

I-5875/22

4/10/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 617006

18/07/2022
Q-8001049304/2022
4:45 PM.

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We, (1) MRS. BANI

BANERJEE (PAN- AKXPB0092L), (Aadhaar No. 4526 3380 3576)

wife of Late Samir Banerjee, by faith- Hindu, by occupation-

Housewife, by nationality- Indian and (2) MR. RAJIV BANERJEE

(PAN- AFMPB2713G), (Aadhaar No. 7681 6166 7985), son of Late

Samir Banerjee, by faith- Hindu, by occupation- Service, by

nationality- Indian, both are residing at 25D, Jadavpur Central

v.c
1048
1-15

107 MAR 2022

168)

108)

NO.....DATE.....RS.....

NAME.....

ADDRESS.....

ALIPORE JUDGES COURT
A. K. SAMAJPATI

D. CHOUDHURY
(Advocate)
Alipore Judges Court
Kolkata - 700 027

SIGNATURE

Ajja Banja



2605

Ajja Banja



2606

Bani Banja



2607

Shiva Banja



District Sub-Registrar IV
Registrar U.S. 7 (2) of
Registration 1908
Alipore, South 24 Parganas

1 APR 2022

2:11

Bikram M

S/O S. Banja

Alipore

10-27

Road, Police Station- Jadavpur, Post Office- Circus Avenue, Kolkata- 700032, District: South 24-Parganas, hereinafter jointly and collectively called and referred to as the **PRINCIPALS**

WHEREAS the Principals herein are the absolute lawful owners of ALL THAT piece and parcel of entire Land measuring **6 (six) Cottah 0 (zero) Chittaks 0 (zero) sq. ft.** together with one brick built wall and asbestos shed undivided structure measuring about **700 sq. ft.** more or less standing thereon lying and situates at Mouza- Ibrahimpur, J.L. No. 36, Touzi No. 239, under Dag No. 189 & 191 appertaining to Khatian No. 136 and 138 respectively, previously under Tollygunge Municipality, now under Kolkata Municipal Corporation Ward No. 95, being Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, in the District of South 24-Parganas, by way of inheritance and by way of two numbers of Gift Deeds bearing 160302059 and 160311463 for the year 2021 respectively and the said property is more fully and particularly described in the *Schedule-'A'* hereunder written and hereinafter called and referred to as the '*said property*';

AND WHEREAS the Principals herein entered into a Registered Development Agreement with **M/S. SANYAL CONSTRUCTION PVT.**

LTD., (PAN- AANCS9200J), a Private Limited company having its registered office at 31/N/1, Siddhinath Chatterjee Road, Police Station- Behala, Kolkata-700034, represented by its Directors namely (1) MR. BIPRA BHANU PATHAK, (PAN- AHOPP4572F), (Aaddhar No. 2064-7948-7834), son of Dhrubasis Pathak, (2) SMT. SUDIPTA PATHAK (SANYAL), (PAN AKLPS4368N), (Aaddhar No. 8834 1284 5420) wife of Bipra Bhanu Pathak and (3) SRI SHILAB SANYAL, (PAN APSPS1089L), (Aaddhar No. 6403 7793 7260) son of Late Surojit Sanyal, all by faith Hindu, by occupation- Business, all by nationality Indian, all are of 5/1, Barick Para Road, Police Station- Behala, Kolkata- 700034, District: South 24 Parganas, for development of my aforesaid property by way of construction of a multistoried building by demolishing the existing structures standing thereon on the terms and conditions contained in the said Development Agreement which was duly executed and registered in the Office of the District Sub-Registrar- IV, Alipore, South 24- Parganas and recorded in Book No. I, Volume No. 1604-2022, Pages from 119231 to 119300, Being No. 160403461 for the year 2022;

AND WHEREAS the aforesaid Directors of M/s. Sanyal Construction Pvt. Ltd. namely (1) Mr. Bipra Bhanu Pathak, (2) Smt. Sudipta Pathak (Sanyal) and (3) Sri Shilab Sanyal signed and executed the

aforesaid registered Development Agreement and also at the board of Directors meeting dated 06.04.2022 decided and passed a resolution that one of the Director Shilab Sanyal will act as lawful attorney on behalf of the company while executing any kind of deeds and instruments to be registered before any registering authority;

AND WHEREAS as in terms of the said Development Agreement, the Owner's allocation has been stated thus:-

