

SL-3213/24

I-3218/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 514333

11/07/24
12-4-19W

8-8-1830044/24

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

Additional District Sub-Registrar
Belghoria 24 Pgs. (N)

11 JUL 2024

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

BE IT KNOWN TO ALL CONCERN THAT We, 1. DIPTI
CHATTERJEE [Pan no: BEPPC3157L], [AADHAARNO: 8272612
38839], daughter of late Haridas Banerjee by nationality Indian
by faith Hindu, by occupation-Housewife residing at 67 S.N
Banerjee Road, P.O & P.s- Nimta Kolkata-700049,

S.L.G.

ক্রমিক নং 1710 তারিখ 18-6-24.
মূল্য : 100/-
ক্রেতা : Subhasish Laha (Soho).
ঠিকানা : High Cost Cal.
ভেণ্ডার : Ranjita Pan
লাইসেন্স প্রাপ্ত ভেণ্ডার
কাশিপুর দমদম এ. ডি. এস. আর. অফিস
বি

ভেণ্ডারের নাম - রঞ্জিতা পাল

ট্রেজারির নাম :- ব্যারাক

টি ভি নং :

স্ট্যাম্প খরিদের তারিখ 11 JUL 2024

এ টি.ভি. নং মোট কত টাকার

স্ট্যাম্প খরিদ করা হইয়াছে। 140000



Addl. District Sub-Registrar
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2.DIBAKAR BANERJE[Pan no:ADMPB4815F],[AADHAARNO:45855 9895181], son of late Haridas Banerjee, by nationality Indian by faith Hindu, by occupation-Business residing at10/A KabiNabinNagar,R.B Road, P.O & P.s- Nimta Kolkata-700049.**3.TRIPTI MUKHERJEE** [Pan no:AQFPM8752L] [AADHAARNO:295692861788] daughter of late Haridas Banerjee, by nationality Indian by faith Hindu, by occupation-Housewiferesiding at10/A KabiNabinNagar,R.B Road, P.O & P.s- Nimta Kolkata-700049,**4.BHASKAR BANDYOPADHYA@BANERJEE** [Pan no: AHEPB2026Q],[AADHAAR NO: 739964074597] son of late Haridas Banerjee, by nationality Indian by faith Hindu, by occupation-Business residing at10/A KabiNabinNagar,R.B Road, P.O & P.s- Nimta Kolkata-700049.**5.SUVRABANERJEE**[Panno:BNKPB8044H] [AADHAAR NO:456451513551] daughter of late Haridas Banerjee, by nationality Indian by faith Hindu, by occupation-Housewiferesiding at10/A KabiNabinNagar,R.B Road, P.O & P.s- Nimta Kolkata-700049. hereinafter called as and referred to as the **PRINCIPAL** do hereby nominate, constituted and appoint **SHINE CONSTRUCTIONS**, having its registered place of business at 101 R.B Road, Kolkata-700049, represented its Sole Proprietor named **SRI ABHIJIT SAHA** [Pan no:CTCPS6817E],[AADHAARNO: 913470032118] son of Lt. Sunil Saha, by faith -Hindu , by occupation - Business, by nationality - Indian, residing at101 R..B Road, P.s & P.o -Nimta Kolkata-700049 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) hereinafter hereinafter called and referred to as the **ATTORNEY** on my behalf in respect of my schedule mentioned land.

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WHEREAS:

1. One RADHA NATH DAS is the sole owner and possessor of a plot of land measuring an area of was **10 cottashs 15 chittacks 00 sqft** comprising in C.S dag no. 2796,2797 under C.S khatian no.778, of the Mouza Uttar Nimta , J.L.No . 8 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No12,in the District North 24 Parganas,Kolkata-700049 , Which is absolutely free from all encumbrance whatsoever by virtue of purchases from SAMARENDRA NATH BASU by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore and recorded in book no1, volume no 95, pages 221to 222 , being no6659 for the year 1955,on 29/07/1955 against valuable consideration mentioned thereon.
2. Since their purchase as above, the RADHA NATH DAS as the absolute owner of the 10 cottashs 15 chittacks 00 sqft land free from all encrumbrances, attachments liens etc of any manner and whatsoever nature.
3. RADHA NATH DAS herein agreed to sell and the purchaser HARI DAS BANDHOPADHYA agreed to purchase land measuring 10 cottashs 15 chittacks 00 sqft more or less comprising C.S dag no. 2796/2797 under C.S khatian no.778 , of the Mouza Uttar Nimta , J.L.No . 8 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, in the District North 24 Parganas,Kolkata-700049 ,by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book no1, volume no 15, pages 167-169 , being no 719 for the year 1959,on 04/02/1959 against valuable consideration mentioned thereon.

