

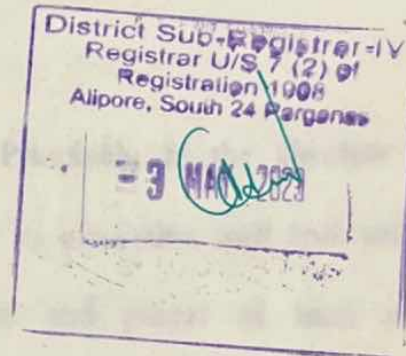


पश्चिम बंगाल WEST BENGAL

Certified that the document is submitted for Registration. The signature sheet and the document are attached with the document and are part of this document.

AP 273673

03/05/2023
Q-800115895/2023



DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) SMT. MITALI BANERJEE, PAN : AMZPB9636J, Aadhaar No. 7785 1144 6493, wife of Late Pradip Banerjee, by faith : Hindu, by nationality : Indian, by occupation : Service, (2) SRI PRITAM BANERJEE, PAN :

BCQPB8798B, Aadhaar No. 4797 4833 2518, son of Late Pradip Banerjee, by faith : Hindu, by nationality : Indian, by occupation : Service and (3) SMT. PRATYASHA BANERJEE, PAN : EQFPB6429H, Aadhaar No. 4884 6816 8576, daughter of Late Pradip Banerjee, by faith : Hindu, by nationality : Indian, by occupation : Service, all are residing at 96A/4, Biren Roy Road East, Paschim Putiary, Post Office : Behala, Police Station : Haridevpur, Kolkata : 700041, District : South 24-Parganas, hereinafter called and referred to as the OWNERS/ PRINCIPALS / EXECUTANTS respectively, SEND GREETINGS.

WHEREAS we, the Principals as the absolute owners herein is seized and possessed of or otherwise well and sufficiently entitled to ALL THAT a piece and parcel of land messuage hereditaments and premises admeasuring an area of 3 (three) Cottahs, be the same a little more or less together with a structure having R.T. Shed, having built-up area 100 Square Feet, more or less therein comprised in and being formed out of Dag No. 602, Khatian No. 639, J.L. No. 11, R.S. 186, Mouza : Siriti known, numbered and reputed as Premises No. 93A, Raja Ram Mohan Roy Road, Police Station : formerly

Thakurpukur now Haridevpur, Kolkata : 700041 within the limits of the Kolkata Municipal Corporation (South Suburban Unit), in its Ward No. 115, bearing Assessee No. 41-115-12-0395-8, District : South 24-Parganas together with all easement right attached thereto, more particularly described in the SCHEDULE hereunder written.

AND WHEREAS we, the Principals for the purpose of developing the said Bastu land measuring an area of 3 (three) Cottahs be the same a little more or less by raising a Ground plus Three Storied Residential Building thereon consisting of residential flats entered into an Agreement for Development on Joint Venture Basis on between myself and the Developer/Builder namely - M/S. SIDDHARTHA CONSTRUCTION, a Proprietorship Firm, having its Office at 186, B.L. Shah Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, represented by its Sole Proprietor namely - SRI SUDIP DEY, PAN : AESPD5959D, Aadhaar No. 9167 8940 5490, son of Late Juran Chandra Dey, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 128/10, B.L. Shah Road, Post Office : New Alipore & Police Station : Behala, Kolkata : 700053, hereinafter called and referred to as the

DEVELOPER", which was duly registered in the Office of
e , Alipore, South 24-Parganas and registered as
eing No. for the year 2023.

AND WHEREAS we, the Principals are unable to look
after, manage and supervise our said property and the proposed
development project hence we hereby nominate, engage, constitute,
appoint and empower M/S. SIDDHARTHA CONSTRUCTION, a
Proprietorship Firm, having its Office at 186, B.L. Shah Road, Post
Office : New Alipore, Police Station : Behala, Kolkata : 700053,
represented by its Sole Proprietor namely - SRI SUDIP DEY, PAN :
AESPD5959D, Aadhaar No. 9167 8940 5490, son of Late Juran
Chandra Dey, by faith : Hindu, by nationality : Indian, by occupation :
Business, residing at 128/10, B.L. Shah Road, Post Office : New
Alipore, Police Station : Behala, Kolkata : 700053, as our true and
lawful CONSTITUTED ATTORNEYS and agents in our names and on
our behalf to do inter alia the following acts, deeds and things for us and
on our behalves in our names viz :-

1. To develop my First Schedule above mentioned property
and to construct a Ground plus Three Storied Building at the said

premises in accordance with the Plan that shall be prepared by the Licensed Architect/L.B.S. and sanctioned by the concerned Authority.