OWNER'S ALLOCATION : It has been agreed by and between the parties herein that the parties hereto that the Owner's Allocation shall mean **ALL THAT** piece or parcel of entire building the Developer shall at the first instance provide/handover to the Owners/Landlords 50% constructed area plus 50% of roof out of the total F.A.R. of Sanctioned Plan issued by the Kolkata Municipal Corporation for the aforesaid premises lying and situated at K.M.C. Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, within limits of the Kolkata Municipal Corporation, under Ward No. 95, in the District of South 24-Parganas, along with
Rs. 5,000/- (Rupees five thousand) only as forfeited money together with all right, title interest and easement thereto

AND THE DEVELOPERS ALLOCATION in terms of the said Agreement has been stated thus :-

DEVELOPER'S ALLOCATION :- Shall mean the entire remaining total constructed area/space/flats/ garages save and except the owner's allocation in the said newly constructed building including 50% roof area common for use of others flat purchasers out of total F.A.R. of the Building Sanctioned Plan of the new building lying and situated at K.M.C. Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, within limits of the Kolkata Municipal Corporation, under Ward No. 95, in the District of South 24-Parganas including the common facilities and together with the absolute right in dealing with prospective buyer/buyers and intending transferee/ transferees, lessee as the case may be. The owner shall have no responsibility or share towards the amount received by the developer in its own account from the aforesaid sale proceeds of the Developer's Allocation.

AND WHEREAS the Developer shall be exclusively entitled to the Developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of without any title, right, claim or interest therein whatsoever with the quiet and peaceful

possession of the Developer's Allocation. The owners shall only transfer by way of proper deed of conveyance/s either in favour of the Developer or in favour of the nominee/s of the developer, the undivided impartible share of the land excepting the proportionate share of land of the owners.

AND WHEREAS in so far as necessary all dealing by the developer in respect of the Developer's allocation in the said new building shall be in the name of the owners for which purpose the owners undertake to give the Developer a Development Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the owners nor there shall be any clause inconsistent with or against the terms mentioned in this agreement. Unless the developer violates the terms and conditions of the agreement the owners shall be debarred from revoking rescinding the development agreement as well as the Development Power of Attorney;

AND WHEREAS that the owners shall execute the deed of conveyance in favour of the Developer or its nominee/s in respect of such part/s of the new building as falling under Developer's

allocation as shall be required by the Developer and all costs and all expenses on that behalf will be borne and paid by the Developer.

AND WHEREAS the aforesaid clauses of the said Development Agreement have necessitated me to nominate, appoint and constitute my lawful attorney to implement the provisions laid down in the said Development Agreement.

NOW YE BY ALL THESE PRESENTS MEN BY THESE PRESENTS,
we, (1) **MRS. BANI BANERJEE** (PAN- AKXPB0092L), (Aadhaar No. 4526 3380 3576), wife of late Samir Banerjee, by faith- Hindu, by occupation- Housewife, by nationality- Indian and (2) **MR. RAJIV BANERJEE** (PAN- AFMPB2713G), (Aadhaar No. 7681 6166 7985), son of late Samir Banerjee, by faith- Hindu, by occupation- Service, by nationality- Indian, both are residing at 25D, Jadavpur Central Road, Police Station- Jadavpur, Post Office- Circus Avenue, Kolkata- 700032, District: South 24 Parganas, do hereby nominate, appoint and constitute **SRI SHILAB SANYAL**, (PAN APSPS1089L), (Aadhaar No. 6403 7793 7260) son of Late Surojit Sanyal, all by faith Hindu, by occupation- Business, all by nationality Indian, all are of 5/1, Barick Para Road, Police Station- Behala, Kolkata- 700034, District:

South 24 Parganas, as my lawful **ATTORNEY** in my name and on my behalf to do the following acts, deeds and things that is to say :-

- 1) To represent us in all offices, courts, officers of the competent authority Housing Department (Promotional Cell), Kolkata Municipal Corporation (Building Department, Water Works Department, Sewerage Department), Behala Police Station, Office of the CESC in respect of my property morefully described in the Schedule hereunder written and construction of a multistoried building with lift thereon;
- 2) To take measurement of our said land by appointing Surveyor and to test soil of the land by appropriate authority at the costs of the Attorney in presence of the owners.
- 3) To appoint an architect and LBS for preparation of building plans for construction of multistoried buildings, with lift supplementary building plans and additional building plans if necessary at their cost and responsibility and to sign our names thereon by their pen, and got them sanctioned in our names from K.M.C.;

