

5399/23

I-5359/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 266562

13/16  
14-6-23

8/3/153876/23

Certified that the document is admitted  
to registration. The Signature sheet and  
the endowment sheets attached with this  
document are the part of this document.

Addl. District Sub-Registrar  
Baruipur, South 24 Parganas

14 JUN 2023

14 JUN 2023  
**DEVELOPMENT POWER OF  
ATTORNEY**

**AFTER REGISTRATION OF  
DEVELOPMENT AGREEMENT**

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PARTNER

TO ALL TO WHOM THESE PRESENTS, WE, 1. **Sri. Sailen Banerjee**, Pan No. ALRPB0564E, Son of Dinesh Chandra Banerjee, by Caste Hindu, by Occupation Retired, Aadhar No.- 4467 2986 4391, Mob No 9748856594, residing at Subuddhipur Beltala, P.O. & P.S. Baruipur, South 24 Parganas, Kolkata 700144, 2. **Sri. Prabir Banerjee**, Pan No. AVMPB2586R, Son of Dinesh Chandra Banerjee, by Caste Hindu, by Occupation Business, Aadhar No. 4996 6126 9500, Mob No 9748856594, residing at Subuddhipur Beltala, P.O. & P.S. Baruipur, South 24 Parganas, Kolkata 700144, 3. **Sri. Tapan Kumar Banerjee**, Pan No. AKUPB3124E, Son of Dinesh Chandra Banerjee, by Caste Hindu, by Occupation Business, Aadhar No.

G.M.

Sukbuddhi-pur, Beltala,  
P.O. & P.S. Baranipur,  
South 24 Parganas,  
Kolkata - 700144.



Asst. District Sub-Registrar  
Barpukur, South 24 Parganas.

14 JUN 2023

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2/0kte Zeller ch 11.  
of Quip R-144

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debobroto Naskar

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Abhinandan Nag Choudhury

PARTNER

(2)

Sailen Banerjee

Balasis Banerjee

Gayatri Kumar Banerjee

Debdinna Banerjee

Debobroto Naskar

Abhinandan Nag Choudhury

5904 8106 9201, Mob No 8926664917, residing at Subuddhipur Beltala, P.O. & P.S. Baruipur, South 24 Parganas, Kolkata 700144, hereinafter jointly called and referred to as the PRINCIPAL EXECUTANTS, do hereby appoint my /our reliable / trustworthy persons namely **M/S. SHIVALAYA CONSTRUCTIONS**, Pan No. AEWFS5332K, having its office address at 892, Mondal Para Road, Ukil Para, P.O. & P.S. Baruipur, Dist. South 24 Parganas, Kolkata 700144, represented by its Partners **1) Debdinna Banerjee**, S/O. Sailen Banerjee, Pan No. BEMPB8481H, Aadhaar No. 2442 9990 7144, by Caste Hindu, by Occupation Business, Mob No 8336039848, residing at Thai Para, Subuddhipur Beltala, P.O. & P.S. Baruipur, South 24 Parganas, Kolkata 700144, **2) Abhinandan Nag Choudhury**, S/O. Barun Nag Choudhury, Pan No. AYHPC9144J, Aadhaar No. 2023 7103 5528, Mob. No. 7003889289, by Caste Hindu, by Occupation Business, residing at 33B, Natunpara, P.O. & P.S. Baruipur, Dist. South 24 Parganas, Kolkata 700144, **3) Debobroto Naskar**, S/O. Subroto Naskar, Pan No. APSPN7013F, Aadhaar No. 6115 8679 6578, Mob. No. 7003849749, by Caste Hindu, by Occupation Business, residing at Baruipur Golpukur, P.O. & P.S. Baruipur, Dist. South 24 Parganas, Kolkata 700144, herein after called as our true and Lawful **ATTORNEYS**.

**WHEREAS** executants owner All that piece and parcel of land situated at **Mouza Subuddhipur**, under Baruipur Municipality Ward No. 13, Holding No. 347, Beltala Road, comprised in RS. & L.R. Dag No. 618, R.S. Khatain No. 321/1, L.R. Khatain No. 775, Area of land 01 Cottah 13 Chattak 30 Sft. out of 15 Dec. and RS. & L.R. Dag No. 619, R.S. Khatain No. 321/1, L.R. Khatain No. 775, Area of land 2 Cottah 04 Chattak 15 Sft. Bastu with 1000 Sft. Structure total 04 Cottah 02 Chattak within P.S. Baruipur, Dist South 24 Parganas.

**AND WHEREAS** the land belonged to Gobordhan Naskar and the said Gobordhan Naskar transferred his property to Suma Rani Bondhopadhyay (Banerjee) on 15.12.1952 recorded in Book No. I, Volume No. 99, pages from 29 to 31, being Deed No. 8745, register in the office of SR Baruipur.