2. To enter upon and defend permissive possession of our Schedule above mentioned property and to look after its every part thereof and to take all actions for construction of new building at the said premises.

3. To sign, execute, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the development of the said premises for and on our behalf.

4. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plans and/or modification in connection with the said plan for the construction of new building at the said premises and to sign in our names and on our behalves in all building Plans, Water, Sewerage Plans, drawings etc., relating to the construction of new building and to submit

the same before appropriate authority/s and also for all the matters relating to construction of new building upon the said property.

5. To pay all outgoings, fees and other charges whatsoever payable for and on account of construction of the new building at the said Premises including Corporation Taxes and other charges for and on account of the said premises and to receive refunds and other money in connection therewith.

6. To appear for us and on our behalf before the Kolkata Municipal Corporation, C.E.S.C. Limited, Fire Brigade, Block Land & Land Reforms Office, Airport Authority, Electrical Department and other local and/or statutory Authorities and all Government or Semi-Government Offices and to apply for obtaining sanction, permit, license, water supply, sewerage, drainage, electric supply, gas and all services etc. either temporary or permanent as may be required and also the completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, CESC Limited and/or other authorities and for that purpose and/or to make alteration therein, for the construction of the said Building at the said premises and to sign and

execute all applications, papers, documents and/or representations in our names and on our behalf as our said Attorney shall think fit and proper.

7. To appoint and engage Engineer, Architect, Masons, Labours, Supervisors, Surveyors etc. for the purpose of the said construction and to make payment of their fees and charges.

8. To apply for and obtain and purchase steel, iron, rod, brick, cement, sand, stone etc. and other building construction materials on our behalves and to sign necessary application and papers thereof and to make payment of the same.

9. To warn off and prohibit and if necessary proceed in due process of law against all or any trespassers or illegal occupiers etc. in the said premises or any part thereof and to take appropriate steps whether by legal actions or otherwise and to abate all nuisance.

10. To negotiate, settle and vacate the trespassers, tenants and/or occupiers at the said Premises if any and for that to sign and execute all necessary agreements, papers, deeds, documents for and on our behalves.

11. To sign, verify, declare and/or affirm plaints, written statements, petitions, affidavits, verifications, objections, cross objections counter claims, application for execution, revision, review, new trial or stay or of whatsoever nature, Memorandum of Appeal, Swear Affidavits and to do generally all other acts, deeds and things as the Said Attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend my possession, interest and title in the said Premises.

12. To commence, prosecute, enforce, defend, answer and oppose all actions and/or other legal proceedings, including Suit or Arbitration proceedings and demands touching any of the matters relating to the said premises or any part thereof and to compromise, settle, refer to arbitration, abandon, submit to judgement or non-suited in any such action or proceedings aforesaid before any Court of Law, Civil, Criminal or Revenue.

13. To accept notices and services of papers from any Court, Tribunal, Postal and/or other Authorities and Persons.

14. For the purpose as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such

Advocates to act and to terminate such authority and to pay fees of such Advocate/s.

15. To receive and pay and/or deposit all moneys including Court Fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.

16. To appear before the Kolkata Municipal Corporation, C.E.S.C. Ltd., Fire Brigade Authority, Revenue Authority including all other Statutory Authorities and to pay all charges whatsoever, payable for and on account of our said property and receive refunds and other moneys including compensation of any nature and to grant valid receipts and/or discharges there for.