- 4) To sign all necessary papers in our names by his pen required for sanctioning the plan for construction of a multistoried building with lift.
- 5) To get the water connection plan, sewerage plan in connection with construction of the proposed multistoried building with lift building by their architect and to sign our names thereon by his pen;
- 6) To negotiate on terms for and to agreed to and enter into and conclude any agreement for sale for the flats, car parking space, shop rooms in the ground floor from the Developer's allocation only with proportionate share in the land with common rights and enjoyment etc. of the said proposed multistoried building under the promoter's allocation only to any intending PURCHASER nominated by the said promoters/ developers at such price which our said Attorney in his absolute discretion think proper;
- 7) To handover the entire consideration money to be received by our Attorney from the said intending PURCHASERS to the said Promoters/Developers namely Sanyal Construction Pvt. Ltd.;

- 8) To receive money from the Intending Purchaser/Purchasers of developer's allocation or any earnest money and/or advance/advances and also the balance of purchase money and to give good, valid receipt and discharge for the same which will protect the Purchaser/Purchasers.

- 9) To raise funds by mortgages loan or hypothecation of the property with any Nationalized Bank or financial organization for the purpose of the said premises by deposit of title deed or any other methods. In all such case the Attorney will be solely responsible for repayment of such dues and in no case he can bind the owners.

- 10) Upon such receipt as aforesaid in our names and as my acts and deeds to sign, and deliver any conveyance or conveyances in respect of any flat/flats under the allocation of the said Promoters/Developers in the said proposed multistoried building with lift building in favour of the said intending Purchaser or Purchasers nominated by the Developer;

- 11) To sign and execute, present all other deeds, instruments, agreement for sale for registration in favour of the intending buyers and sale deeds which our said Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the developer's allocation flats, car parking spaces and shop rooms and spaces as we could do ourselves if we personally present;

- 12) To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Additional Registrar or District Registrar having authority for and to have the said conveyance or conveyances registered in respect of the Developer's allocation only and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said Developer's allocation flats, car parking spaces, shop rooms and spaces, proportionate share in the undivided and impartitive land and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said properties to the said intending purchaser/purchasers nominated by the Promoters/

Developers, only after the possession of our allocated flats being delivered to me by the Developers.

- 13) To cancel and/or repudiate the agreements for sale of the developer's allocated flats according to the discretion of our said Attorney;
- 14) To as or demand and receive money from the intending Purchaser/Purchasers nominated by the promoters;
- 15) To collect, receive, realize all such amount or amounts due and payable by them to the promoters/developers and to give and execute all necessary receipts and discharges for the same.
- 16) To institute suits or other legal proceedings authorized by law for recovery of all or any of such debts or claims of the said Developers and to sign any plaint, petition or other pleadings, Vokatnama to execute any decree or order;
- 17) To compromise any such suit or other proceedings or to refer to arbitration any dispute and to prosecute and defend any bankruptcy and insolvency proceedings;

18) To appear for and represent us before all Municipal bodies, Corporation, Improvement Trust, Promoters Cell, Collectorate, Revenue Offices, Settlement Officers, before any Magistrate, in all Courts having all civil, criminal original, appellate Revisional or special jurisdiction including jurisdiction of the Hon'ble High Court under Article 226 of the Constitution of India, before any Tribunal of Arbitration or other Tribunal or Judicial authority;

19) To institute, defend and prosecute enforce or resist any suit or other actions and proceedings, appeals in any court anywhere within India in its Civil, Criminal, revenue and revision or before any Tribunal on our behalf, to execute Vokatnama and other authorities, to act and plead, to sign and verify plaints, written statements, petitions and other pleadings including pleadings under Articles 226 of the Constitution of India, and also to present any memorandum of appeal, to accept services of summons notice and other legal processes, enforce judgment, execute any decree or order to appoint and engage on our behalf pleaders, Attorney, advocates, counsel and other legal agents as our said Attorney may think fit and

proper and to adjust, settle or account, to refer to arbitration all disputes and differences to compromise cases, to withdraw the same and to receive delivery of documents or payments of any money or moneys from any Court office or parties to the list either in execution of decree or order or otherwise as he shall think that may be necessary or requisite in connection therewith;