**AND WHEREAS** after purchased the said Suma Rani Bondhopadhyay (Banerjee) duly recorded her name in ROR and L.R. Khatrian No. 775.

G.M.

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PARTNER

(3)

Sailen Banerjee

Prabir Banerjee

Tapan Kumar Banerjee

Debdinna Banerjee

Debdinna Banerjee

Debdinna Banerjee

**AND WHEREAS** the said Suma Rani Bondhopadhyay (Banerjee) died intested leaving behind the first party namely Sri. Sailen Banerjee, Sri. Prabir Banerjee, Sri. Tapan Kumar Banerjee, and Sandhya Bhattacharjee, Gita Chatterjee Ranjita Halder as her legal heirs and successors.

**AND WHEREAS** the said Gita Chatterjee died intested leaving behind only Son Dipankar Chatterjee and Ranjita Halder died intested leaving behind only Son Sandipan Halder.

**AND WHEREAS** the said Sandhya Bhattacharjee, Dipankar Chatterjee and Sandipan Halder jointly transfer their share of land to the first party namely Sri. Sailen Banerjee, Sri. Prabir Banerjee, Sri. Tapan Kumar Banerjee by way of Deed of Gift on 08.06.2023 being Deed No 5133, Register in the office of ADSR Baruipur.

**AND WHEREAS** the first Party became the lawful joint owners of the Schedule 'A' property and now enjoying the same and all of them having every right to enter into any agreement including any Memorandum of development work for the said Schedule 'A' land for its optimum development.

**AND WHEREAS** all the afore said executants owners herein with a view to Develop the said land made a proposed to the Developer for formulating a Scheme to for development of the said premises described is the schedule here under written and Construct Subject is sanction from Baruipur Municipality a G+IV shop with residential building there on Consisting self Contained ownership flats and after Careful consideration the owners and the Developers have become satisfied about the benefit and advantages arising out of the said construction the developer has agreed to Construct the said new building on the said premises of the owners in pursuance of this agreement on certain terms and conditions mentioned therein .

**AND WHEREAS** We , the executants owners now have in peaceful possession , occupation and enjoyment over this said schedule property by paying rent and taxes regularly to the appropriate authority concern .

**AND WHEREAS** now we are busy in our day to day family affairs and also due to our health reason and also being inexperienced in the field of

Gupta

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

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M/S SHIVALAYA CONSTRUCTIONS

Debobroto Naskar

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Abhinandan Nag Choudhury

PARTNER

(4)

Sailen Banerjee

Pradeep Banerjee

Yogendra Kumar Banerjee

Debdinna Banerjee

Debobroto Naskar

Abhinandan Nag Choudhury

construction it is not possible for us to look after and supervise all our affairs to develop the said property and /or to construct a G+IV storied residential building thereon as per the building plan to be sanctioned by the Baruipur Municipality and is this to circumstances we hereby appointed our trust worthy said Developer as our attitude to all acts deed and thing in respect of development of such plot on our behalf and the said attorney have decided to develop my afore said premises morefully described in the schedule hereunder written.

**AND WHEREAS** in pursuance of the aforesaid Registered agreement being No 5354 dated on 14.06.2023 it is necessary and also expedient for us to appoint as Agent / Attorney to look after all our necessary affairs as required for the said proper development work during our absence for smooth progress in the said construction project at schedule 'A' property.

**NOW KNOW WE BY THESE PRESENTS WEALL THE** aforesaid, being executants owners herein do hereby and here under nominate , appoint and constitute **M/S. SHIVALAYA CONSTRUCTIONS**, Pan No. AWEFS5332K , havings it's office address at 892, Mondal Para Road, Ukil Para, P.O. & P.S. Baruipur, Dist. South 24 Parganas, Kolkata 700144, represented by it's Partners 1) **Debdinna Banerjee**, S/O. Sailen Banerjee , Pan No. BEMPB8481H, Aadhaar No. 2442 9990 7144, by Caste Hindu , by Occupation Business , Mob No 8336039848, residing at Thai Para, Subuddhipur Beltala, P.O. & P.S. Baruipur, South 24 Parganas, Kolkata 700144, 2) **Abhinandan Nag Choudhury**, S/O. Barun Nag Choudhury , Pan No. AYHPC9144J, Aadhaar No. 2023 7103 5528, Mob. No. 7003889289, by Caste Hindu , by Occupation Business , residing at 33B, Natunpara, P.O. & P.S. Baruipur, Dist. South 24 Parganas, Kolkata 700144, 3) **Debobroto Naskar** , S/O. Subroto Naskar , Pan No. APSPN7013F, Aadhaar No. 6115 8679 6578, Mob. No. 7003849749, by Caste Hindu , by Occupation Business , residing at Baruipur Golpukur, P.O. & P.S. Baruipur, Dist. South 24 Parganas, Kolkata 700144,, to be the true and lawful attorneys for us, in our names and on our behalf to the following acts, deeds and things that is to say:-

