

7734

I-8013/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 850897

11-50 a.m
30/11/2022

certified that the Endorsement
sheet's and the Signature Sheet's
attached to this document
are part of the document.

Q-2003205675/2022


Additional District Sub-Registrar
Raniganj, Paschim Bardhaman
30 NOV 2022

DEVELOPMENT POWER OF ATTORNEY

BY THIS DEVELOPMENT POWER OF ATTORNEY executed on this the 30th
day of November 2022

Cont...P/2

SERIAL NO. 1625 DATE 24/11/2022
PURCHASERS NAME M/S DEYASHILPI DEVELOPERS PVT LTD
ADDRESS.....KOLYATA - 17
DISTRICT.....
STAMP PURCHASED FROM ASANSOL
TREASURY ON DATED.....
VALUE OF THE STAMP.....10000 03 NOV 2022



Ashis Mondal
STAMP VENDOR- SRI ASHIS MONDAL
A. D. S. R. OFFICE, RANIGANJ
L No.- 2 (2005-06)



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

30 NOV 2022

BY THE PRINCIPALS/OWNERS

1] **MR. MAHADEO SHAW** (having Income Tax PAN No: AKOPS3477K) Son of Late Hiralal Shaw, by faith-Hindu, Nationality-Indian, by Occupation Business, a resident of Dr. G.C. Ghosh Road, Raniganj, P.O. & P.S. Raniganj, Sub-Division Asansol, District Paschim Bardhaman, Pin No. 713347, within the State of West Bengal;

2] **MRS. URMILA DEVI BHALOTIA** (having Income Tax PAN No: ADJPB3262D) Wife of Late Shyam Narayan Bhalotia, by faith-Hindu, Nationality-Indian, a Housewife, resident of Karnani Estate Suite No. 50, 2nd Floor 209, A. J. C. Bose Road, P.O. Circus Avenue, P.S: Beniapukur, District- Kolkata, Pin No. 700017, in the State of West Bengal;

3] **MR. AJAY KUMAR BHALOTIA** (having Income Tax PAN: ADEPB6851D) Son of Late Shyam Narayan Bhalotia, by faith-Hindu, Nationality-Indian, by Occupation Professional, resident of Karnani Estate Suite No. 50, 2nd Floor 209, A. J. C. Bose Road, P.O. Circus Avenue, P.S: Beniapukur, District-Kolkata, Pin No. 700017, in the State of West Bengal; and

4] **MR. SACHIN KUMAR BHALOTIA** (having Income Tax PAN: AFTPB8896B), Son of Late Shyam Narayan Bhalotia, by faith-Hindu, Nationality-Indian, by Occupation Professional, resident of Karnani Estate, Suite No. 50, 2nd Floor 209, A. J. C. Bose Road, P.O. Circus Avenue, P.S: Beniapukur, District-Kolkata, Pin No. 700017 in the State of West Bengal, hereinafter jointly/collectively referred to as **THE PRINCIPALS**;

TO AND IN FAVOUR OF

M/S DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED [CIN # U70100WB2008PTC126466], Registered under the Companies Act (1956) 2013, having its registered office at 209, A.J.C. Bose Road, Karnani Estate, Suite No.50, 2nd Floor, Kolkata -700017 within the State of West Bengal, having Income Tax **PAN No. AACCD8997N** represented by its Directors 1] **MR. AJAY KUMAR BHALOTIA** (having Income Tax

PAN: ADEPB6851D), Son of Late Shyam Narayan Bhalotia, by faith-Hindu, Nationality-Indian, by Occupation Professional, resident of Karnani Estate Suite No. 50, 2nd Floor 209, A. J .C. Bose Road, P.O. Circus Avenue, P.S: Beniapukur, District-Kolkata, Pin No. 700017, in the State of West Bengal; and **2] MR. SACHIN KUMAR BHALOTIA** (having Income Tax PAN: AFTPB8896B), Son of Late Shyam Narayan Bhalotia, by faith-Hindu, Nationality-Indian, by Occupation Professional, resident of Karnani Estate, Suite No. 50, 2nd Floor 209, A. J. C. Bose Road, P.O. Circus Avenue, P.S: Beniapukur, District-Kolkata, Pin No. 700017 in the State of West Bengal hereinafter referred to as the **ATTORNEY**.