- 20) To settle, compromise or compound any debt or claim whether in favour or against us and we, do hereby and at all times hereafter shall ratify and confirm all and whatsoever other act or acts our said Attorney shall lawfully and bonafide do or cause to be done by virtue of these presents;

SCHEDULE-'A' ABOVE REFERRED TO:

(Description of the Entire property to be developed)

ALL THAT piece and parcel of entire land measuring **6 (six) Cottah 0 (zero) Chittaks 0 (zero) sq. ft.** together with one brick built wall and asbestos shed undivided structure measuring about **700 sq. ft.** more or less standing thereon lying and situates at Mouza-Ibrahimpur, J.L. No. 36, Touzi No. 239, under Dag No. 189 & 191 appertaining to Khatian No. 136 and 138 respectively, previously

under Tollygunge Municipality, now under Kolkata Municipal Corporation Ward No. 95, being Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, in the District of South 24-Parganas together with all right, title and interest and right of easement thereto and the said property is butted and bounded in the manner as follows :-

On the NORTH : Land and House of Mr. Khastajis;

On the SOUTH : 17' feet wide K.M.C. Road;

On the EAST : Landed property of Renuka Guha;

On the WEST : 18' feet wide K.M.C. Road;

SCHEDULE-'B' ABOVE REFERRED TO:

(Description of the Owner's Allocation)

ALL THAT after completion of the entire building the Developer shall at the first instance provide/handover to the Owners/Landlords **50% constructed area plus 50% of roof** out of the total F.A.R. of Sanctioned Plan issued by the Kolkata Municipal Corporation for the aforesaid premises lying and situated at K.M.C. Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, within limits of the Kolkata Municipal Corporation, under Ward No. 95, in the District of South 24-Parganas, together with all right, title

and interest and right of easement thereto out of *Schedule-"A"* property as Owner's Allocation.

SCHEDULE-'C' ABOVE REFERRED TO:

(Description of the Developer's Allocation)

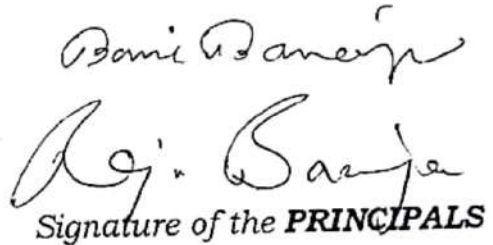
ALL THAT piece or parcel of entire remaining total constructed area/space/flats/ garages save and except the owner's allocation as stated above in the said newly constructed building including 50% roof area common for use of others flat purchasers out of total F.A.R. of the Building Sanctioned Plan of the new building lying and situated at K.M.C. Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, within limits of the Kolkata Municipal Corporation, under Ward No. 95, in the District of South 24-Parganas, including the common facilities absolutely belonged to the Developer and together with the absolute right on the part of the Developer to transfer or sale to prospective buyer/buyers and intending transferee /transferees, lessee or in any way deal with the same. The owner shall have no responsibility towards the amount received by the developer in its own account for sale of Developer's Allocation.

IN WITNESSES WHEREOF the **PRINCIPALS** and **ATTORNEY** have set and subscribed their respective signatures, hands and seals on the 18th day of April, 2022 (two thousand twenty two) A.D.


SIGNED, SEALED AND DELIVERED
By the **PRINCIPAL** and **ATTORNEY**
In presence of:

WITNESSES:

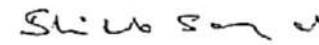
- 1) Shri. (Mr) Beutragi
Soniokapur,
Kolkata- 26
- 2) T. Dilip M
Hijra-tilga ul
Kolkata- 22


Signature of the **PRINCIPALS**

Drafted by me & prepared
in my office :













{Ashim Mukhopadhyay}
Advocate

Alipore Judges' Court, Asim Mukhopadhyay
Kolkata- 700 027 **ADVOCATE**
Regn. No WB/130/200-


Signature of the **ATTORNEY**












Computer Print by me :


{ ABHISHEK CHOWDHARY }
Alipore Judges' Court, Kol- 27

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name..... BIPRA BHANU PATHAK

Signature..... Bipra Bhanu Pathak

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name..... SUDIPTA PATHAK

Signature..... Sudipta Pathak

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name.....