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4. Since their purchase as above, the HARI DAS BANDHOPADHYA as the absolute owner of the 10 cottashs 15 chittacks 00 sqft land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
5. HARI DAS BANDHOPADHYA herein agreed to sell and the purchaser Manik Das agreed to purchase land measuring 3cottashs 15 chittacks 00 sqft more or less out of total land 10 cottashs 15 chittacks 00 sqft by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book no1, volume no 94, pages 154-157, being no 6569, on 17/08/1959 against valuable consideration mentioned thereon. Said Manik Das herein agreed to sell and the purchaser Biswarsar Roy agreed to purchase land measuring 3cottashs 15 chittacks 00 sqft by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book no1, volume no 94, pages 134-137, being no 4816, on 22/06/1959 against valuable consideration mentioned thereon.
6. Said the above fact, the HARI DAS BANDHOPADHYA son of Nalini Mohon Bondhapadhyas as the absolute owner with indefeasible eight title and interest therein have and are lawfully seized and possessed of the said land measuring **7cottashs 00chittacks 00 sqft** more or less land free from all encumbrances, attachments liens etc of any manner and what so ever nature. Said HARI DAS BANDHOPADHYA was died on 23.08.2008 leaving behind his wife Santi Rani Banerjee who also died on 08/08/2012 the following person respectively as her legal heirs.

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<u>NAME</u>	<u>RELATIONSHIP WITH THE DECEASED</u>
1)DIPTI CHATTERJEE	DAUGHTER
2)DIPAK KUMAR BANERJEE	SON
3)DIBAKAR BANERJEE	SON
4)TRIPTI MUKHERJEE	DAUGHTER
5)BHASKAR BANDYOPADHYA	SON
6) SUVRA BANERJEE	DAUGHTER

all are the son & daughter of late HARI DAS BANDHOPADHYA & SANTI RANI BANDYOPADHYA. Thus on this basis of the aforesaid facts and circumstances the said above mention (i) DIPTI CHATTERJEE (ii) DIPAK KUMAR BANERJEE (iii) DIBAKAR BANERJEE(iv)TRIPTIMUKHERJEE(v)BHASKARBANDYOPADHYA ,(vi) SUVRA BANERJEE, all became the absolute joint owner of the aforesaid land measuring **7 cottashes 00 chittacks 00 sqft** more or less more or less equally that means **1cottashes 2chittacks 30 sft each.**

7. DIPAK BANERJEE sell his share that means **1 cottashes 2 chittacks 30sft** against valuable consideration.

8. Now (i) DIPTI CHATTERJEE(ii) DIBAKAR BANERJEE (iii) TRIPTI MUKHERJEE (iv)BHASKAR BANDYOPADHYA, (v) SUVRA BANERJEE, presently jointly owner of **5cottashes 13 chittacks 15 sqft** land.

Now, We the present Principal herein (i) DIPTI CHATTERJEE(ii) DIBAKAR BANERJEE(iii) TRIPTI MUKHERJEE (iv)BHASKAR BANDYOPADHYA, (v) SUVRA BANERJEE, owner/principal herein is the absolute owner and possessor of the plots of comprised in C.S. Dag No 2796 ,2797, under C.S. khatian No.778 of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of DumDum Police Station at present Nimta police station , within the local limit of North DumDum Municipality, being Municipal Ward No 12 in the District North 24 Parganas,Kolkata-700049 ,by raising

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construction of multi storied building as per sanctioned plan approved by the North Dumdum Municipality thereon, but due to paucity of funds and lack of experience, We could not proceed further and finding no other alternative, but we have entered into a Development Agreement with the said **SHINE CONSTRUCTIONS**, having its registered place of business at 101 R.B Road, Kolkata-700049, represented its Sole Proprietor named **SRI ABHIJIT SAHA** [Pan no:CTCPS6817E],[AADHAARNO: 913470032118] son of Lt. Sunil Saha, by faith -Hindu , by occupation - Business, by nationality - Indian, residing at 101 R..B Road, P.s & P.o -Nimta Kolkata-700049, on 11/07/2024 and the said Development Agreement Registered at A.D.S.R. office BELGHORIA, recorded in the Book No I , Being **Deed No 152603204** in the year **2024**, under some terms and conditions mentioned thereon; appointing the developer who will be able to undertake the aforesaid job and in that case I am not be able and/or responsible for constructional works of the proposed building on the aforesaid land.