Gyer

M/S SHIVALAYA CONSTRUCTIONS

Debdinnee Banerjee  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinnee Banerjee  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debdinnee Banerjee  
PARTNER

PARTNER

(5)

Sailen Banerjee

Boris Banerjee

Japan Kumar Banerjee

Debdinnee Banerjee

Debdinnee Banerjee

Debdinnee Banerjee

1 . To construct a G+ IV storied building on the property as described in the Schedule hereunder , written , according to the Sane timed and /or notified building plan to be granted by the Baruipur Municipality in and upon the said property at the schedule holding and the said property after demolishing the existing old structure .

2 . To sign , execute and submit on our behalf all papers , documents, undertaking statements and plans as way be required for having the plan sanctioned or plans modified and /or altered by the Baruipur Municipality in connection with the proposed building is and upon the said premises .

3 . To appoint Architect or Architects, contractors, Masons, Labors, plumbers, engineers , painters, electrician etc. for the purpose of executing the construction of the proposed building on the said premises according to the sanctioned building plan and to terminated their service or series as and when required .

4 . To sign and submit all papers statements under taking and declarations as be further required for construction of the proposed building on the said premises according to the sanctioned building plan to be granted by Baruipur Municipality.

5 . To appoint any agent or agents servant or servants on my behalf for the purpose of managing the said property, and also terminate their said appoint as and when necessary .

6 . To appear for and represent me before all authorities including those under the Baruipur Municipality or Baruipur B.L. & L.R.O. for mutation , fixation and /or finalization of the annual valuation of the said premises and for and for that to sign , execute , and submit necessary , papers and the said attorney may deem fit and proper .

7 . To apply for on my behalf to the B.L.& L.R.O. at Baruipur , Baruipur Municipality and assessment Department to reward and increase or decrease the annual value tax rate of the said premises as the came way be.

G.M.

M/S SHIVALAYA CONSTRUCTIONS

Debdina Banerjee  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shubho Chakraborty  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shubho Chakraborty  
PARTNER

(6)

Sailem Banerjee  
Partner Banerjee  
Deban Banerjee

Debdina Banerjee

Shubho Chakraborty

Shubho Chakraborty

8 . To make sign and verify all applications or objections to appropriate authorities for all my /our license permission or consent etc. required by law in connection with the management and development of the said property and also to execute register and present any declaration or undertaking before D.S.R. Alipore or A.D.S.R. at Baruipur and /or any other statutory authority it is required .

9 . To develop the said premises by making construction of G+IV storied building therein as my/our said Attorney may deem fit and proper and for that purpose to make down demolish, remove and /or repair any old structure/house , building or the said premises, if there be any and also have the power to built any make shift /temporary accommodation for the workers in the said premises (amalgamated) .

10 . To engage and appoint any solicitor , Advocate or advocates to act and plead otherwise conduct the case whenever my said Attorney think proper is do so.

11 . In case acquisition by state Government or union Government of the said property and said Attorney will have full power to file objection or written statement or petition and to apply for compensation before such authorities.

12 . To file suit or other proceeding and to defend any suit or other proceeding in our names and on my behalf and for such purpose to sign and verify and submitted and to depose before all courts of civil and criminal relating to my /our said schedule properly.

13 . To apply for and obtain and renew all licenses, permits etc. as may be necessary or required for purchasing cement, iron, steel, bricks, sand at other building materials for the purpose or carrying on the said construction on the said premises.

G/M

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shobhroto Nasky

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shikha Das

PARTNER

(7)

Sailem Banerjee

Rakesh Banerjee

Gopar Kuman Banerjee

Debdinna Banerjee

Shobhroto Nasky

Shikha Das

14 . To negotiate for sale or to enter into agreement for sale, lease, construction , agreement for creating change, assignment or nomination over and /or any covered area or upon areas or any part thereof or any flats and garage space and shop rooms if any in respect of the Developer's allocation more fully described is the aforesaid agreement (Developer's Agreement is the said proposed building to be constructed with the prospective years of flats garage , space shops and commercial spaces or site as our said Attorney way deem fit and proper.

15 . To receive all or any money or monies as earnest or part of consideration from the instancing purchase or purchasers of the Developer's allocation and to give good valid receipt and discharge thereof and also to accept the full and final payment from intended purchasers as one said Attorney way deem fit and proper.