WHEREAS the land mentioned in the schedule below has been purchased by Mr. Mahadeo Shaw (Principal No.1) herein by virtue of the registered deed being no. 393 for the year 1986 and 988 for the year 1998 of the Addl. District Sub-Registry Office Raniganj and by Mrs. Urmila Devi Bhalotia (Principal No.2 herein) by virtue of registered deed being no. 1182 for the year 2019 of the Addl. District Sub-Registry Office Raniganj and by Mr. Shyam Narayan Bhalotia (Since deceased) Son of Late Shiwkaran Das Bhalotia by virtue of a registered deed being no. 1351 for the year 2019 of the Addl. District Sub-Registry Office Raniganj.

AND WHEREAS the said Shyam Narayan Bhalotia died leaving behind his wife namely Mrs. Urmila Devi Bhalotia and two sons namely Mr. Ajay Kumar Bhalotia (Principal No. 3) and Mr. Sachin Kumar Bhalotia (Principal No. 4) and daughter namely Mrs. Sweta Agarwal as his only legal heirs as per the Hindu Succession Act.

AND WHEREAS the said Mrs. Urmila Devi Bhalotia and Mrs. Sweta Agarwal jointly gifted their share in the aforesaid schedule mentioned land to the aforesaid Mr. Ajay Kumar Bhalotia and Mr. Sachin Kumar Bhalotia by virtue of a registered deed of a gift being no. 4688 for the year 2022 of the Addl. District Sub-Registry Office Raniganj.

AND WHEREAS the aforesaid schedule mentioned land has duly been recorded in the name of the Principal No. 1 to 4 herein as the present owners in finally published L.R. Record of Rights in their respective L.R. Khatian.

THAT the aforesaid Mr. Mahadeo Shaw, Mrs. Urmila Devi Bhalotia, and Mr. Shyam Narayan Bhalotia (Since deceased) executed a "Development Agreement being no. 4726 Dt. 03.09.2019 of the Addl. District Sub-Registry Office Raniganj for Development of the land and construction of building thereon

THAT a residential complex will be constructed on & above the said schedule-mentioned land and the plan of the said residential complex has duly been approved by the Asansol Municipal Corporation vide their approval No. 2006(3)/BP/AMC/HO, dated 20.04.2022.

THAT by an affidavit dated 23.09.2022 before the executive magistrate, Asansol court, the Principal No. 1 to 4 affirm that the Principal No. 3 & 4 namely Mr. Ajay Kumar Bhalotia and Mr. Sachin Kumar Bhalotia become the party of the said Development Agreement dated, 03.09.2019 in place of Late Shyam Narayan Bhalotia and all the terms and conditions of the said agreement also binding upon the Principal No. 3 & 4 and the share of allocation of Late Shyam Narayan Bhalotia mentioned in the said Development agreement has been divided equally among the principal No. 3 & 4 i.e Mr. Ajay Kumar Bhalotia & Mr. Sachin Kumar Bhalotia.

THAT all the present owners (Principal No. 1 to 4 herein) of the schedule mentioned land affirm an affidavit dated 23.09.2022 before the Executive Magistrate Asansol court, in reference to the said Development Agreement.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS, the Principals do hereby nominate, constitute and appoint the Attorney M/s Devashilpi Estate Developers Private Limited, as their *TRUE AND LAWFUL ATTORNEY* for themselves and on their behalf and in their name to do the following further acts, deeds and things relating to the Said Property (more fully described in the **SCHEDULE**).