Dibakar Banerjee

NOW KNOW YE BY THESE PRESENTS

We, the principal herein **1. DIPTI CHATTERJEE** [Panno: BEPPC3157L] [AADHAARNO: 827261238839], **2. DIBAKAR BANERJEE** [Panno: ADMPB4815F] [AADHAARNO: 458559895181], **3. TRIPTI MUKHERJEE** [Pan no: AQFPM8752L] [AADHAARNO: 295692 861788] **4. BHASKAR BANDYOPADHYA @ BANERJEE** [Pan no: AHEPB2026Q] [AADHAAR NO: 739964074597] **5. SUVRABANERJEE** [Panno: BNKPB8044H] , [AADHAAR NO: 456451513551] do hereby nominate, constitute **SHINE CONSTRUCTIONS**, having its registered place of business at 101 R.B Road, Kolkata-700049, represented its Sole Proprietor named

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ABHIJIT SAHA [Pan no:CTCPS6817E],[AADHAARNO: 913470032118]
of the, by faith Hindu, by occupation- Business, by Nationality-
Indian, as my true and lawful constitute attorney in my name on my
behalf and to do exercise, execute and perform all and ever and any
deeds, matters and things as mentioned hereinafter written:-

1. To enter into hold and defend possession of the said land and every part thereof and also to manage maintain and administer the said land and every part thereof.
2. To look after and to control all the affairs for the Development of the said land by raising construction of the multi storied building thereon as per the sanction plan which to be approved by the North Dumdum Municipality.
3. To sign, execute and submit all development plans, documents, statements, papers, undertaking, declarations as may required for necessary sanction, modification and/or alteration of Development Plans by the North Dumdum Municipality and other appropriate Authorities.
4. To appear and represent me before any necessary authorities including North Dumdum Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act. 1976 and Govt. of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
5. To pay fees, obtain mutation sanction, modification and such other orders and permissions from the necessary authorities as for expedient for sanction modification and/or alteration of Development plans and also to submit and take delivery of title deeds concerning the said plot of land and also other papers and documents and may be

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required by the necessary authorities and to appoint Engineer, Architect and other Agents and sub-Contractors for the aforesaid purpose as the said attorney shall think fit and proper.

6. To receive the excess amount of fees of any payment for the purpose of sanction modification and/or alteration of the Development plan to any authority or authorities.
7. To develop the said plot of land by making construction of such type of building thereon as the said attorney may deem fit and proper and for that purpose to pull down, demolish and/or remove any house, building and/or structure of whatsoever nature of the said premises if any as my said Attorney shall think fit and proper.
8. To apply for and obtain electricity, gas, water sewerage, telephone, drainage or other connections or any other utility to the said property and/or to make alteration thereon and to close down and/or have disconnection the same and for that purpose to sign execute and submit 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.
9. To apply for and obtain building materials from the concerning authorities for construction of the building in the said premises.
10. To utilities or shift or have connected the existing electricity connection of any in the said property in such manner as the said Attorney may deem fit and proper.
11. To pay all rates, taxes, charges, expenses and other outgoings 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 rents and/or license fees from the occupants thereof if any.

M. S. K.



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12. To appear and represent me before all authorities for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
13. To negotiate with others for sale of the flats/shops/Units /floor in the proposed multi storied building on the said property for Developer's proportionate allocated areas of land except my allocated areas which will be kept reserved for me as per Registered Development Agreement any terms and conditions as may be said Attorney shall think fit and proper.
14. To collect advance or part payment or full consideration money from the intending purchasers of the flats/shops/units for Developer's allocated areas along with proportionate share of land on my behalf except the portion which be kept reserved for my allocated areas as per Registered Development Agreement .
15. To advertise the different Newspapers and display boarding in different places, engaged agency or agencies for selling Developer's allocated shares of flats/shops/units along with the proportionate share of land in my names as the said Attorney shall think fit and proper.
16. To sell, transfer, mortgage or charges of the proposed multi storied buildings /flats/shops/units of their allocated (Developer's) areas along with their proportionate share of land, which are lying against the said allocated portion of my Developer represented by my attorney at the property or any part thereof and from and purpose to sign and execute all such deeds, documents and instruments before any registering authority or authorities and to obtain land and financial accommodation from Bank, Financial Institution, person or

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persons as the case may be on such terms and conditions as my said Attorney shall think fit and proper against Developer's allocated portion of my said attorney as per Registered Development Agreement except owners allocation of share.