16 . Upon such receipt as afore said on my/our behalf and as out act deed to sign, execute , registered and deliver deeds, instruments and assurances , conveyance or conveyances as may be required for fully and effectually conveying the said property in favor of the purchaser and /or purchaser or his /their nominee or nominees and assignees as the case way be of Developer's share.

17 . To present any such above conveyance or conveyances for registration to admit execution and receipt of consideration before the D.S.R. Alipore or A.D.S.R or registrar having authority for and to have the said conveyance and conveyances registered and to do all acts, deeds and things which my said attorney the said portions of the property as mentioned in the schedule hereunder written to the purchaser or purchaser/s as fully and effectually is all respects as we could do the same ourselves.

18 . To recive and notice relating to our said property from the B.L.& L.R.O Baruipur Municipality or from the offices of the Government or semi-Government and other Department .

Chau

Executant / Presentant

M/S SHIVALAYA CONSTRUCTIONS

Debolinna Banerjee

PHOTO

Name .....

Signature .....

|            |                                                              |              |               |             |               |
|------------|--------------------------------------------------------------|--------------|---------------|-------------|---------------|
| Right Hand | M/S SHIVALAYA CONSTRUCTIONS<br>Debolinna Banerjee<br>PARTNER |              |               |             |               |
|            | Thumb                                                        | Index Finger | Middle Finger | Ring Finger | Little Finger |
| Left Hand  | M/S SHIVALAYA CONSTRUCTIONS<br>Debolinna Banerjee<br>PARTNER |              |               |             |               |
|            | Thumb                                                        | Index Finger | Middle Finger | Ring Finger | Little Finger |

Executant

Sailor Banerjee

PHOTO

Name .....

Signature Sailor Banerjee

|            |       |              |               |             |               |
|------------|-------|--------------|---------------|-------------|---------------|
| Right Hand |       |              |               |             |               |
|            | Thumb | Index Finger | Middle Finger | Ring Finger | Little Finger |
| Left Hand  |       |              |               |             |               |
|            | Thumb | Index Finger | Middle Finger | Ring Finger | Little Finger |

Executant

Rakesh Banerjee

PHOTO

Name .....

Signature Rakesh Banerjee

|            |       |              |               |             |               |
|------------|-------|--------------|---------------|-------------|---------------|
| Right Hand |       |              |               |             |               |
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| Left Hand  |       |              |               |             |               |
|            | Thumb | Index Finger | Middle Finger | Ring Finger | Little Finger |

Executant

Deepankumar Banerjee

PHOTO

Name .....

Signature Deepankumar Banerjee

|            |       |              |               |             |               |
|------------|-------|--------------|---------------|-------------|---------------|
| Right Hand |       |              |               |             |               |
|            | Thumb | Index Finger | Middle Finger | Ring Finger | Little Finger |
| Left Hand  |       |              |               |             |               |
|            | Thumb | Index Finger | Middle Finger | Ring Finger | Little Finger |

Executant / Presentant

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee

PHOTO PARTNER

Name .....

Signature .....

|            |       |              |               |             |               |
|------------|-------|--------------|---------------|-------------|---------------|
| Right Hand |       |              |               |             |               |
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| Left Hand  |       |              |               |             |               |
|            | Thumb | Index Finger | Middle Finger | Ring Finger | Little Finger |

Executant / Presentant



Debdinna Banerjee

Name .....

Signature Debdinna Banerjee

|            |                                                                                    |                                                                                     |                                                                                      |                                                                                      |                                                                                      |
|------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Right Hand |   |   |   |   |   |
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| Left Hand  |  |  |  |  |  |
|            | Thumb                                                                              | Index Finger                                                                        | Middle Finger                                                                        | Ring Finger                                                                          | Little Finger                                                                        |

Executant / Presentant



Shikha Tyagi

Name .....

Signature Shikha Tyagi

|            |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
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|            | Thumb                                                                               | Index Finger                                                                         | Middle Finger                                                                         | Ring Finger                                                                           | Little Finger                                                                         |
| Left Hand  |  |  |  |  |  |
|            | Thumb                                                                               | Index Finger                                                                         | Middle Finger                                                                         | Ring Finger                                                                           | Little Finger                                                                         |

Executant / Presentant



Debdinna Banerjee

Name .....

