

6571/22

I-6548/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 629639

A  
18/11/22  
11-309aw

D-② 3249340/22

Verified that the document in conformity  
to registration. The signature sheet  
and endorsement sheets attached to  
the document are the part of the  
document.

A  
Additional District Sub-Registrar  
Belghoria, 24 Parg. (N)  
18 NOV 2022

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

KNOWN ALL MEN BY THESE PRESENTS WE, (1) SMT. LINA SENGUPTA (PAN: AUBPS4752N, Aadhaar No: 6423 1171 9724), wife of Sukanta Sengupta, by faith Hindu, by Nationality Indian, by Occupation: Business, residing at "Ananda Niloy", D2-4/4B Panchanantala Road, P. O & P. S: Belghoria, Kolkata: 700 056, District: North 24 Parganas, (2) SRI SUBIR SENGUPTA (PAN: AKEPS8914K, Aadhaar No: 2537 5419 1401), son of Late Suresh Chandra Sengupta, by faith Hindu, by Nationality Indian, by Occupation: Business,

✓ SHIVA PROPERTIES  
Uma Dutta  
Partner

residing at 24, New Panchanantala Road, P. O. & P. S: Belghoria, Kolkata: 700 056, District: North 24 Parganas, (3) **SRI SUJIT KUMAR SEN GUPTA** (PAN: AIRPS6894H) Aadhaar No: 5372 6697 8973 Son of Late Suresh Chandra Sengupta . by religion-Hindu, by Nationality- Indian, by occupation- Retired, residing at 36/1, Haripada Mukherjee Street, Post Office: Belgharia, Police Station Belgharia, District- North 24 Parganas, PIN:700056, also residing at 16, Panchanantala Road, Post Office and Police Station Belghoria, Kolkata-700056, District North 24 Parganas(4) **SMT. RANJANA SEN GUPTA** (PAN: DDMPS3105J) Aadhaar No: 8747 1023 5917 Wife of Sri Hiranmoy Sengupta, by religion - Hindu, by Nationality- Indian, by occupation- House wife, residing at 16, Panchanantala Road, Post Office and Police Station Belghoria, Kolkata-700056, District North 24 Parganas, herein after referred to and called as the "**OWNER(S)/ VENDOR(S)**" (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART;**

**WHEREAS We, are the OWNER(S)** , in respect of **ALL THAT** piece or parcel of land measuring an area of 10 (five) cottas 4 Chittacks 0 square feet be the same a little more or less together with residential cemented flooring tiles shed structure measuring 1000 Sq.ft standing thereon with all easement rights over the said property lying and situated at Mouza - Belghoria, J.L. NO. 3, R.S. No. - 17, Touzi No. - 172 comprised in R.S. Dag No. - 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1032 Premises No. 16, Panchanantala Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under A.D.S.R.O Belghoria, in the District of North 24 Parganas, and is / are well seized and possessed of the same as absolute owner(s) by without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the aforesaid and below mentioned Schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, I / we, could not construct building on the said plot.

**AND WHEREAS** we have entered into an development agreement dated **11.11.2022** with **SHIVA PROPERTIES (PAN AEQFS8831K)** a Partnership