17. To give undertakings, assurances and indemnities as be required for the purposes as aforesaid.

18. To issue forms, brochures, designs, plan and booklets and to invite intending purchaser/s of the Flat/s and other spaces in Developer's allocation to any Purchaser/s at such prices as our said attorney in his absolute discretion, thinks fit and proper.

19. To negotiate and/or to enter into Agreements with intending Purchasers/s for sale, transfer of constructed flat(s), and other spaces in the new building on Ownership basis including undivided impartible share of land in the said premises in respect of the Developer's Allocation in terms of the above referred registered Development Agreement and to sell, transfer, convey, assign and assure the same to such intending Purchasers/s at and for such consideration(s) and on such terms and conditions as may be agreed by and between the Developer and such intending Purchasers/s from time to time.

20. In respect of the Developer's Allocation, to sign, execute and deliver all Agreements for Sale, Deeds of Conveyance and all other instrument of transfer, undertakings, declarations, confirmation in favour of the intending Purchaser(s) in respect of the Flats and other spaces together with undivided impartible share of land out of Developer's Allocation and in the matter of the Owner's Allocation as Confirming Party and to admit the execution and to present any or all of such documents for registration, before the relevant registering authority including Office of the District Sub-Registrar, South 24-Parganas,

Additional District Sub-Registrar, South 24-Parganas, Registrar of Assurances, Kolkata, having jurisdiction concerning the said Premises.

21. To receive all money or monies that may be receivable as and by way of consideration including earnest and/or by way of part payment for sale of the newly constructed Flats and other spaces **TOGETHER WITH** undivided impartible proportionate share of land out of Developer's Allocation.

22. To issue and deliver valid and effectual receipts and discharge for all money or monies which our said Attorney as Developer shall receive for transfer of Flats and other spaces **TOGETHER WITH** undivided impartible proportionate share of land out of Developer's Allocation and to appropriate all such monies so received by the said Attorney as Developer for appropriating the same for his own use in terms of the above referred registered Development Agreement.

23. To deliver possession and or make over the portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale of Developer's Allocation.

24. To supervise, manage and conducts all sorts of administration in respect of the demised plot of land and to handle all sorts of official matters and to receive any letters or documents in respect of the said premises and to grant proper and effectual receipts in respect thereof.

25. To appear before the Notary Public, Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar, Judicial and Executive Magistrate and all other officials or authorities on my behalf in connection with the registration and acknowledgement of the aforesaid documents in respect of Developer's Allocation and for enforcement of all powers and authorities as contained herein.

26. To file, institute, contest, carry on, commence, compromise, withdraw any suits, action, proceedings, claims, demands etc. to any concerned lower and higher Courts and all reasonable matters and things that appear to our said attorney necessary for smoothly carrying out and completing the development works as contemplated in the above

referred Development Agreement including to appoint Advocate, Revenue Agent or any other legal practitioner and professionals.

27. No act and deeds can be done beyond the scope and purview of the aforesaid Development Agreement.

AND GENERALLY to do, execute and perform any other acts, deeds, matters or things whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to the development of my First Schedule above mentioned property as fully and effectually as we ourselves could do the same if we present personally.

AND we, the Owners / Principals herein, do hereby, ratify and confirm and agree to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done within the jurisdiction of this Development Power of Attorney for ourselves by virtue of this Power hereby given.

FIRST SCHEDULE ABOVE REFERRED TO

(The Said Premises)

ALL THAT a piece and parcel of land messuage hereditaments and premises admeasuring an area of 3 (three) Cottahs, be the same a little more or less together with a structure having R.T. Shed, having built-up area 100 Square Feet, more or less therein comprised in and being formed out of Dag No. 602, Khatian No. 639, J.L. No. 11, R.S. 186, Mouza : Siriti known, numbered and reputed as Premises No. 93A, Raja Ram Mohan Roy Road, Police Station : formerly Thakurpukur now Haridevpur, Kolkata : 700041 within the limits of the Kolkata Municipal Corporation (South Suburban Unit), in its Ward No. 115, bearing Assessee No. 41-115-12-0395-8, District : South 24-Parganas, the said premises is butted and bounded in the manner following:-

ON THE NORTH : By remaining portion of land of Dag No. 602;

ON THE SOUTH : By tank belonging to Sri Prembrata Mitra and others ;

ON THE EAST : By land of Syamaprasad Institute & Technical Management College ;

ON THE WEST : By 16'-0" feet wide Road ;

IN WITNESS WHEREOF the PARTIES hereto set and
subscribed their hands and seals on the 3rd day of May, 2023.