1. To prepare, submit correspond, receive and sign all papers like Plans, Applications, Affidavits, Indemnities, Letters, authorizations, and corrections, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments like Asansol Municipal Corporation, Gram Panchayat, Competent Authority for the supply of Ground Water, West Bengal State Electricity Distribution Company Ltd (WBSEDCL) or any other Supply Agency, Administrative offices of the Government of West Bengal, Urban Land Ceiling Authorities, Asansol & Durgapur Development Authority (ADDA), Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/Environment Department, Govt. Of West Bengal, Directorate of Town and Country Planning, West Bengal Police, concerned B.L. & L.R.O. Department Land & Land Reform Department of the Govt. Of West Bengal, National Highway Authority of India (NHAI), West Bengal Forest Department, West Bengal, etc., for obtaining the necessary certificates, sanctions, permissions, exemptions, no objection certificates, orders, etc., connected with the Said Property in respect of one or more of the following matters:

- a) Conversion Re-classification, Construction re-constitution, and/or re-union of the Said Property commensurate with the purposes for which the Development Agreement has been entered upon;

- b) Demolition of any superstructure(s) on the Said Property;
 - c) Proposed constructions (s) of New Building (s);
 - d) Additions, revisions and alterations renewals, and regularization to the proposed New Buildings.
 - e) Obtaining permanent or temporary service connections of water supply, drainage, sewerage, and electricity.
2. To apply for and obtain the sanction of the building plan in respect of the Said Property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter.
 3. To apply for quotas, entitlements, and other allocations for cement, steel, bricks, and any other building material that may be required, for and on behalf of the owners/Principals for the construction of the New Building on the Said Property.
 4. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters, or any other documents relating to or in connection with applying for and obtaining the sanction of plan in respect of the Said Property.
 5. To obtain delivery of the sanction plan from the Asansol Municipal Corporation [AMC] or any other authority or authorities.
 6. To enter upon the Said Property with men and materials as may be required for the purpose of development work and erect the new buildings as per the building plans to be sanctioned
 7. To apply for and obtain necessary permissions, and/or approvals, and/or sanctions from any statutory authority including the Corporation/Municipality/Zila Parishad / Gram Panchayat, Fire Services Department, Government of West Bengal, Asansol-

Durgapur Police, Asansol & Durgapur Development Authority (ADDA), West Bengal Police, West Bengal Pollution Control Board / Environment Department, Airports Authority of India, Bharat Sanchar Nigam Ltd., National Highway Authority of India (NHAI), West Bengal Forest Department, West Bengal, and all other statutory authorities or bodies

8. To appear and represent the Principals before the necessary authorities including the Asansol Municipal Corporation/Municipality/Zila Parishad/ Panchayat, Fire Services Department, Government of West Bengal, West Bengal Police, West Bengal Pollution Control Board / Environment Department, Airports Authority of India, Bharat Sanchar Nigam Ltd., National Highway Authority of India (NHAI), West Bengal Forest Department, West Bengal, and all other statutory authority or body in connection with the sanction, modification and/or alteration of plans.
9. To pay fees to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification, and/or alteration of the sanctioned plans and submit all the papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, contractors and sub-contractors for the aforesaid purposes as the Attorneys shall think fit and proper.
10. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification, and/or alteration of the Plans to any authority or authorities.
11. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility to the Said Property and/or to make alterations therein and to close down and/or have disconnected 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 Attorneys.

12. To pay all rates, taxes, charges, expenses, and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.
13. To appear and represent us before all authorities including Asansol Municipal Corporation for fixation and/or finalization of the annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all acts, deeds and things as the Attorneys may deem fit and proper.
14. Subject to the written consent obtained from the respective Owners, The Developer shall have the right and authority to arrange for financing of the project (Project Finance) from any Banks and/or Financial Institutions for construction and completion of the project upon such terms and conditions as may be applicable. Such finance may be secured by mortgaging the respective Owner's land in favor of any bank / financial institution by deposit of original title deeds of the said project land by way of an Equitable Mortgage and/or by executing a Simple Mortgage and/or by creating a registered mortgage. Further, the developer shall create a charge in respect of its share of revenue or allocation in the project without creating any charge/ liability in respect of the Owner's share of revenue or the Owner's allocation in the project. Further, the Developer may execute any document or documents in furtherance of the above objective, including executing a letter evidencing the deposit of title deeds, confirmation of deposited title deeds, delivering the title deeds, and receiving back the title deeds, etc.