17. To file and submit declaration statements, applications and/or returns to the competent authority or any other necessary authorities or authority in connection with the matters herein contained.

18. To appear and represent me before any Notary and other office or offices or authority or authorities having jurisdiction and to present instruments and writings executed and signed by the said Attorney in my manner conveying the said Developer's share of property on my behalf.

19. To conveyance, prosecute, enforce, defend answer and oppose all actions and other legal proceedings the said property or any part thereof including related to acquisition and/or requisition and/or in respect of the said property or any part thereof in which the said estate is nor or any time hereinafter as be interested or concerned and if think, fit be compromise, settled, refer to Arbitration abandons, submit proceedings and aforesaid before any Court, civil or revenue including the competent controller.

20. To enter into any agreement for sale with any intending purchaser or purchasers for sell, convey and transfer of the flats/garages/shops/units against Developers allocated portions of share as Developer will think fit and proper and to sign on all the requisite documents for the same.

21. To file and defend suit, cases, appeals and applications of whatsoever nature for and on behalf of me or to be instituted performed by or against any person or persons in respect of the said

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plot of land/property and also to present and prosecute written application in respect thereof.

22. To compromise suits appeals or other legal proceedings in any court, tribunal or other authority whatsoever and to sign and verify applications thereof and to sign declare and/or affirm any complaints, written statements, petitions, affidavits, verification, vokatlatnama, warrant of Attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

23. To deposit and withdraw fees documents and money in and from any court or courts and/or other person or persons or authority and give valid receipts and discharges therefore.

24. To act as my attorney in relation to all matters touching my said property and building of Developer's share and on my behalf to do all instruments act, nature deeds and things as fully and effectually as I could do if I will personally present.

AND GENERALLY We hereby ratify and confirm and agree to ratify and confirm or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power in that hereinbefore obtained shall lawfully to do or cause to be done or the right or by virtue of these presents including in such confirmation and other works will be completion of the whole deal/transaction as per the said Registered Development Agreement .

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Belghoria, 24 Pgs. (N)

11 JUL 2024

THE FIRST SCHEDULE ABOVE REFERRED TO:-

(Description of Entire land)

(PROPERTY OF (i) DIPTI CHATTERJEE(ii) DIBAKAR BANERJEE(iii)**TRIPTI MUKHERJEE (iv)BHASKAR BANDYOPADHYA, (v) SUVRA
BANERJEE)**

ALL THAT the piece and parcel of land measuring **5cottashs 13 chittacks 15 sqft** land more or less, Dag No 2796 ,2797, under khatian No.778 of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of DumDum Police Station at present Nimta police station , within the local limit of North DumDum Municipality, being Municipal **Ward No 12** in the District North 24 Parganas,Kolkata-**700049, RB Road (Rishi Bamkim Road)** within the jurisdiction of A.D.S.R., Belghoria in the District North 24 Parganas and the said land is butted and bounded as follows :-

ON THE NORTH	:	BY Panu Ranjan Das
ON THE SOUTH	:	BY Other land
ON THE EAST	:	BY Abhijit Mukhopadhyay
ON THE WEST	:	BY 6 foot road



Addl. District Sub-Registrar
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11 JUL 2024

IN WITNESS WHEREOF We, the principal herein have set and subscribe their respective hands and seals on the 11 /07/2024 first above written.

SIGNED SEALED AND DELIVERED

by the Principal at Kolkata in Presence of:

1. Sanjay Ghosh
of 36 Patna Road
Mmta Kol-49

Dipti Chatterjee
Debatay Banerjee
Tripti Mukherjee
B.Bass.

