, Status :Individual				

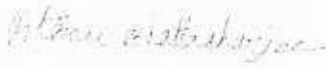
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RCON RECKJOANI, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 PAN No. AAQFR6566A, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt CHANDRANI DUTTA Wife of Shri SABYASACHI DUTTA Date of Execution - 18/01/2017, , Admitted by: Self, Date of Admission: 18/01/2017, Place of Admission of Execution: Office</p>	 <p>Jan 18 2017 11 50AM</p>	 <p>LTI 18/01/2017</p>	<p>Signature</p>  <p>18/01/2017</p>
<p>RECKJOANI, GHOSH PARA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFTPD0031J, Status : Representative, Representative of : RCON</p>				
2	<p>Name</p> <p>Shri PRANAB KUMAR RAYCHAUDHURI Son of Late NANU ROYCHAUDHURY Date of Execution - 18/01/2017, , Admitted by: Self, Date of Admission: 18/01/2017, Place of Admission of Execution: Office</p>	 <p>Jan 18 2017 11 31AM</p>	 <p>LTI 18/01/2017</p>	<p>Signature</p>  <p>18/01/2017</p>
<p>RECKJOANI, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APOPR3675P, Status : Representative, Representative of : RCON</p>				
3	<p>Name</p> <p>Shri BIKRAM DAS Son of Shri DINESH DAS Date of Execution - 18/01/2017, , Admitted by: Self, Date of Admission: 18/01/2017, Place of Admission of Execution: Office</p>	 <p>Jan 18 2017 11 30AM</p>	 <p>LTI 18/01/2017</p>	<p>Signature</p>  <p>18/01/2017</p>
<p>NAIPIKUR, P.O:- RAJARHAT, P.S - Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMPPD1706K, Status : Representative, Representative of : RCON</p>				

Identifier Details :

Name & address	
ATANU BHATTACHARJEE Son of RATHINDRA NATH BHATTACHARJEE AMULIYA, P.O:- CHANDPUR, P.S:- Deganga, District:-North 24-Parganas, West Bengal, India, PIN - 743424, Sex Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Shri SAKTIPADA BISWAS, Smt CHANDRANI DUTTA, Shri PRANAB KUMAR RAYCHAUDHURI, Shri BIKRAM DAS	
18/01/2017	
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SAKTIPADA BISWAS	RCON-2.98146 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SAKTIPADA BISWAS	RCON-2.93792 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri SAKTIPADA BISWAS	RCON-3.3 Dec

Endorsement For Deed Number : I - 152300314 / 2017

On 05-12-2016

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 30,70,603/-



Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 18-01-2017

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 11:20 hrs on 18-01-2017, at the Office of the A.D.S.R RAJARHAT by Shri PRANAB KUMAR RAYCHAUDHURI ,.

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

Execution is admitted on 18/01/2017 by Shri SAKTIPADA 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 ATANU BHATTACHARJEE, , Son of RATHINDRA NATH BHATTACHARJEE, AMULIYA, P.O: CHANDPUR, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743424, by caste Muslim, by profession Business

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

Execution is admitted on 18-01-2017 by Smt CHANDRANI DUTTA,

Indetified by ATANU BHATTACHARJEE, , Son of RATHINDRA NATH BHATTACHARJEE, AMULIYA, P.O: CHANDPUR, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743424, by caste Muslim, by profession Business

Execution is admitted on 18-01-2017 by Shri PRANAB KUMAR RAYCHAUDHURI,

Indetified by ATANU BHATTACHARJEE, , Son of RATHINDRA NATH BHATTACHARJEE, AMULIYA, P.O: CHANDPUR, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743424, by caste Muslim, by profession Business

Execution is admitted on 18-01-2017 by Shri BIKRAM DAS,

Indetified by ATANU BHATTACHARJEE, , Son of RATHINDRA NATH BHATTACHARJEE, AMULIYA, P.O: CHANDPUR, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743424, by caste Muslim, by profession Business

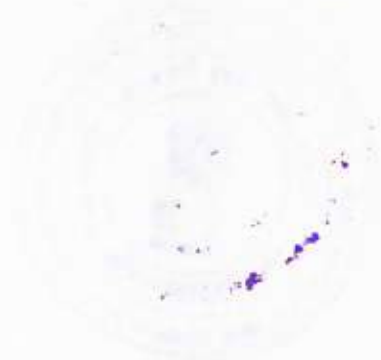
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 993, Amount: Rs.100/-, Date of Purchase: 05/02/2016, Vendor name: Samrat Bose



Debasish Dhar

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 1523-2017, Page from 11706 to 11730

being No 152300314 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.01.19 14:55:49 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 19-01-2017 14:55:48
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)