SIGNED, SEALED & DELIVERED

by the PARTIES in presence of :

WITNESSES:

WITNESSES:

1. Sharmistha Banerjee
6A/4 Raja Ram Mohan
y Road, Kolkata - 700041

1. Milali Banerjee
2. Britam Banerjee
3. Pratyasha Banerjee

2. Anil Kumar Choudhary
Alipore Judges' Court
Kolkata - 700027.

OWNERS

[Signature]

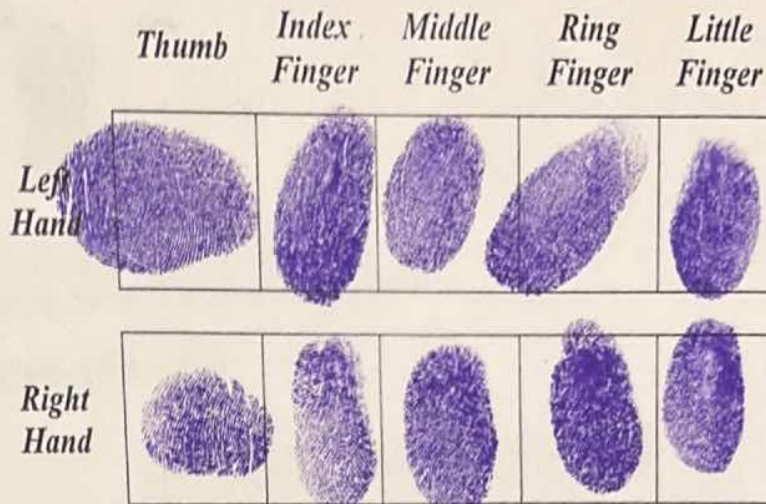
DEVELOPER

Drafted by :

[Signature]
Suchismita Basu,
Advocate, F/105/75/2001
Alipore Judges' Court,
Kolkata : 700027.

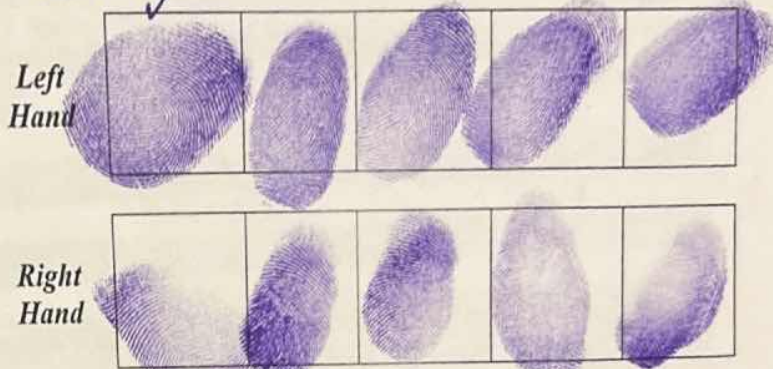
Computer Prints by :

[Signature]
"Onkar"
Alipore Judges' Court,
Kolkata : 700027.



NAME: SMT MITALI BANERJEE

Signature: *Mitali Banerjee*



NAME: SRI PRITAM BANERJEE

Signature: *Pritam Banerjee*



NAME: PRATYASHA BANERJEE

Signature: *Pratyasha Banerjee*



NAME: SRI SUDIP DEY

Signature: *Sudip Dey*



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

| | | |
|---|---|--|
| Query No / Year | 8001115895/2023 | Office where deed will be registered |
| Query Date | 03/05/2023 12:22:17 PM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | ANIRBAN MOULICK ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status : Others | |
| Transaction | Additional Transaction | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | |
| Set Forth value | Market Value | |
| Rs. 2/- | Rs. 64,39,500/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 70/- (Article:48(g)) | Rs. 53/- (Article:E, E, M(b)) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 100/- |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160405260/2023 | |