✓ SHIVA PROPERTIES

Uma Dutt  
Partner



Firm having its office at Basudha Enclave , Block B , Ground Floor , 28/B, Nilganj Road , Kolkata - 700 056, having its Partners namely 1) **SMT. DEBOLINA CHAKRABORTY** (PAN - **ADRPC4131G**), Aadhaar No: **206372588727** wife of Sri Biswarup Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 22/1, Mahadeb Ghosal Road, Post Office - Ariadaha, Kolkata - 700 057, Police Station - Belghoria, District North 24-Parganas at present residing at Plot No. 4 at Premises No. 4, M.M. Feeder Road, Post Office and Police Station - Belghoria, Kolkata - 700 056, District North 24-Parganas) 2) **SRI ABHISHEK KUMAR PAUL** (PAN - **AZVPP8015E**), Aadhaar No: **741666542696** son of Sri Tapan Kumar Paul, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Plot No. 3, 4, M.M. Feeder Road, Post Office and Police Station - Belghoria, Kolkata - 700 056, District North 24-Parganas 3) **SMT. SUMITA SARKAR** (PAN **AZQPS7810P**) , Aadhaar No: **357424056501** , wife of Sri Ashim Sarkar, by religion-Hindu, by nationality - Indian, by occupation Business residing at 34/3, Lake View Park, Post Office ISI, Kolkata - 700 108, Police Station- Baranagar, District- North 24 Parganas(4) **SRI MANISH KUMAR SARAF** ( **PAN ASUPS7027D** ) Aadhaar No: **678307983229** son of Late Bishwanath Saraf, by religion-Hindu, by nationality-Indian, by occupation-Business residing at 54/3, Sukumar Ghosh Road ,P.O-Nandan Nagar , Police Station-Belghoria, Kolkata-700083, District North 24 Parganas, 5) **SMT UMA DUTTA** ( **PAN: ADBPD9072H** ) Aadhaar No: **844115517352** and, daughter of Late Moni Mohan Dutta, residing at 14 B T Road, Block - 1, Flat No. - 11D, Floor - 11<sup>th</sup>, P.O. + P.S. - Belghoria, District: North 24 Parganas, Kolkata: 700 056 , hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successors, executors, administrators, representatives and assigns) of the **SECOND PART**;

The Firm **SHIVA PROPERTIES** represented by its Two Partner namely **SRI MANISH KUMAR SARAF** ( **PAN ASUPS7027D** ) Aadhaar No: **678307983229** son of Late Bishwanath Saraf, by religion-Hindu, by nationality-Indian, by occupation-Business residing at 54/3, Sukumar Ghosh Road ,P.O-Nandan Nagar , Police Station-Belghoria, Kolkata-700083, District North 24 Parganas and **SMT UMA DUTTA** ( **PAN: ADBPD9072H** ) Aadhaar No: **844115517352** and, daughter of Late Moni

SHIVA PROPERTIES

Uma Dutta  
Partner

Mohan Dutta, residing at 14 B T Road, Block - 1, Flat No. - 11D, Floor - 11<sup>th</sup>, P.O. + P.S. - Belghoria, District: North 24 Parganas, which was duly registered on 11.11.2022, in the office of the A.D.S.R. Belghoria and recorded as **Book I, Volume No. 1526-2022, Page No. 195698 to 195739, Deed No.- 152606386 for year 2022**, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Development Agreement.

**AND WHEREAS** one of the conditions contained in the said development agreement is that we shall grant Development Power of Attorney in favour of the Developer(s) i.e **SHIVA PROPERTIES (PAN AEQFS8831K )** a Partnership Firm having its office at Basudha Enclave , Block B , Ground Floor , 28/B, Nilganj Road , , Kolkata - 700 056, represented by its Two Partner namely namely **SRI MANISH KUMAR SARAF ( PAN ASUPS7027D ) Aadhaar No: 678307983229** son of Late Bishwanath Saraf, by religion-Hindu, by nationality-Indian, by occupation-Business residing at 54/3, Sukumar Ghosh Road ,P.O-Nandan Nagar , Police Station-Belghoria, Kolkata-700083, District North 24 Parganas and **SMT UMA DUTTA (PAN: ADBPD9072H ) Aadhaar No: 844115517352** and, daughter of Late Moni Mohan Dutta, residing at 14 B T Road, Block - 1, Flat No. - 11D, Floor - 11<sup>th</sup>, P.O. + P.S. - Belghoria, District: North 24 Parganas, to carry out the Development work and also for transfer the flats/ Garage/units to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. I /We, therefore appoint the said developer(s), described in this deed above, as my / our true and lawful Attorney(s) for the purpose hereinafter mentioned and vesting him / her / them with the power and authorities to act and to perform as herein contained.

**Terms and Conditions of Development Power:**

1. To look after, manage, control, supervise and protect the said property in such manner as my /our said Attorney(s) shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised

✓ SHIVA PROPERTIES

Uma Dutta  
Partner



or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the Kamarhati Municipality for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the Kamarhati Municipality upon giving proper acknowledgement and or receipts for the same.