Signature Debdinna Banerjee

|            |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
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| Right Hand |  |  |  |  |  |
|            | Thumb                                                                               | Index Finger                                                                         | Middle Finger                                                                         | Ring Finger                                                                           | Little Finger                                                                         |
| Left Hand  |  |  |  |  |  |
|            | Thumb                                                                               | Index Finger                                                                         | Middle Finger                                                                         | Ring Finger                                                                           | Little Finger                                                                         |



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



140620232009724953

## GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 140620232009724953 | Payment Init. Date: | 14/06/2023 12:35:20 |
| Total Amount:     | 2007               | No of GRN:          | 1                   |
| Bank/Gateway:     | SBI EPay           | Payment Mode:       | SBI Epay            |
| BRN:              | 7809632996639      | BRN Date:           | 14/06/2023 12:35:45 |
| Payment Status:   | Successful         | Payment Init. From: | Department Portal   |

## Depositor Details

Depositor's Name: Mrs SAILEN BANERJEE  
Mobile: 9748033462

## Payment (GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---------------------------------------------|------------|
| 1       | 192023240097249548 | Directorate of Registration & Stamp Revenue | 2007       |
| Total   |                    |                                             | 2007       |

IN WORDS: TWO THOUSAND SEVEN ONLY.

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

M/S SHIVALAYA CONSTRUCTIONS  
Debdinna Banerjee  
PARTNER



M/S SHIVALAYA CONSTRUCTION  
Debdinna Banerjee  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS  
Debdinna Banerjee  
PARTNER



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



192023240097249548

GRN Details

GRN: 192023240097249548 Payment Mode: SBI Epay  
GRN Date: 14/06/2023 12:35:20 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 7809632996639 BRN Date: 14/06/2023 12:35:45  
Gateway Ref ID: IGAPSQRUU4 Method: State Bank of India NB  
GRIPS Payment ID: 140620232009724953 Payment Init. Date: 14/06/2023 12:35:20  
Payment Status: Successful Payment Ref. No: 3001538716/4/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mrs SAILEN BANERJEE  
Address: SUBUDDHIPUR BELTALA, BARUIPUR, KOLKATA 700144  
Mobile: 9748033462  
Period From (dd/mm/yyyy): 14/06/2023  
Period To (dd/mm/yyyy): 14/06/2023  
Payment Ref ID: 3001538716/4/2023  
Dept Ref ID/DRN: 3001538716/4/2023

M/S SHIVALAYA CONSTRUCTIONS  
Debdinna Banerjee  
PARTNER

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 3001538716/4/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 2000       |
| 2       | 3001538716/4/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 7          |
| Total   |                   |                                          |                    | 2007       |

IN WORDS: TWO THOUSAND SEVEN ONLY

M/S SHIVALAYA CONSTRUCTIONS  
Debdinna Banerjee  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS  
Debdinna Banerjee  
PARTNER

## Major Information of the Deed

|                                            |                                                                                                                                     |                                                |            |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No :                                  | I-1611-05359/2023                                                                                                                   | Date of Registration                           | 14/06/2023 |
| Query No / Year                            | 1611-3001538716/2023                                                                                                                | Office where deed is registered                |            |
| Query Date                                 | 14/06/2023 11:15:40 AM                                                                                                              | A.D.S.R. BARUIPUR, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details    | Gurudas Naskar<br>Baruipur, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9748033462, Status : Advocate |                                                |            |
| Transaction                                | Additional Transaction                                                                                                              |                                                |            |
| [0139] Sale, Development Power of Attorney |                                                                                                                                     |                                                |            |
| Set Forth value                            | Market Value                                                                                                                        |                                                |            |
|                                            | Rs. 32,56,872/-                                                                                                                     |                                                |            |
| Stamp duty Paid(SD)                        | Registration Fee Paid                                                                                                               |                                                |            |
| Rs. 7,000/- (Article:48(g))                | Rs. 7/- (Article:E)                                                                                                                 |                                                |            |
| Remarks                                    | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                      |                                                |            |

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Municipality: BARUIPUR, Road: Beltala Road, Mouza: Subuddhipur, , Ward No: 13, Holding No:347 JI No: 32, Pin Code : 700144

| Sch No | Plot Number          | Khatian Number | Land Proposed | Use ROR | Area of Land               | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|--------|----------------------|----------------|---------------|---------|----------------------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1     | RS-618               | RS-321/1       | Bastu         | Bastu   | 1 Katha 13 Chatak 30 Sq Ft |                         | 11,68,123/-           | Width of Approach Road: 22 Ft., Adjacent to Metal Road, |
| L2     | RS-619               | RS-321/1       | Bastu         | Bastu   | 2 Katha 4 Chatak 15 Sq Ft  |                         | 14,30,624/-           | Width of Approach Road: 22 Ft., Adjacent to Metal Road, |
|        |                      | <b>TOTAL :</b> |               |         | <b>6.8063Dec</b>           | <b>0 /-</b>             | <b>25,98,747 /-</b>   |                                                         |
|        | <b>Grand Total :</b> |                |               |         | <b>6.8063Dec</b>           | <b>0 /-</b>             | <b>25,98,747 /-</b>   |                                                         |