Bhaswar Bandyopadhyay
Surra Banerjee

2. Subhasish Saha
Adv

SIGNATURE OF PRINCIPAL

Drafted and Explained by:

Subhasish Saha

(SUBHASISH SAHA)

Advocate

F/1591/2008

HIGH COURT

SHINE CONSTRUCTIONS

Abhishek Saha

Proprietor

SIGNATURE OF ATTORNEYS




Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

11 JUL 2024

SIGNATURE OF THE
PRESENTANT /
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B.- L.H. BOX – SMALL TO THUMB PRINTS
R.H. BOX – THUMB TO SMALL PRINTS

	LH					
	RH					

ATTESTED :-

Dipti Chatterjee

	LH					
	RH					

ATTESTED :-

Dibakar Banerjee

	LH					
	RH					

ATTESTED:- *Tripti Mukherjee*

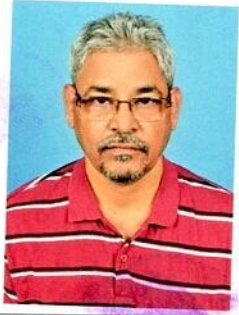



Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

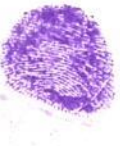
11 JUL 2024

SIGNATURE OF THE
PRESENTANT /
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B.- L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH					

ATTESTED :- *Baban. Bhaskar Bandyopadhyay*

	LH					
	RH					

ATTESTED :- *Suvra Banerjee*

	LH					
	RH					

ATTESTED:- *Abhishek Sahu*




Addl. District Sub-Registrar
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11 JUL 2024

Major Information of the Deed

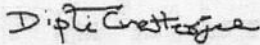
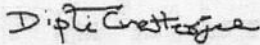
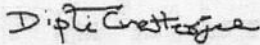
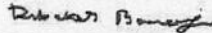
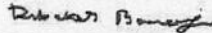
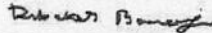
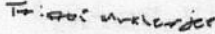
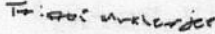
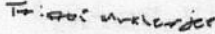
Deed No :	I-1526-03218/2024	Date of Registration	11/07/2024
Query No / Year	1526-8001830044/2024	Office where deed is registered	
Query Date	11/07/2024 12:35:00 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUBHASISH SAHA HIGH COURT,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9903553202, Status :Advocate		
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. 38,79,164/-		
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]:- 152603204/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

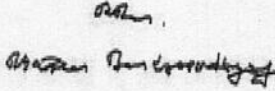
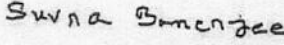
Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Rishi Bankim Road, Mouza: Uttar Nimta, , Ward No: 12 Pin Code : 700049

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-2796	LR-778	Bastu	Bastu	2 Katha 14 Chatak 30 Sq Ft	1/-	19,39,582/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2797	LR-778	Bastu	Bastu	2 Katha 14 Chatak 30 Sq Ft	1/-	19,39,582/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			9.625Dec	2 /-	38,79,164 /-	
	Grand Total :				9.625Dec	2 /-	38,79,164 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs DIPTI CHATTERJEE Daughter of Late HARIDAS BANERJEE Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>11/07/2024</td> <td></td> <td>LTI 11/07/2024</td> <td>11/07/2024</td> </tr> </tbody> </table> 67 S.N. BANERJEE ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: BExxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs DIPTI CHATTERJEE Daughter of Late HARIDAS BANERJEE Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office		 Captured		11/07/2024		LTI 11/07/2024	11/07/2024
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr DIBAKAR BANERJEE Son of Late HARIDAS BANERJEE Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>11/07/2024</td> <td></td> <td>LTI 11/07/2024</td> <td>11/07/2024</td> </tr> </tbody> </table> 10/A KABI NABIN NAGAR R.B. ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: ADxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr DIBAKAR BANERJEE Son of Late HARIDAS BANERJEE Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office		 Captured		11/07/2024		LTI 11/07/2024	11/07/2024
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Name	Photo	Finger Print	Signature										
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11/07/2024		LTI 11/07/2024	11/07/2024										

4	Name Mr BHASKAR BANDOPADHYAY, (Alias: Mr BHASKAR BANERJEE) (Presentant) Son of Late HARIADAS BANERJEE Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	Photo  11/07/2024	Finger Print  LTI 11/07/2024	Signature  11/07/2024
10/A KABI NABIN NAGAR, R.B. ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AHxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office				
5	Name Mrs SUVRA BANERJEE Daughter of Late HARIADAS BANERJEE Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	Photo  11/07/2024	Finger Print  LTI 11/07/2024	Signature  11/07/2024
10/A KABI NABIN NAGAR , R.B. ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: BNxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office				