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (Netaji Sarak Crossing -- B.L.Saha Road Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No: 93A, , Ward No: 115 Pin Code : 700041

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|--------------|-------------------------|-----------------------|--|
| L1 | | | Bastu | 3 Katha | 1/- | 64,12,500/- | Width of Approach Road: 16 Ft., , Project Name : |
| Grand Total : | | | | 4.95Dec | 1 /- | 64,12,500 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 1/- | 27,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 1 /- | 27,000 /- | |

Principal Details :

| | Name & address | Status | Execution Admission Details : |
|---|--|------------|--|
| 1 | Smt MITALI BANERJEE Wife of Late PRADIP BANERJEE96A/4, BIREN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 2 | Mr PRITAM BANERJEE Son of Late PRADIP BANERJEE96A/4, BIREN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxxx8B,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 3 | Smt PRATYASHA BANERJEE Daughter of Late PRADIP BANERJEE96A/4, BIREN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EQxxxxxx9H,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |

Attorney Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|--|--------------|-------------------------------|
| 1 | MS SIDDHARTHA CONSTRUCTION 186, B.L. SHAH ROAD, City:- , P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: AExxxxxx9D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |

Representative Details :

| SI No | Name & Address | Representative of |
|-------|---|---|
| 1 | Mr SUDIP DEY Son of Late JURAN CHANDRA DEY128/10, B.L. SHAH ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9D,Aadhaar No Not Provided | MS SIDDHARTHA CONSTRUCTION (as SOLE PROPRIETOR) |

Identifier Details :

| Name & address |
|---|
| Mr ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt MITALI BANERJEE, Mr PRITAM BANERJEE, Smt PRATYASHA BANERJEE, Mr SUDIP DEY |

| Transfer of property for L1 | | |
|-----------------------------|------------------------|--|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt MITALI BANERJEE | MS SIDDHARTHA CONSTRUCTION-1.65 Dec |
| 2 | Mr PRITAM BANERJEE | MS SIDDHARTHA CONSTRUCTION-1.65 Dec |
| 3 | Smt PRATYASHA BANERJEE | MS SIDDHARTHA CONSTRUCTION-1.65 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt MITALI BANERJEE | MS SIDDHARTHA CONSTRUCTION-33.33333300 Sq Ft |
| 2 | Mr PRITAM BANERJEE | MS SIDDHARTHA CONSTRUCTION-33.33333300 Sq Ft |
| 3 | Smt PRATYASHA BANERJEE | MS SIDDHARTHA CONSTRUCTION-33.33333300 Sq Ft |

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02-06-2023) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 02-06-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1604-05283/2023 | Date of Registration | 03/05/2023 |
| Query No / Year | 1604-8001115895/2023 | Office where deed is registered | |
| Query Date | 03/05/2023 12:22:17 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | ANIRBAN MOULICK ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status :Others | | |
| Transaction | | Additional Transaction | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | |
| Set Forth value | | Market Value | |
| Rs. 2/- | | Rs. 64,39,500/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 100/- (Article:48(g)) | | Rs. 53/- (Article:E, E, M(b)) | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160405260/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ran Mohan Roy Road, Road Zone : (Netaji Sarak Crossing -- B.L.Saha Road Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No: 93A, , Ward No: 115 Pin Code : 700041



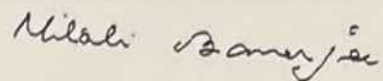


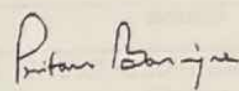


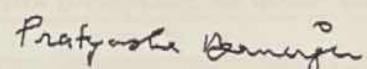
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|--------------|-------------------------|-----------------------|--|
| L1 | | | Bastu | 3 Katha | 1/- | 64,12,500/- | Width of Approach Road: 16 Ft., , Project Name : |
| Grand Total : | | | | 4.95Dec | 1 /- | 64,12,500 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 1/- | 27,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 1 /- | 27,000 /- | |

Principal Details :