15. To ensure the New Buildings and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as the Developer may think sufficient to protect the interest of all concerned therein.
16. To collect advance/payment from the intending purchaser against the sale/lease of the proposed constructed areas in the proposed New Buildings and issue a receipt thereof.
17. To ask for, receive and recover from all the Purchasers/Lessees and Transferees of Flats/Units/Row Houses GST for maintenance and all the other charges and also on non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof.
18. To engage Advocates and to commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the Said Property or any part thereof and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non - suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller.
19. To Deposit and withdraw fees, documents, and money in and from any Court or court and /or any other person or Authority and give valid receipts and discharges, therefore.
20. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, and vakalatnama, warrant of attorney, Memo of Appeal, or any other documents or papers in any proceedings or in any way connected therewith.

21. To file appeals, references, revisions, and appear and represent before the competent authorities in respect of any matter relating to the Said Property:
22. To make and sign the necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government Department, Local authority, or other competent authorities including appropriate authorities under the West Bengal (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1995 and the Urban Land (Ceiling & Regulation) Act, 1976 for all and any licenses, registrations, permissions and consents required by any act order statutory instruments regulations by-laws or otherwise in connection with the Said Property in pursuance of the Map/Plan to be sanctioned and make payment of all charges and fees therefore and recovery of compensation, if any.
23. The Attorney may be applied for and appear for a hearing in connection with the Registration from West Bengal Housing Industry Regulatory authority (WBHIRA) or The Real Estate (Regulation & Development Act (RERA) as may be applicable for the said project.
24. For all or any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.
25. To file an application before the sub-registrar/Additional District Sub-Registrar/District Sub-Registrar of Assurance for registration of Deeds and documents through "Commission" as per law.
26. To sign, execute any agreement for sale & deed of sale on behalf of the owners (Principals herein) and register and to appear before the Sub-registrar/Additional District Sub-Registrar/District Sub-

Registrar/Registrar of Assurance to register the said Agreement (s) or documents/Deeds.

27. To present such agreement or Deed conveyances for registration before the registering authority and admit execution thereof as if the same is executed by the Principals.
28. To delegate such of the powers as the Attorneys in their absolute discretion shall think fit and proper to any of its officers and upon such delegation, this power of attorney shall be deemed to have been granted by the Principals in favor of the said delegate or delegates as the case may be.
29. We authorize Attorney to indemnify any third party from any claim which may arise against the third party because of reliance on this power of Attorney.
30. We the Principals/Owners will not be responsible in any case for any claim of the third party in connection with this Power of Attorney.
31. This document shall be constructed and interpreted as a General Power of Attorney and my agent shall have full authority to act on behalf and in-relation to the schedule mentioned property.

AND GENERALLY to do all acts, deeds, and things, which are necessary for developing the Said Property in the manner aforesaid fully and effectively, and acts incidental and ancillary thereto **AND** the **PRINCIPALS** hereby agree to ratify and confirm all and whatsoever the **ATTORNEY** shall do, execute or perform or cause to be done executed or performed in connection with the development of the Said Property in terms of the Development Agreement.

AND this Power of Attorney is revocable in nature.

AND it is clarified that the terms and expressions used herein shall, unless there is something contrary or repugnant to the subject or context, have the meanings assigned to them in the Development Agreement.

That the hereafter the aforesaid Mr. Ajay Kumar Bhalotia and Mr. Sachin Kumar Bhalotia both or any one of them will sign & execute all deeds and documents as Director of the Attorney Company M/s Devashilpi Estate Developers Private Limited.