### Structure Details :

| Sch No                                                                                                                                                | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                    | On Land L1, L2    | 1000 Sq Ft.       | 0/-                     | 6,58,125/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
|                                                                                                                                                       | <b>Total :</b>    | <b>1000 sq ft</b> | <b>0 /-</b>             | <b>6,58,125 /-</b>    |                           |

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee  
PARTNER

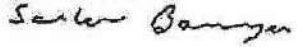
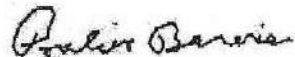
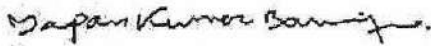
M/S SHIVALAYA CONSTRUCTIONS

Subodh Kishor Dasgupta  
PARTNER

M/S SHIVALAYA CONSTRUCTION

Abhinav Dasgupta  
PARTNER

## Principal Details :

| Sl No                                                                                                                                                                                                                                                                                                                                                                                              | Name,Address,Photo,Finger print and Signature                                                                                                                                                                  |                                                                                                                   |                                                                                                                                  |                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Name</b><br><b>Sailen Banerjee</b><br>Son of Dinesh Chandra Banerjee<br>Executed by: Self, Date of Execution: 14/06/2023<br>, Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office              | <b>Photo</b><br><br>14/06/2023   | <b>Finger Print</b><br><br>LTI<br>14/06/2023    | <b>Signature</b><br><br>14/06/2023   |
| Subuddhipur Beltala, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: alxxxxxx4e, Aadhaar No: 44xxxxxxxx4391, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023<br>, Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office |                                                                                                                                                                                                                |                                                                                                                   |                                                                                                                                  |                                                                                                                         |
| 2                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Name</b><br><b>Prabir Banerjee (Presentant)</b><br>Son of Dinesh Chandra Banerjee<br>Executed by: Self, Date of Execution: 14/06/2023<br>, Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office | <b>Photo</b><br><br>14/06/2023  | <b>Finger Print</b><br><br>LTI<br>14/06/2023  | <b>Signature</b><br><br>14/06/2023   |
| Subuddhipur Beltala, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: avxxxxxx6r, Aadhaar No: 49xxxxxxxx9500, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023<br>, Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office       |                                                                                                                                                                                                                |                                                                                                                   |                                                                                                                                  |                                                                                                                         |
| 3                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Name</b><br><b>Tapan Kumar Banerjee</b><br>Son of Dinesh Chandra Banerjee<br>Executed by: Self, Date of Execution: 14/06/2023<br>, Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office         | <b>Photo</b><br><br>14/06/2023 | <b>Finger Print</b><br><br>LTI<br>14/06/2023 | <b>Signature</b><br><br>14/06/2023 |
| Subuddhipur Beltala, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx4e, Aadhaar No: 59xxxxxxxx9201, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023<br>, Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office       |                                                                                                                                                                                                                |                                                                                                                   |                                                                                                                                  |                                                                                                                         |

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shekhobrata Naskar  
PARTNER

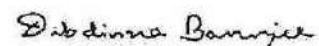
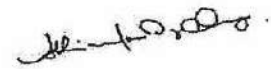
M/S SHIVALAYA CONSTRUCTIONS

Shirika J. Chy  
PARTNER

# Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                     |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Shivalaya Constructions</b><br>892 Mondal Para Road Ukil Para, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 , PAN No.: aexxxxxx2k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

# Representative Details :

| Sl No                                                                                                                                                                                                                                                                                                                                          | Name,Address,Photo,Finger print and Signature |                                                                                     |                                                                                      |                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                              | Name                                          | Photo                                                                               | Finger Print                                                                         | Signature                                                                             |
| <b>Debdinna Banerjee</b><br>Son of Sailen Banerjee<br>Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office                                                                                                                                                              |                                               |    |    |    |
|                                                                                                                                                                                                                                                                                                                                                |                                               | Jun 14 2023 2:48PM                                                                  | LTI<br>14/06/2023                                                                    | 14/06/2023                                                                            |
| Thai Para Subuddhipur Beltala, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BExxxxxx1H, Aadhaar No: 24xxxxxxxx7144 Status : Representative, Representative of : Shivalaya Constructions (as partner) |                                               |                                                                                     |                                                                                      |                                                                                       |
| 2                                                                                                                                                                                                                                                                                                                                              | Name                                          | Photo                                                                               | Finger Print                                                                         | Signature                                                                             |
| <b>Abhinandan Nag Choudhury</b><br>Son of Barun Nag Choudhury<br>Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office                                                                                                                                                   |                                               |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                |                                               | Jun 14 2023 2:49PM                                                                  | LTI<br>14/06/2023                                                                    | 14/06/2023                                                                            |
| 33B Natunpara, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AYxxxxxx4J, Aadhaar No: 20xxxxxxxx5528 Status : Representative, Representative of : Shivalaya Constructions (as partner)                 |                                               |                                                                                     |                                                                                      |                                                                                       |
| 3                                                                                                                                                                                                                                                                                                                                              | Name                                          | Photo                                                                               | Finger Print                                                                         | Signature                                                                             |
| <b>Debobroto Naskar</b><br>Son of Subroto Naskar<br>Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office                                                                                                                                                                |                                               |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                |                                               | Jun 14 2023 2:49PM                                                                  | LTI<br>14/06/2023                                                                    | 14/06/2023                                                                            |
| Baruipur Golpukur, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx3F, Aadhaar No: 61xxxxxxxx6578 Status : Representative, Representative of : Shivalaya Constructions (as partner)             |                                               |                                                                                     |                                                                                      |                                                                                       |