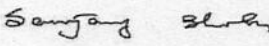
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHINE CONSTRUCTIONS 101 R.B. ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Date of Incorporation:XX-XX-1XX5 , PAN No.:: CTxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ABHIJIT SAHA Son of Late SUNIL SAHA Date of Execution - 11/07/2024, , Admitted by: Self, Date of Admission: 11/07/2024, Place of Admission of Execution: Office	Photo  Jul 11 2024 12:57PM	Finger Print  Captured LTI 11/07/2024	Signature  11/07/2024
101 R.B. ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: CTxxxxxx7E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHINE CONSTRUCTIONS (as SOLE PROPRIETORY)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJOY GHOSH Son of Late DHARANI DHAR GHOSH 36 PATNA ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049	 11/07/2024	 Captured 11/07/2024	 11/07/2024
Identifier Of Mrs DIPTI CHATTERJEE, Mr DIBAKAR BANERJEE, Mrs TRIPTI MUKHERJEE, Mr BHASKAR BANDOPADHYAY, Mrs SUVRA BANERJEE, Mr ABHIJIT SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs DIPTI CHATTERJEE	SHINE CONSTRUCTIONS-0.9625 Dec
2	Mr DIBAKAR BANERJEE	SHINE CONSTRUCTIONS-0.9625 Dec
3	Mrs TRIPTI MUKHERJEE	SHINE CONSTRUCTIONS-0.9625 Dec
4	Mr BHASKAR BANDOPADHYAY	SHINE CONSTRUCTIONS-0.9625 Dec
5	Mrs SUVRA BANERJEE	SHINE CONSTRUCTIONS-0.9625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs DIPTI CHATTERJEE	SHINE CONSTRUCTIONS-0.9625 Dec
2	Mr DIBAKAR BANERJEE	SHINE CONSTRUCTIONS-0.9625 Dec
3	Mrs TRIPTI MUKHERJEE	SHINE CONSTRUCTIONS-0.9625 Dec
4	Mr BHASKAR BANDOPADHYAY	SHINE CONSTRUCTIONS-0.9625 Dec
5	Mrs SUVRA BANERJEE	SHINE CONSTRUCTIONS-0.9625 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Rishi Bankim Road, Mouza: Uttar Nimta, , Ward No: 12 Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2796, LR Khatian No:- 778		Owner Name not selected by applicant.
L2	LR Plot No:- 2797, LR Khatian No:- 778		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152603218 / 2024

On 11-07-2024

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

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

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

Presented for registration at 12:47 hrs on 11-07-2024, at the Office of the A.D.S.R. Belghoria by Mr BHASKAR BANDOPADHYAY Alias Mr BHASKAR BANERJEE, one of the Executants.

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 38,79,164/-

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

Execution is admitted on 11/07/2024 by 1. Mrs DIPTI CHATTERJEE, Daughter of Late HARIDAS BANERJEE, 67 S.N. BANERJEE ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 2. Mr DIBAKAR BANERJEE, Son of Late HARIDAS BANERJEE, 10/A KABI NABIN NAGAR R.B. ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business, 3. Mrs TRIPTI MUKHERJEE, Daughter of Late HARIDAS BANERJEE, 10/A KABI NABIN NAGAR, R.B. ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 4. Mr BHASKAR BANDOPADHYAY, Alias Mr BHASKAR BANERJEE, Son of Late HARIADAS BANERJEE, 10/A KABI NABIN NAGAR, R.B. ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business, 5. Mrs SUVRA BANERJEE, Daughter of Late HARIADAS BANERJEE, 10/A KABI NABIN NAGAR, R.B. ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife

Indetified by Mr SANJOY GHOSH, , Son of Late DHARANI DHAR GHOSH, 36 PATNA 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 11-07-2024 by Mr ABHIJIT SAHA, SOLE PROPRIETARY, SHINE CONSTRUCTIONS, 101 R.B. ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Indetified by Mr SANJOY GHOSH, , Son of Late DHARANI DHAR GHOSH, 36 PATNA 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 1710, Amount: Rs.100.00/-, Date of Purchase: 18/06/2024, Vendor name: Ranjita Paul



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2024, Page from 95598 to 95620

being No 152603218 for the year 2024.



Sou

Digitally signed by SOUGATA DAS
Date: 2024.07.16 12:39:22 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 16/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.