

4816

7-4819/2023



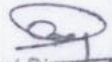
AK 532044

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

11-449-m

10/08/2023

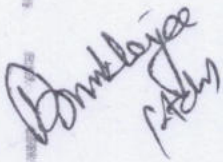
Certified that the Endorsement Sheet's and the Signature Sheet' attached to this documents are part of the Document

  
Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

10 AUG 2023

Query No. 8002033782 / 2023

DEVELOPMENT POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT

  
Dinkaloyee  
P. Chakraborty

Cont. 2

: 2 :

- (1) SAMAR MAJI( PAN-BBBPM6049J),S/O Late Basudeb Maji,  
(2) RABINDRANATH MAJI(PAN-AEWPM5419H), S/O Late Basudeb  
Maji,3.JITENDRA NATH MAJI(PAN-AECPM7192R), S/O Late  
Basudeb Maji 4.BISHNUPADA MAJI(PAN-ADZPM8436G), S/O Late  
Basudeb Maji all by faith Hindu, by occupation Business and retired  
persons, resident of 20 N.S.B Road, Raniganj, P.O & P.S Raniganj, Dist-  
Paschim Bardhaman, Pin- 713347, do hereby appoint, nominate,  
authorize and constitute **M.M. BUILDERS** ( PAN - ABXFM6714D) a  
partnership firm, incorporated under the provision of the partnership  
Act,1932 having his office at vill & post - Bhanora, P.S- Barabani, Dist-  
Paschim Bardhaman, Pin- 713334,hereinafter referred to as  
DEVELOPER,represented by some of its partners,(1) MITHU GOPE,D/O-  
Late Gopal Chandra Ghosh, (2)ASHIS GOPE, S/O Late Lalu Gope, both  
are resident of Vill-kankar Danga, Egara, P.S.-Raniganj, Pin-713323, Dist-  
Paschim Bardhaman(3) AMIT KAPURI, Son of Ramprasad Kapuri, (4)  
**MOUMITA KAPURI**, D/O Basudev Ghosh, both are resident of Vill &  
Post- Bhanora, P.s- Barabani, Dist- Paschim Bardhaman, Pin-713334, as  
our true and lawful attorney to do and perform or cause to be done or  
performed all following acts, deeds and things for me and my behalf in  
regard to the property mentioned in the schedule below.

WHEREAS we are the absolute owners of the property specifically described in  
the schedule below, which we have acquired by way of inheritance and also got  
some part of the property by way of gift vide Register Deed of Gift being No. I -  
4555 for the year 2019 and I - 7452 for the year 2021 both are at A.D.S.R. office  
at Raniganj.

AND WHEREAS we have mutated our names in L.R. Record of Right in respect of  
schedule property and accordingly the we became absolute owners and  
possessor of the property described in the schedule below.

AND WHEREAS we being the absolute owners and possessor of the property  
described in the schedule below, desirous / intend to develop the same by  
constructing a multistoried building upon the schedule below.

Cont. 3

*(Signature)*  
(A.S.)

: 3 :

AND WHEREAS by a Deed of Development and Construction Agreement registered before A.D.S.R. office at Raniganj vide Deed no. 1 - 4665/2023 for construction, development, sell & transfer of develop properties executed by and between myself as land owner and my aforesaid constituted attorney / Developer **M.M. BUILDERS** ( PAN – ABXFM6714D) a partnership firm, incorporated under the provision of the partnership Act,1932 having his office at vill & post – Bhanora, P.S- Barabani, Dist- Paschim Bardhaman, Pin- 713334, hereinafter referred to as DEVELOPER, represented by some of its partners, (1)**MITHU GOPE**,D/O- Late Gopal Chandra Ghosh, (2) **ASHIS GOPE**, S/O Late Lalu Gope, both are resident of Vill - kankar Danga, Egara,P.S –Raniganj, Pin-713323, Dist- Paschim Bardhaman(3) **AMIT KAPURI**,s/o Ramprasad kapuri, (4) **MOUMITA KAPURI**, D/O Basudev Ghosh, both are resident of Vill & Post- Bhanora, P.S.- Barabani, Dist- Paschim Bardhaman, Pin-713334, for the purpose of development, construction of a multi-storied building namely “**MAJI BHAWAN**” comprising self-contained residential flats, shop rooms, parking space etc. on the property described in the schedule below at the cost, expenses and expertise of the said Developer and sell & transfer of the properties to be developed by said Developer.

AND WHEREAS in the circumstances and on the basis of the said understanding as settled between us and our said attorney, I think it is proper to execute this Deed of Development Power of Attorney authorizing my said attorney to carry out the constructions of said multi-storied building / apartment upon the land described in the schedule below by exercising the following powers conferred upon my said attorney by ourselves.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

- a) To look after, manage and supervise the schedule property and to take all appropriate steps for preserving our right, title and interest.
- b) To represent before all officials and departments of the State Govt. and Central Govt. and all other public and private offices and to submit all petitions, returns, plans and statements for us and on our behalves relating to schedule mentioned land.

Cont. 4

*Ramkrishna*  
(A.S.R.)