THE SCHEDULE ABOVE REFERRED TO:

THE SAID LAND

ALL THAT the pieces and parcel of land containing an area of 60.17 **decimals** equivalent of 1.82 **Bighas** be the same a little more or less situate lying at various R.S.Plot/Dags 38 & 40 and L.R Plot/Dags 48 & 50 of Mouza: Searsole, (J.L. No 17) A.D.S.R Raniganj, Police Station Raniganj, under Asansol Municipal Corporation in the District of Paschim Bardhaman in L.R Khatian No.; R.S. Plot/Dag No.; L.R. Plot/Dag No.; Class of Land; Total Land Area of the Plot; Land Area Provided By Principals/Owners as mentioned below:-

MOUZA - SEARSOLE; (J.L. No 17)					
L.R Khatian No.	R.S. Plot/ Dag No.	L.R. Plot/ Dag No.	Class of Land	Total Land Area of the Plot (Decimal)	Land Area Provided By Owners (Decimal)
208	38	48	Baid	70.00 Decimals	28.57 Decimals
8431	38	48	Baid	70.00 Decimals	11.00 Decimals
208	40	50	Baid	336.00 Decimals	14.60 Decimals
8431	40	50	Baid	336.00 Decimals	3.00 Decimals
9535	40	50	Baid	336.00 Decimals	1.50 Decimals
9536	40	50	Baid	336.00 Decimals	1.50 Decimals
T O T A L					60.17 Decimals

IN TOTAL **60.17 (SIXTY POINT ONE SEVEN) DECIMALS/SATAKS** the said land butted and bounded as detailed below:

- On the North: Land of Others**
On the South: 30 fts. Wide Road.
On the East: Land of Others
On the West: Land of Robi Mondal

The fingerprint, of both the hands of the parties, are taken on a separate sheet and annexed herewith which should be treated as part of this Agreement.

IN WITNESS WHEREOF, THE PRINCIPALS/OWNERS AND THE ATTORNEY HAVE THIS DAY EXECUTED THIS GENERAL POWER OF ATTORNEY ON THE DATE, MONTH AND YEAR FIRST ABOVE MENTIONED

1. Ranjit Mishra
S/o. Sri Anabinda Mishra
Babupana Seemole
P.O. Seemole Ruybari
P.S. Ranigarj, Kt. Paschim
Bandhaman, pinno 713358

1. Mahadeo Shaw

2. Umila Devi Bhalotia

2. Amit Kumar Shaw
S/o Mahadeo Shaw
DR. J. C. Ghosh Road
Po- Ranigarj
Dist- Burdwan
Pin - 713347

3. Abholakhe
Ajay Kumar Bholakhe

4. Abholakhe
Sachin Kumar Bhalotia

SIGNATURE OF THE PRINCIPALS/OWNERS

For, Devashilpi Estate Developers Pvt. Ltd.

Abholakhe
Director

For, Devashilpi Estate Developers Pvt. Ltd.

Umiladevi
Director

SIGNATURE OF THE ATTORNEY

Drafted by me

Gurun Kumar Bag
Deed writer, Ranigarj
A. D. B. R. Office
No 15



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



291120222019564704

GRIPS Payment Detail

GRIPS Payment ID: 291120222019564704 **Payment Init. Date:** 29/11/2022 18:32:46
Total Amount: 19024 **No of GRN:** 1
Bank/Gateway: SBI EPay **Payment Mode:** SBI Epay
BRN: 4923777495519 **BRN Date:** 29/11/2022 18:33:44
Payment Status: Successful **Payment Init. From:** Department Portal

Depositor Details

Depositor's Name: Mr SACHIN BHALOTIA
Mobile: 9433078299

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230195647058	Directorate of Registration & Stamp Revenue	19024
Total			19024

IN WORDS: NINETEEN THOUSAND TWENTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230195647058