3. To appear before and represent me/us at the office of the Kamarhati Municipality and local and/or statutory authority or authorities, all Government offices, concerned B.L. & L.R.O., S.D.L.R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, GST, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference **Development Agreement** and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference **Development Agreement** and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my/our said Attorney(s) and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as my/our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of my/our said Attorney(s) and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as my/our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts

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Uma Dutta  
Partner

and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as my/our said Attorney(s) shall think fit and proper.

5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the **Developer's Allocation** as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as my/our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and on such terms and conditions as my/our said Attorney(s) shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .
9. To pay or cause to be paid all Municipal/ rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
10. In terms of the said reference **Development Agreement** and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said

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*Alma Dutt*  
Partner



multi-storied building, which relates to the **Developer's Allocation** as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney(s) shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.

11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
12. To make representations to Government, Military, Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.
13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the **Developer's Allocation** in the said property, fully described in reference development agreement, and to give valid and effectual receipts and discharges for the same.
14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to me/us in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise

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Uma Dutta  
Partner

and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify plaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent me before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.

15. To adjust, settle, compromise all disputes, accounts or any other matter regarding my/our property building or documents, which may arise hereafter between me/us and any other person, firm or company on such terms as my/our said Attorney(s) may think fit and proper.
16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on my/our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid **Development Agreement** and other things, which my/our said Attorney(s) shall consider necessary for conveying the said **Developer's Allocation** in favour of the intending purchaser or purchasers, fully and effectually in all respect as I / we, could do the same by me /us personally and/or jointly and to take steps to mutate the names of intending purchaser or purchasers in the record of Kamarhati Municipality and to put their signature in all papers to get mutation in the name of the intending purchaser or purchasers.
17. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as I we, myself/ourselves could do personally.

✓ SHIVA PROPERTIES

Uma Duttg .

Partner



18. I / We do hereby ratify and confirm and agree and covenant with our said Attorney(s) shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by my/our said Attorney(s).
19. I / We do hereby agree and confirm that my/our Attorney(s) in every respect if he/she/they wanted to do so **and vice-versa** in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer(s).
20. This power of Attorney shall remain strictly restricted only with regard to the schedule property mentioned herein below.
21. This Power of Attorney is Revocable

**SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE ENTIRE PROPERTY)**

**ALL THAT** piece or parcel of land measuring an area of 10 (five) cottas 4 Chittacks 0 square feet be the same a little more or less together with residential cemented flooring tiles shed structure measuring 1000 Sq.ft standing thereon with all easement rights over the said property lying and situated at Mouza - Belghoria, J.L. NO. 3, R.S. No. - 17, Touzi No. - 172 comprised in R.S. Dag No. - 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1032 Premises No. 16, Panchanantaia Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under A.D.S.R.O Belghoria, in the District of North 24 Parganas, butted and bounded in the manner following:-

**ON THE NORTH : Land of Saileswar Bandhopadyay**

**ON THE SOUTH : Panchanantola Road**

**ON THE EAST : Manasa tola, house of Kirtick Das & others**

**ON THE WEST : Land of house of Trilochan Chakraborty**

✓ SHIVA PROPERTIES

Uma Dutta  
Partner

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the ...18<sup>th</sup>... day of ~~November~~ 2022

**SIGNED SEALED AND DELIVERED**

In the presence of the following

Drafted by me as per instruction of the parties hereto

and Prepared in my office: -

**WITNESSES :**

1. Anupam Bera  
10, Mahadeb Choudhary  
Road - 101/52.

Anupam Bera  
Subin Sen Gupta

Sujit Kumar Sen Gupta.

Ranjana Sen Gupta

.....  
Signature of owner(s)

2. Soumen Das  
10, Sahaj Sutta Ghat  
Road, 101-58.

SHIVA PROPERTIES  
Mamish Kumar Das  
Partner

Uma Dutta

.....  
Signature of Attorney(s)

Drafted and prepared by me.