M/S SHIVALAYA CONSTRUCTIONS  
Debdinna Banerjee  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS  
Debobroto Naskar  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS  
Abhinandan Nag  
PARTNER

## Identifier Details :

| Name                                                                                                                                                                         | Photo                                                                             | Finger Print                                                                       | Signature                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Santanu Saha</b><br>Son of Late Sridhar Ch Saha<br>Baruipur, City:- , P.O:- Baruipur, P.S:-<br>Baruipur, District:-South 24-Parganas,<br>West Bengal, India, PIN:- 700144 |  |  |  |
|                                                                                                                                                                              | 14/06/2023                                                                        | 14/06/2023                                                                         | 14/06/2023                                                                          |
| Identifier Of Sailen Banerjee, Prabir Banerjee, Tapan Kumar Banerjee, Debdinna Banerjee, Abhinandan Nag Choudhury, Debobroto Naskar                                          |                                                                                   |                                                                                    |                                                                                     |

M/S SHIVALAYA CONSTRUCTIONS

Debdinne Banerjee  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debobroto Naskar,  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Abhinandan Nag  
PARTNER

On 14-06-2023

**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 13:16 hrs on 14-06-2023, at the Office of the A.D.S.R. BARUIPUR by Prabir 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 32,56,872/-

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

Execution is admitted on 14/06/2023 by 1. Sailen Banerjee, Son of Dinesh Chandra Banerjee, Subuddhipur Beltala, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Retired Person, 2. Prabir Banerjee, Son of Dinesh Chandra Banerjee, Subuddhipur Beltala, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business, 3. Tapan Kumar Banerjee, Son of Dinesh Chandra Banerjee, Subuddhipur Beltala, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Indetified by Santanu Saha, , Son of Late Sridhar Ch Saha, Baruiপুর, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

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

Execution is admitted on 14-06-2023 by Debdianna Banerjee, partner, Shivalaya Constructions, 892 Mondal Para Road Ukil Para, City:- , P.O:- Baruiপুর, P.S:-Baruiপুর, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Indetified by Santanu Saha, , Son of Late Sridhar Ch Saha, Baruiপুর, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 14-06-2023 by Abhinandan Nag Choudhury, partner, Shivalaya Constructions, 892 Mondal Para Road Ukil Para, City:- , P.O:- Baruiপুর, P.S:-Baruiপুর, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Indetified by Santanu Saha, , Son of Late Sridhar Ch Saha, Baruiপুর, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 14-06-2023 by Debobroto Naskar, partner, Shivalaya Constructions, 892 Mondal Para Road Ukil Para, City:- , P.O:- Baruiপুর, P.S:-Baruiপুর, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Indetified by Santanu Saha, , Son of Late Sridhar Ch Saha, Baruiপুর, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fee paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2023 12:35PM with Govt. Ref. No: 192023240097249548 on 14-06-2023, Amount Rs: 7/-, Bank: SE EPay ( SBlePay), Ref. No. 7809632996639 on 14-06-2023, Head of Account 0030-03-104-001-16

M/S SHIVALAYA CONSTRUCTIONS

Debolinna Banerjee  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Debobroto Naskar  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Abhinandan Nag Choudhury  
PARTNER

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,000/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1337, Amount: Rs.5,000.00/-, Date of Purchase: 14/06/2023, Vendor name: S NASKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/06/2023 12:35PM with Govt. Ref. No: 192023240097249548 on 14-06-2023, Amount Rs: 2,000/-, Bank SBI EPay (SBlePay), Ref. No. 7809632996639 on 14-06-2023, Head of Account 0030-02-103-003-02

*Subhrangshu Mandal*

**Subhrangshu Shekhar Mandal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARUIPUR**  
**South 24-Parganas, West Bengal**

**M/S SHIVALAYA CONSTRUCTIONS**

*Debdinna Banerjee*  
**PARTNER**

**M/S SHIVALAYA CONSTRUCTIONS**

*Debabrata Naskar*  
**PARTNER**

**M/S SHIVALAYA CONSTRUCTIONS**

*Abhishek Dasgupta*  
**PARTNER**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2023, Page from 110725 to 110745

being No 161105359 for the year 2023.