GRN Details

GRN: 192022230195647058 Payment Mode: SBI Epay
GRN Date: 29/11/2022 18:32:46 Bank/Gateway: SBIEpay Payment Gateway
BRN : 4923777495519 BRN Date: 29/11/2022 18:33:44
Gateway Ref ID: 233383809542 Method: State Bank of India UPI
GRIPS Payment ID: 291120222019564704 Payment Init. Date: 29/11/2022 18:32:46
Payment Status: Successful Payment Ref. No: 2003205675/6/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SACHIN BHALOTIA
Address: SUITE 50, 2ND FL, 209 A J C BOSE ROAD, KOLKATA 700017
Mobile: 9433078299
EMail: SACHIN@DEVASHILPI.COM
Period From (dd/mm/yyyy): 29/11/2022
Period To (dd/mm/yyyy): 29/11/2022
Payment Ref ID: 2003205675/6/2022
Dept Ref ID/DRN: 2003205675/6/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003205675/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	19010
2	2003205675/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				19024

IN WORDS: NINETEEN THOUSAND TWENTY FOUR ONLY.

PAID

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসূল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Mahadeo Shaw

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....Mahadeo Shaw

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসূল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....Umila Devi Bhalotia

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসূল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....Ajay Kumar Bhalotia

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসূল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....Sachin Kumar Bhalotia

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....
For, Devashilpi Estate Developers Pvt. Ltd.

Abdolab
Directo.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....
For, Devashilpi Estate Developers Pvt. Ltd.

Abdolab
Directo.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর

Major Information of the Deed

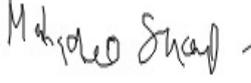
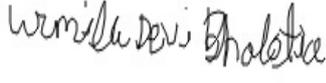
Deed No :	I-2304-08013/2022	Date of Registration	30/11/2022
Query No / Year	2304-2003205675/2022	Office where deed is registered	
Query Date	10/11/2022 7:17:26 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	RANJIT MISHRA BABU PARA SEARSOLE, Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL, PIN - 713358, Mobile No. : 7586077401, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 1,49,56,577/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: G.T.Road, Road Zone : (Nichu More -- Nigha) , Mouza: Searsole, JI No: 17, Pin Code : 713358

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-48 (RS :-)	LR-208	Bastu	Bastu	28.57 Dec		71,01,702/-	Width of Approach Road: 30 Ft.,
L2	LR-48 (RS :-)	LR-8431	Bastu	Bastu	11 Dec		27,34,292/-	Width of Approach Road: 30 Ft.,
L3	LR-50 (RS :-)	LR-208	Bastu	Bastu	14.6 Dec		36,29,151/-	Width of Approach Road: 30 Ft.,
L4	LR-50 (RS :-)	LR-8431	Bastu	Bastu	3 Dec		7,45,716/-	Width of Approach Road: 30 Ft.,
L5	LR-50 (RS :-)	LR-9535	Bastu	Bastu	1.5 Dec		3,72,858/-	Width of Approach Road: 30 Ft.,
L6	LR-50 (RS :-)	LR-9536	Bastu	Bastu	1.5 Dec		3,72,858/-	Width of Approach Road: 30 Ft.,
		TOTAL :			60.17Dec	0 /-	149,56,577 /-	
	Grand Total :				60.17Dec	0 /-	149,56,577 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MAHADEO SHAW (Presentant) Son of Late HIRALAL SHAW Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office			
		30/11/2022	LTI 30/11/2022	30/11/2022
DR. G.C. GHOSH ROAD, RANIGANJ, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx7K, Aadhaar No: 62xxxxxxxx6521, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office				
2	Name Mrs URMILA DEVI BHALOTIA Wife of Late SHYAM NARAYAN BHALOTIA Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office			
		30/11/2022	LTI 30/11/2022	30/11/2022
KARNANI ESTATE SUITE NO.50 2ND FLOOR 209, A.J.C. BOSE ROAD,, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:-700017 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx2D, Aadhaar No: 81xxxxxxxx6855, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office				
3	Name Mr AJAY KUMAR BHALOTIA Son of Late SHYAM NARAYAN BHALOTIA Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office			
		30/11/2022	LTI 30/11/2022	30/11/2022
KARNANI ESTATE SUITE NO.50, 2ND FLOOR 209, A.J.C. BOSE ROAD,, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:-700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx1D, Aadhaar No: 80xxxxxxxx4901, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr SACHIN KUMAR BHALOTIA Son of Late SHYAM NARAYAN BHALOTIA Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office	 30/11/2022	 LTI 30/11/2022	 30/11/2022
KARNANI ESTATE SUITE NO. 50, 2ND FLOOR 209, A.J.C. BOSE ROAD,, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:-700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx6B, Aadhaar No: 21xxxxxxxx9759, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office				