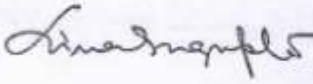











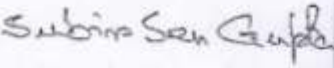











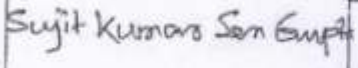










*Arup Maity*  
(ARUP MAITY)  
Advocate  
High Court Calcutta  
Enrollment no. W.B/1535/1999

SHIVA PROPERTIES

Uma Dutta  
Partner




































**PAGE NO.-**  
**SPECIMEN FORM FOR TEN FINGERPRINTS**

SL. NO.	Signature of the Executants/ Presentents					
  	Little	Middle		Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
  	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
  	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						

✓ SHIVA PROPERTIES

Uma Dutta  
Partner

**PAGE NO.-**  
**SPECIMEN FORM FOR TEN FINGERPRINTS**

SL. NO.	Signature of the Executants/ Presentents						
	<p style="font-family: cursive;">Ranjana Sen Gupta</p>	Little	Middle		Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
							
	<p style="font-family: cursive;">Manish Kumar Singh</p>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
							
	<p style="font-family: cursive;">Uma Datta</p>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
							

✓ SHIVA PROPERTIES

*Uma Datta*  
Partner



### Major Information of the Deed

Deed No :	I-1526-06548/2022	Date of Registration	18/11/2022
Query No / Year	1526-8003249340/2022	Office where deed is registered	
Query Date	16/11/2022 11:11:02 AM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	ANUPAM BERA 10 MAHADEB GHOSAL ROAD, Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700057, Mobile No. : 6289060177, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 94,95,006/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152606386/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAH KAMARHATI, Road: Panchanan Tala Road, Mouza: Belghoria, Premises No: 16, , Ward No: 22, Holding No:1032 Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-650	LR-67	Bastu	Bastu	5 Katha	1/-	45,00,003/-	Property is on Road , Project Name :
L2	LR-650/1816	LR-69	Bastu	Bastu	5 Katha 4 Chatak	1/-	47,25,003/-	Property is on Road , Project Name :
		<b>TOTAL :</b>			<b>16.9125Dec</b>	<b>2 /-</b>	<b>92,25,006 /-</b>	
		<b>Grand Total :</b>			<b>16.9125Dec</b>	<b>2 /-</b>	<b>92,25,006 /-</b>	

#### Structure Details :



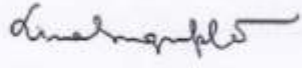


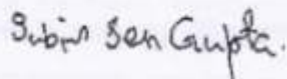


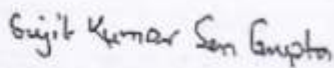
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1000 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	<b>Total :</b>	<b>1000 sq ft</b>	<b>1 /-</b>	<b>2,70,000 /-</b>	

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*Uma Dutt*  
Partner





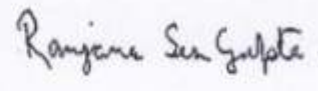
**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs Lina Sengupta</b> Wife of Sukanta Sengupta Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Office	 18/11/2022	 LTI 18/11/2022	 18/11/2022
Anandaniloy, D2-4/4B, Panchanantala Road, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxxx2n, Aadhaar No: 64xxxxxxxx9724, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Subir Sengupta</b> Son of Late Suresh Chandra Sengupta Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Office	 18/11/2022	 LTI 18/11/2022	 18/11/2022
24, New Panchanantala Road, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx4k, Aadhaar No: 25xxxxxxxx1401, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Sujit Kumar Sengupta</b> Son of Late Suresh Chandra Sengupta Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Office	 18/11/2022	 LTI 18/11/2022	 18/11/2022
36/1, Haripadamukherjee Street, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aixxxxxx4h, Aadhaar No: 53xxxxxxxx8973, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Office				

✓ SHIVA PROPERTIES

Uma Datta  
Partner



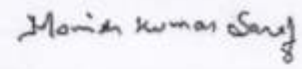


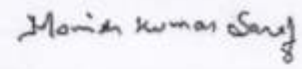


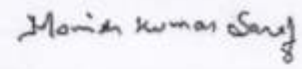


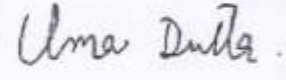


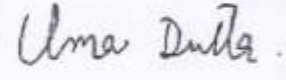


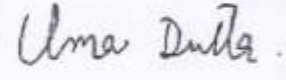


4	Name	Photo	Finger Print	Signature
	<b>Mrs Ranjana Sengupta</b> Daughter of Late Suresh Chandra Sengupta Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Office	 <small>18/11/2022</small>	 <small>LTI 18/11/2022</small>	 <small>18/11/2022</small>
16, Panchanantala Road, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ddxxxxxx5j, Aadhaar No: 87xxxxxxxx5917, Status :Individual, Executed by: Self, Date of Execution: 18/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Office				