Signature.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... BANI BANERJEE

Signature..... Bani Banerjee



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... RAJIV BANERJEE

Signature..... Rajiv Banerjee



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... SHILAB SANVAL

Signature..... Shilab Sanval



Government of West Bengal






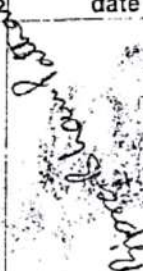
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS District Name :South 24-Parganas

Signature / LTI She









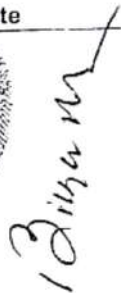
001049304/2022

I. Signature of the Person

at Private Residence.

Sl No.	Name of the Executant	Category	Finger Print	Signature with date
1	Mrs Bani Banerjee 25/D, Central Road, City:- , P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Principal		
2	Mr Rajiv Banerjee 25/D, Central Road, City:- , P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Principal		
3	Mr Bipra Bhanu Pathak 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Representative of Attorney [Sanyal Construction Private Limited]		

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Sudipta Pathak Alias Mrs Sudipta Pathak 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Representative of Attorney [Sanyal Construction Private Limited]			
5	Mr Shilab Sanyal 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Representative of Attorney [Sanyal Construction Private Limited]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bikrom Roy Son of Mr S Roy Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs Bani Banerjee, Mr Rajiv Banerjee, Mr Bipra Bhanu Pathak, Mrs Sudipta Pathak, Mr Shilab Sanyal			

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001049304/2022	Office where deed will be registered
Query Date	04/04/2022 1:41:57 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Bikrom Roy Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433207122, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value Rs. 1,68,93,577/-	
Total Stamp Duty Payable(SD) Rs. 50/- (Article:48(g))	Total Registration Fee Payable Rs. 39/- (Article: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]:- 160403461/2022	

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation; KOLKATA MUNICIPAL CORPORATION, Road: Central road, , Premises No: 25D, , Ward No: 095 Pin Code : 700032

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	6 Katha		1,67,04,577/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				9.9Dec	0 /-	167,04,577 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	0/-	1,89,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete

Total :	700 sq ft	0 /-	1,89,000 /-
---------	-----------	------	-------------

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Bani Banerjee Wife of Late Samir Banerjee 25/D, Central Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife. Citizen of: India, PAN No.:: AKxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Rajiv Banerjee Son of Late Samir Banerjee 25/D, Central Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx3G,Aadhaar No Not Provided by UIDAI, 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	Sanyal Construction Private Limited 31/N/1, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 PAN No.:: AAxxxxxx0J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Bipra Bhanu Pathak Son of Dhrubasis Pathak 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2F,Aadhaar No Not Provided by UIDAI	Sanyal Construction Private Limited (as Director)
2	Mrs Sudipta Pathak, (Alias Name: Mrs Sudipta Pathak) Wife of Mr Bipra Bhanu Pathak 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx8N,Aadhaar No Not Provided by UIDAI	Sanyal Construction Private Limited (as Director)
3	Mr Shilab Sanyal Son of Late Surojit Sanyal 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx9L,Aadhaar No Not Provided by UIDAI	Sanyal Construction Private Limited (as Director)

Identifier Details :**Name & address**

Mr Bikrom Roy
Son of Mr S Roy
Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:-
700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs Bani Banerjee, Mr Rajiv
Banerjee, Mr Bipra Bhanu Pathak, Mrs Sudipta Pathak, Mr Shilab Sanyal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Bani Banerjee	Sanyal Construction Private Limited-4.95 Dec
2	Mr Rajiv Banerjee	Sanyal Construction Private Limited-4.95 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Bani Banerjee	Sanyal Construction Private Limited-350.00000000 Sq Ft
2	Mr Rajiv Banerjee	Sanyal Construction Private Limited-350.00000000 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 04-05-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 04-05-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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.

Deed No :	I-1604-05875/2022	Date of Registration	03/06/2022
Query No / Year	1604-8001049304/2022	Office where deed is registered	
Query Date	04/04/2022 1:41:57 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bikrom Roy Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433207122, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,68,93,577/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b,))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160403461/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Central road, , Premises No: 25D, , Ward No: 095 Pin Code : 700032

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	6 Katha		1,67,04,577/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				9.9Dec	0/-	167,04,577/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	0/-	1,89,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		700 sq ft	0/-	1,89,000/-	







Principal Details :



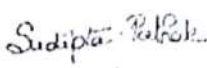
Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Bani Banerjee Wife of Late Samir Banerjee 25/D, Central Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Pvt. Residence</p>
2	<p>Mr Rajiv Banerjee (Presentant) Son of Late Samir Banerjee 25/D, Central Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AFxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Pvt. Residence</p>