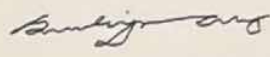
Name, Address, Photo, Finger print and Signature

| No | Name | Photo | Finger Print | Signature |
|--|---|---|--|---|
| 1 | Smt MITALI BANERJEE Wife of Late PRADIP BANERJEE Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office |  03/05/2023 |  LTI 03/05/2023 |  03/05/2023 |
| 96A/4, BIREN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AMxxxxxx6J, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office | | | | |
| 2 | Mr PRITAM BANERJEE Son of Late PRADIP BANERJEE Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office |  03/05/2023 |  LTI 03/05/2023 |  03/05/2023 |
| 96A/4, BIREN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BCxxxxxx8B, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office | | | | |
| 3 | Smt PRATYASHA BANERJEE Daughter of Late PRADIP BANERJEE Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office |  03/05/2023 |  LTI 03/05/2023 |  03/05/2023 |
| 96A/4, BIREN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EQxxxxxx9H, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office | | | | |



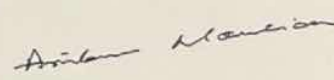
orney Details :

| No | Name,Address,Photo,Finger print and Signature |
|----|---|
| 1 | MS SIDDHARTHA CONSTRUCTION 186, B.L. SHAH ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: AExxxxx9D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Name Photo Finger Print Signature |
| 1 | Mr SUDIP DEY (Presentant) Son of Late JURAN CHANDRA DEY Date of Execution - 03/05/2023, , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office  May 3 2023 1:22PM  LTI 03/05/2023  03/05/2023 128/10, B.L. SHAH ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx9D,Aadhaar No Not Provided Status : Representative, Representative of : MS SIDDHARTHA CONSTRUCTION (as SOLE PROPRIETOR) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  |  |  |
| | 03/05/2023 | 03/05/2023 | 03/05/2023 |
| Identifier Of Smt MITALI BANERJEE, Mr PRITAM BANERJEE, Smt PRATYASHA BANERJEE, Mr SUDIP DEY | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|-------------------------------------|
| 1 | Smt MITALI BANERJEE | MS SIDDHARTHA CONSTRUCTION-1.65 Dec |
| 2 | Mr PRITAM BANERJEE | MS SIDDHARTHA CONSTRUCTION-1.65 Dec |
| 3 | Smt PRATYASHA BANERJEE | MS SIDDHARTHA CONSTRUCTION-1.65 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------|--|
| 1 | Smt MITALI BANERJEE | MS SIDDHARTHA CONSTRUCTION-33.33333300 Sq Ft |
| 2 | Mr PRITAM BANERJEE | MS SIDDHARTHA CONSTRUCTION-33.33333300 Sq Ft |
| 3 | Smt PRATYASHA BANERJEE | MS SIDDHARTHA CONSTRUCTION-33.33333300 Sq Ft |

03-05-2023

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 13:08 hrs on 03-05-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SUDIP DEY ,.

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 64,39,500/-

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

Execution is admitted on 03/05/2023 by 1. Smt MITALI BANERJEE, Wife of Late PRADIP BANERJEE, 96A/4, BIREN ROY ROAD, P.O: BEHALA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 2. Mr PRITAM BANERJEE, Son of Late PRADIP BANERJEE, 96A/4, BIREN ROY ROAD, P.O: BEHALA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Service, 3. Smt PRATYASHA BANERJEE, Daughter of Late PRADIP BANERJEE, 96A/4, BIREN ROY ROAD, P.O: BEHALA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife

Indetified by Mr ANIRBAN MOULICK, , Son of Late ASHIM MOULICK, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-05-2023 by Mr SUDIP DEY, SOLE PROPRIETOR, MS SIDDHARTHA CONSTRUCTION, 186, B.L. SHAH ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Indetified by Mr ANIRBAN MOULICK, , Son of Late ASHIM MOULICK, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3577, Amount: Rs.100.00/-, Date of Purchase: 27/04/2023, Vendor name: A K Samjpati



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 165038 to 165062
being No 160405283 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.05.17 13:19:51 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2023/05/17 01:19:51 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)