*Subhramandal*

Digitally signed by SUBHRANGSHU  
SHEKHAR MANDAL

Date: 2023.06.15 14:06:39 +05:30

Reason: Digital Signing of Deed.

(Subhramangshu Shekhar Mandal) 2023/06/15 02:06:39 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARUIPUR  
West Bengal.

M/S SHIVALAYA CONSTRUCTIONS

*Debdinna Banerjee*

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

*Debdinna Banerjee*

PARTNER

M/S SHIVALAYA CONSTRUCTIONS

*Debdinna Banerjee*

PARTNER

(This document is digitally signed.)

M/S SHIVALAYA CONSTRUCTIONS

Debdinna Banerjee  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Selubhato Naskay  
PARTNER

M/S SHIVALAYA CONSTRUCTIONS

Shanku Dey Chy.  
PARTNER

(8)

Saiten Banerjee

Balish Banerjee

Sapan Kumar Banerjee

Debdinna Banerjee

Selubhato Naskay

Shanku Dey Chy.

19 . To accept , sign enter into and acknowledge and perform all such deeds, instruments contracts, agreements acts, and things as shall be required or deemed proper for or in relation to all or any of the purpose , matters or subjects herein specified.

20 . For all or any of the purpose herein before stated , to appeal and represent us before all authorities having jurisdiction and to sign , execute and submit all papers and documents relating to my /our said property .

AND GENERALLY to do all acts deeds matters and things concerning the authorities hereby granted is respect of the said premises which I/we could have close lawfully under my /our own hands seals , it we personally present.

AND WE do hereby agree to reality and confirm all whatsoever other actor acts my/our said Attorneys shall lawfully do or comes to be done in or about the said premises notwithstanding no express power in that behalf is herein provided.

### SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land situated at **Mouza Subuddhipur**, under Baruipur Municipality Ward No. 13, Holding No. 347, Beltala Road, comprised in RS. & L.R. Dag No. 618, R.S. Khatain No. 321/1, L.R. Khatain No. 775, Area of land 01 Cottah 13 Chattak 30 Sft. out of 15 Dec. and RS. & L.R. Dag No. 619, R.S. Khatain No. 321/1, L.R. Khatain No. 775, Area of land 2 Cottah 04 Chattak 15 Sft. Bastu with 1000 Sft. Structure total 04 Cottah 02 Chattak within P.S. Baruipur, Dist South 24 Parganas. The property butted and bounded:-

The South :- 22 ft. wide Municipal Road.

The North:- 06 Feet Wide common Passage.

The East:- Dag No. 618 & 619..

The west :- 22 ft. wide Municipal Road.

G. M.

(9) *Sailen Banerjee*  
*Balio Banerjee.*  
*Jagan Kuman Banerjee*

*Debdinna Banerjee*  
*Sheshkhat Naskay.*  
*Shanku Dy Chng.*

IN WITNESS WHERE OF we the Executants / Executrix / Principals herein put my respective Signature on this present in presence of the following witnesses on this The 14<sup>th</sup> day of June (Two Thousand Twenty Three).

**SIGNED, SEALED AND DELIVERED**

By the Executants at Advocate Sherestha at Baruipur in presence of the following

*Sailen Banerjee*  
*Balio Banerjee.*  
*Jagan Kuman Banerjee.*

**WITNESSES:-**

1. *Sunder Lal.*  
*at Baruipur.*

**SIGNATURE OF THE EXECUTANTS**

*Debdinna Banerjee*  
*Sheshkhat Naskay.*

2. *Prin Chandra Sardar.*  
*Advocate Baruipur.*  
*at Baruipur.*

*Shanku Dy Chng.*

**THE POWER ACCEPTED BY**

Drafted by me:-

**SIGNATURE OF THE ATTORNEY**

*Gurudas Narayan (Adv)*  
*P-100, 1256/06*  
*Baruipur/Cent-*

M/S SHIVALAYA CONSTRUCTIONS

*Debdinna Banerjee*  
 PARTNER

Typed by:

*Debasish Sardar.*

Debasish Sardar

Baruipur Civil Court.

M/S SHIVALAYA CONSTRUCTIONS

*Sheshkhat Naskay.*  
 PARTNER

M/S SHIVALAYA CONSTRUCTIONS

*Shanku Dy Chng.*  
 PARTNER