Attorney Details :



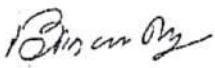
Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Sanyal Construction Private Limited 31/N/1, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.: AAxxxxxx0J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr Bipra Bhanu Pathak Son of Dhrubasis Pathak Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 25/05/2022, Place of Admission of Execution: Office</p> </td> <td>  </td> <td>  </td> <td> <p><i>Bipra Bhanu Pathak</i></p> </td> </tr> <tr> <td></td> <td>May 25 2022 12:03PM</td> <td>LTI 25/05/2022</td> <td>25/05/2022</td> </tr> </tbody> </table> <p>5/1, Barick Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx2F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sanyal Construction Private Limited (as Director)</p>	Name	Photo	Finger Print	Signature	<p>Mr Bipra Bhanu Pathak Son of Dhrubasis Pathak Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 25/05/2022, Place of Admission of Execution: Office</p>			<p><i>Bipra Bhanu Pathak</i></p>		May 25 2022 12:03PM	LTI 25/05/2022	25/05/2022
Name	Photo	Finger Print	Signature										
<p>Mr Bipra Bhanu Pathak Son of Dhrubasis Pathak Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 25/05/2022, Place of Admission of Execution: Office</p>			<p><i>Bipra Bhanu Pathak</i></p>										
	May 25 2022 12:03PM	LTI 25/05/2022	25/05/2022										

Name	Photo	Finger Print	Signature
Mrs Sudipta Pathak, (Alias Name: Mrs Sudipta Pathak) Wife of Mr Bipra Bhanu Pathak Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 25/05/2022, Place of Admission of Execution: Office	 May 25 2022 12:04PM	 LTI 25/05/2022	 25/05/2022
5/1, Barick Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx8N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sanyal Construction Private Limited (as Director)			
3 Mr Shilab Sanyal Son of Late Surojit Sanyal 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx9L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sanyal Construction Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bikrom Roy Son of Mr S Roy Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 25/05/2022	 25/05/2022	 25/05/2022
Identifier Of Mrs Bani Banerjee, Mr Rajiv Banerjee, Mr Bipra Bhanu Pathak, Mrs Sudipta Pathak, Mr Shilab Sanyal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bani Banerjee	Sanyal Construction Private Limited-4.95 Dec
2	Mr Rajiv Banerjee	Sanyal Construction Private Limited-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area) *
1	Mrs Bani Banerjee	Sanyal Construction Private Limited-350.00000000 Sq Ft
2	Mr Rajiv Banerjee	Sanyal Construction Private Limited-350.00000000 Sq Ft

On 04-04-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,68,93,577/-

(Signature)

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

On 18-04-2022

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

Presented for registration at 16:45 hrs on 18-04-2022, at the Private residence by Mr Rajiv Banerjee , one of the Executants.

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

Execution is admitted on 18/04/2022 by 1. Mrs Bani Banerjee, Wife of Late Samir Banerjee, 25/D, Central Road, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. Mr Rajiv Banerjee, Son of Late Samir Banerjee, 25/D, Central Road, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service Indetified by Mr Bikrom Roy, , , Son of Mr S Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-04-2022 by Mr Shilab Sanyal, Director, Sanyal Construction Private Limited, 31/N/1, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr Bikrom Roy, , , Son of Mr S Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

(Signature)

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

On 25-05-2022

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

Execution is admitted on 25-05-2022 by Mr Bipra Bhanu Pathak, Director, Sanyal Construction Private Limited, 31/N/1, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr Bikrom Roy, , Son of Mr S Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-
Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 25-05-2022 by Mrs Sudipta Pathak, , Mrs Sudipta Pathak Director, Sanyal Construction
Private Limited, 31/N/1, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas,
West Bengal, India, PIN:- 700034

Identified by Mr Bikrom Roy, , Son of Mr S Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-
Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

(Handwritten Signature)

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

On 03-06-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- , H = Rs 28/- , M(b) = Rs 4/-)
and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1681, Amount: Rs.100/-, Date of Purchase: 07/03/2022, Vendor name: A K
Samajpati

(Handwritten Signature)

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 1604-2022, Page from 196682 to 196710
Serial No 160405875 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.06.09 14:35:01 +05:30
Reason: Digital Signing of Deed.

Anupam
(Anupam Halder) 2022/06/09 02:35:01 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)