**Attorney Details :**

Sl No.	Name,Address,Photo,Finger print and Signature
1	<b>SHIVA PROPERTIES</b> Basudha Enclave Phase II 28B Nilganj Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 , PAN No.:: Aexxxxxx1k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**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> <b>Mr Manish Kumar Saraf (Presentant)</b>            Son of Late Bishwanath Saraf            Date of Execution - 18/11/2022, , Admitted by: Self, Date of Admission: 18/11/2022, Place of Admission of Execution: Office         </td> <td>   <small>Nov 18 2022 1:02PM</small> </td> <td>   <small>LTI 18/11/2022</small> </td> <td>   <small>18/11/2022</small> </td> </tr> </tbody> </table> 54/3 Sukumar Ghosh Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Asxxxxxx7d, Aadhaar No: 67xxxxxxxx3229 Status : Representative, Representative of : SHIVA PROPERTIES (as Partner)	Name	Photo	Finger Print	Signature	<b>Mr Manish Kumar Saraf (Presentant)</b> Son of Late Bishwanath Saraf Date of Execution - 18/11/2022, , Admitted by: Self, Date of Admission: 18/11/2022, Place of Admission of Execution: Office	 <small>Nov 18 2022 1:02PM</small>	 <small>LTI 18/11/2022</small>	 <small>18/11/2022</small>
Name	Photo	Finger Print	Signature						
<b>Mr Manish Kumar Saraf (Presentant)</b> Son of Late Bishwanath Saraf Date of Execution - 18/11/2022, , Admitted by: Self, Date of Admission: 18/11/2022, Place of Admission of Execution: Office	 <small>Nov 18 2022 1:02PM</small>	 <small>LTI 18/11/2022</small>	 <small>18/11/2022</small>						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs Uma Dutta</b>            Daughter of Late Moni Mohon Dutta            Date of Execution - 18/11/2022, , Admitted by: Self, Date of Admission: 18/11/2022, Place of Admission of Execution: Office         </td> <td>   <small>Nov 18 2022 1:02PM</small> </td> <td>   <small>LTI 18/11/2022</small> </td> <td>   <small>18/11/2022</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mrs Uma Dutta</b> Daughter of Late Moni Mohon Dutta Date of Execution - 18/11/2022, , Admitted by: Self, Date of Admission: 18/11/2022, Place of Admission of Execution: Office	 <small>Nov 18 2022 1:02PM</small>	 <small>LTI 18/11/2022</small>	 <small>18/11/2022</small>
Name	Photo	Finger Print	Signature						
<b>Mrs Uma Dutta</b> Daughter of Late Moni Mohon Dutta Date of Execution - 18/11/2022, , Admitted by: Self, Date of Admission: 18/11/2022, Place of Admission of Execution: Office	 <small>Nov 18 2022 1:02PM</small>	 <small>LTI 18/11/2022</small>	 <small>18/11/2022</small>						

✓ SHIVA PROPERTIES

Uma Dutta  
Partner



14 B T Road, Block/Sector: 1, Flat No: 11D, City:- , P.O:- Belgharia, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Adxxxxxx2h, Aadhaar No: 84xxxxxxxx7352 Status : Representative, Representative of : SHIVA PROPERTIES (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ANUPAM BERA</b> Son of Late PANCHANAN BERA 10 MAHADEB GHOSAL ROAD, City:- , P.O:- ARIADAH, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057			
	18/11/2022	18/11/2022	18/11/2022

Identifier Of Mrs Lina Sengupta, Mr Subir Sengupta, Mr Sujit Kumar Sengupta, Mrs Ranjana Sengupta, Mr Manish Kumar Saraf, Mrs Uma Dutta