Attorney Details :

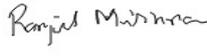
SI No	Name,Address,Photo,Finger print and Signature
1	DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED 209, A.J.C. BOSE ROAD, KARNANI ESTATE SUITE NO. 50 2ND FLOOR, City:- , P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Mr AJAY KUMAR BHALOTIA Son of Late SHYAM NARAYAN BHALOTIA Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 30/11/2022, Place of Admission of Execution: Office </td> <td>  Nov 30 2022 1:17PM </td> <td>  LTI 30/11/2022 </td> <td>  30/11/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr AJAY KUMAR BHALOTIA Son of Late SHYAM NARAYAN BHALOTIA Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 30/11/2022, Place of Admission of Execution: Office	 Nov 30 2022 1:17PM	 LTI 30/11/2022	 30/11/2022
Name	Photo	Finger Print	Signature						
Mr AJAY KUMAR BHALOTIA Son of Late SHYAM NARAYAN BHALOTIA Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 30/11/2022, Place of Admission of Execution: Office	 Nov 30 2022 1:17PM	 LTI 30/11/2022	 30/11/2022						
KARNANI ESTATE SUITE NO. 50, 2ND FLOOR 209, A.J.C. BOSE ROAD,, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1D, Aadhaar No: 80xxxxxxxx4901 Status : Representative, Representative of : DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTORS)									

2	Name	Photo	Finger Print	Signature
	Mr SACHIN KUMAR BHALOTIA Son of Late SHYAM NARAYAN BHALOTIA Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 30/11/2022, Place of Admission of Execution: Office			
		Nov 30 2022 1:19PM	LTI 30/11/2022	30/11/2022
KARNANI ESTATE SUITE NO. 50, 2ND FLOOR 209, A.J.C. BOSE ROAD,, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6B, Aadhaar No: 21xxxxxxxx9759 Status : Representative, Representative of : DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED (as DIRECTORS)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT MISHRA Son of Shri ARABINDA MISHRA BABU PARA SEARSOLE, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:- Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358			
	30/11/2022	30/11/2022	30/11/2022
Identifier Of Mr MAHADEO SHAW, Mrs URMILA DEVI BHALOTIA, Mr AJAY KUMAR BHALOTIA, Mr SACHIN KUMAR BHALOTIA, Mr AJAY KUMAR BHALOTIA, Mr SACHIN KUMAR BHALOTIA			

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: G.T.Road, Road Zone : (Nichu More -- Nigha) , Mouza: Searsole, JI No: 17, Pin Code : 713358

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 48, LR Khatian No:- 208	Owner:মহাদেও সাউ, Gurdian:হীরালাল , Address:নিজ , Classification:বাইদ, Area:0.28000000 Acre,	Mr MAHADEO SHAW
L2	LR Plot No:- 48, LR Khatian No:- 8431	Owner:উর্মিলা দেবী ভালোটিয়া, Gurdian:শ্যামনারায়ন , Address:এ.জে.সি বোস রোড, কোল-৭০০০১৭ , Classification:বাইদ, Area:0.11000000 Acre,	Mrs URMILA DEVI BHALOTIA
L3	LR Plot No:- 50, LR Khatian No:- 208	Owner:মহাদেও সাউ, Gurdian:হীরালাল , Address:নিজ , Classification:বাইদ, Area:0.14000000 Acre,	Mr MAHADEO SHAW