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mrs Lina Sengupta	SHIVA PROPERTIES-2.0625 Dec
2	Mr Subir Sengupta	SHIVA PROPERTIES-2.0625 Dec
3	Mr Sujit Kumar Sengupta	SHIVA PROPERTIES-2.0625 Dec
4	Mrs Ranjana Sengupta	SHIVA PROPERTIES-2.0625 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mrs Lina Sengupta	SHIVA PROPERTIES-2.16563 Dec
2	Mr Subir Sengupta	SHIVA PROPERTIES-2.16563 Dec
3	Mr Sujit Kumar Sengupta	SHIVA PROPERTIES-2.16563 Dec
4	Mrs Ranjana Sengupta	SHIVA PROPERTIES-2.16563 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mrs Lina Sengupta	SHIVA PROPERTIES-250.00000000 Sq Ft
2	Mr Subir Sengupta	SHIVA PROPERTIES-250.00000000 Sq Ft
3	Mr Sujit Kumar Sengupta	SHIVA PROPERTIES-250.00000000 Sq Ft
4	Mrs Ranjana Sengupta	SHIVA PROPERTIES-250.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAH KAMARHATI, Road: Panchanan Tala Road, Mouza: Belghoria, Premises No: 16, , Ward No: 22, Holding No:1032 Pin Code : 700056

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 650, LR Khatian No:- 67		Owner Name not selected by applicant.

**SHIVA PROPERTIES**

*Uma Dutta*  
**Partner**



L2	LR Plot No:- 650/1816, LR Khatian No:- 69	Owner Name not selected by applicant.
----	----------------------------------------------	------------------------------------------

✓  
SHIVA PROPERTIES

*Uma Dutt*

Partner

Endorsement For Deed Number : I - 152606548 / 2022

On 16-11-2022

**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 94,95,006/-

*SDS*

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

On 18-11-2022

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

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

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

Presented for registration at 11:30 hrs on 18-11-2022, at the Office of the A.D.S.R. Belghoria by Mr Manish Kumar Saraf .

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

Execution is admitted on 18/11/2022 by 1. Mrs Lina Sengupta, Wife of Sukanta Sengupta, Anandaniloy, D2-4/4B, Panchanantala Road, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 2. Mr Subir Sengupta, Son of Late Suresh Chandra Sengupta, 24, New Panchanantala Road, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 3. Mr Sujit Kumar Sengupta, Son of Late Suresh Chandra Sengupta, 36/1, Haripadamukherjee Street, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Retired Person, 4. Mrs Ranjana Sengupta, Daughter of Late Suresh Chandra Sengupta, 16, Panchanantala Road, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife

Identified by Mr ANUPAM BERA, , Son of Late PANCHANAN BERA, 10 MAHADEB GHOSAL ROAD, P.O: ARIADHA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Business

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

Execution is admitted on 18-11-2022 by Mrs Uma Dutta, Partner, SHIVA PROPERTIES, Basudha Enclave Phase II 28B Nilganj Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Identified by Mr ANUPAM BERA, , Son of Late PANCHANAN BERA, 10 MAHADEB GHOSAL ROAD, P.O: ARIADHA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Business

Execution is admitted on 18-11-2022 by Mr Manish Kumar Saraf, Partner, SHIVA PROPERTIES, Basudha Enclave Phase II 28B Nilganj Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Identified by Mr ANUPAM BERA, , Son of Late PANCHANAN BERA, 10 MAHADEB GHOSAL ROAD, P.O: ARIADHA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

SHIVA PROPERTIES

*Uma Dutta*  
Partner



**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 5414, Amount: Rs.100.00/-, Date of Purchase: 29/07/2022, Vendor name: J K Bose



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

✓ **SHIVA PROPERTIES**

*Uma Dutta*  
**Partner**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1526-2022, Page from 199933 to 199953  
being No 152606548 for the year 2022.



Digitally signed by SOUGATA DAS  
Date: 2022.11.21 11:27:01 +05:30  
Reason: Digital Signing of Deed.

*S.D.S*

SHIVA PROPERTIES

*Uma Datta*  
Partner

(Sougata Das) 2022/11/21 11:27:01 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)