L4	LR Plot No:- 50, LR Khatian No:- 8431	Owner:উর্মিলা দেবী ভালোটিয়া, Gurdian:শ্যামনারায়ন , Address:এ.জে.সি বোস রোড, কোল-৭০০০১৭ , Classification:বাইদ, Area:0.03000000 Acre,	Mrs URMILA DEVI BHALOTIA
L5	LR Plot No:- 50, LR Khatian No:- 9535	Owner:অজয় কুমার ভালোটিয়া, Gurdian:মৃত শ্যাম নারায়ন ভালোটিয়া, Address:এ.জে.সি. বোস রোড, কোলকাতা , Classification:বাইদ, Area:0.01000000 Acre,	Mr AJAY KUMAR BHALOTIA
L6	LR Plot No:- 50, LR Khatian No:- 9536	Owner:সচীন কুমার ভালোটিয়া, Gurdian:মৃত শ্যাম নারায়ন ভালোটিয়া, Address:এ.জে.সি. বোস রোড, কোলকাতা , Classification:বাইদ, Area:0.02000000 Acre,	Mr SACHIN KUMAR BHALOTIA

Endorsement For Deed Number : I - 230408013 / 2022

On 30-11-2022

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

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

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

Presented for registration at 11:50 hrs on 30-11-2022, at the Office of the A.D.S.R. RANIGANJ by Mr MAHADEO SHAW , 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 1,49,56,577/-

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

Execution is admitted on 30/11/2022 by 1. Mr MAHADEO SHAW, Son of Late HIRALAL SHAW, DR. G.C. GHOSH ROAD, RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 2. Mrs URMILA DEVI BHALOTIA, Wife of Late SHYAM NARAYAN BHALOTIA, KARNANI ESTATE SUITE NO.50 2ND FLOOR 209, A.J.C. BOSE ROAD,, P.O: CIRCUS AVENUE, Thana: Beniapukur , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others, 3. Mr AJAY KUMAR BHALOTIA, Son of Late SHYAM NARAYAN BHALOTIA, KARNANI ESTATE SUITE NO.50, 2ND FLOOR 209, A.J.C. BOSE ROAD,, P.O: CIRCUS AVENUE, Thana: Beniapukur, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others, 4. Mr SACHIN KUMAR BHALOTIA, Son of Late SHYAM NARAYAN BHALOTIA, KARNANI ESTATE SUITE NO. 50, 2ND FLOOR 209, A.J.C. BOSE ROAD,, P.O: CIRCUS AVENUE, Thana: Beniapukur, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others

Indetified by Mr RANJIT MISHRA, , , Son of Shri ARABINDA MISHRA, BABU PARA SEARSOLE, P.O: SEARSOLE RAJBARI, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Others

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

Execution is admitted on 30-11-2022 by Mr AJAY KUMAR BHALOTIA, DIRECTORS, DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED (Others), 209, A.J.C. BOSE ROAD, KARNANI ESTATE SUITE NO. 50 2ND FLOOR, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr RANJIT MISHRA, , , Son of Shri ARABINDA MISHRA, BABU PARA SEARSOLE, P.O: SEARSOLE RAJBARI, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Others

Execution is admitted on 30-11-2022 by Mr SACHIN KUMAR BHALOTIA, DIRECTORS, DEVASHILPI ESTATE DEVELOPERS PRIVATE LIMITED (Others), 209, A.J.C. BOSE ROAD, KARNANI ESTATE SUITE NO. 50 2ND FLOOR, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr RANJIT MISHRA, , , Son of Shri ARABINDA MISHRA, BABU PARA SEARSOLE, P.O: SEARSOLE RAJBARI, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 6:33PM with Govt. Ref. No: 192022230195647058 on 29-11-2022, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 4923777495519 on 29-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 19,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1675, Amount: Rs.1,000.00/-, Date of Purchase: 24/11/2022, Vendor name: Ashis Mandal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2022 6:33PM with Govt. Ref. No: 192022230195647058 on 29-11-2022, Amount Rs: 19,010/-, Bank: SBI EPay (SBlePay), Ref. No. 4923777495519 on 29-11-2022, Head of Account 0030-02-103-003-02



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2022, Page from 175817 to 175843

being No 230408013 for the year 2022.



(Sankha Bandyopadhyay) 2022/12/01 04:30:17 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)