: 4 :

- c) To file all type of suits, claims and other legal proceedings in all courts, civil, criminal, revenue and other authority / authorities and tribunals on my behalf and to pursue all such legal proceedings by signing and executing necessary Vakalatnama and other powers and to file all judgments, orders and decrees which may be passed by all such court, judicial and quasi-judicial authorities in appropriate higher court or courts and in the Writ court and to defend the on our behalves in like manner against all suits, cases, legal proceedings, revisions, motions, appeals etc. which may be brought against me in connection with the schedule mentioned land.
- d) To get the site plan and building plan sanctioned / approved from the authority concern for us and on our behalves by submitting the same before the said authority and to collect and receive the same after its sanction / approval for the purpose of erecting the said building upon the schedule mentioned land and in this connection to sign the necessary papers and receipts at the said office on our behalves.
- e) To enter into agreement or contract with any person / persons for selling / transferring the flat/s, parking space of the proposed multi-storied building described in "C" schedule ( save and except the Owners' allocation described in the "B" schedule ) as mentioned in the aforesaid Deed of Development Agreement to such party / parties and on such term above named attorney holder be competent person to sign and execute all agreements relating to such transfer having right to receive consideration price and / or advance price from them.
- f) To raise / erect a multi-storied building upon the schedule mentioned land consisting of various self contained flats, shops and parking space in accordance with and strictly compliance with the said site plan and building plan to be received and collected by the attorney above named and shall observe and follow all other directions to be issued by the A.M.C. from time to time under the provisions of Asansol Municipal Corporation Act and presently The West Bengal Municipal Corporation Act, 2006 on our behalves and while performing the said acts, deeds

*Rambhaya*  
*(Asst)*

Cont. 5

: 5 :

and things the above named attorney shall sign and execute all documents, papers, forms, application etc. as and when required for us and on our behalves. The above named attorney shall also be competent to submit and to take delivery of building plan and to take receipt thereof including right to deposit all fees in this regard for us and on our behalves.

- g) To sign and execute all forms, applications, documents etc. for us and on our behalves for the purpose of taking water connection and electric connection with meter and lines in the proposed multi-storied building.
- h) To sign and swear all affidavits before the court of law for us and on our behalves as and when required in connection with the said schedule land and / or with the constructional matter or in the matter of taking water connection or to get necessary permission for underground water tank and electric connection and to submit the same before the appropriate authority for us and on our behalves whenever required.
- i) To sign and execute Sale Deed/s transferring and selling the self contained flat/s, shop/s, parking space described in "C" schedule ( save and except the Owner's allocation described in the "B" schedule ) as mentioned in the Deed of Development Agreement mentioned above, of the said multi-storied building in favour of all intending purchasers on receipt of valuable consideration money which shall be mentioned in all such Sale Deeds and to present such Deed/s before the office of .Additional District Sub-Registrar, Raniganj or appropriate Registering Authority concern for registering the same for us and on our behalves and in this connection the above named attorney shall also be competent to sign all other relevant papers and documents at registration office for us and on our behalves which will be required for the purpose of completing the sale.

Cont. 6

*D. Ambekar*  
(Adv)

: 6 :

- j) To deliver possession of the properties described in "C" schedule ( save and except the Owners' allocation described in the "B" schedule\_) as mentioned in the aforesaid Deed of Development Agreement, to the purchaser/s.
- k) To hand over the original I.G.R. after signing the same on behalf of us to the transferee / purchaser for enabling him / her / them to procure the Title Deed in original from the Registration Office in due course and also To hand over the Original Title Deed to the said purchaser/s.
- l) To sign or execute tripartite agreement or relevant documents in respect of any Housing Loan regarding purchase of flat/s, shop/s etc. by intending purchasers, if required, on behalf of us.
- m) This is not at all a transfer to the above named attorney holder and no title is created thereby and above named attorney holder has merely been engaged to perform specified works of attorney in its truest sense, save and except the terms of said Development or construction Agreement.
- n) And generally to do everything what we could do legally for us / by ourselves and we do hereby undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by the above named attorney holder in exercise of powers hereby conferred.
- o) And we hereby declare that the power and authorities hereby granted in pursuant to the Deed of Development or Construction Agreement no. 1-4665/2023 for the year 2023.
- p) The attorney of this deed hereby accepted the powers, empowered by ourselves, by putting its seal & signature in this deed.

*Biswanu Panda May*

**SCHEDULE ABOVE REFERRED TO**

Within District **Paschim Bardhaman**, P.S.- **Raniganj**  
Mouza-Raniganj Municipality, Sub-Division **Asansol** and A.D.S.R.  
Office at Raniganj, J.L. No.- **24** L.R. Khatian No. R.S. & L.R. Dag No.  
Classification, area written below

*Biswanu Panda*  
(Att)

Cont. 7

Page-6

: 7 :

Sl. No.	L.R. Khatian No.	R.S. No.	Dag	L.R. Dag NO.	Classification	Area	Land owner
1.	30556	1860		2813	Bastu	0.5 Chhatak	No. 1
2.	30623	1860		2813	Bastu	0.4 Chhatak	No. 2
3.	30549	1860		2813	Bastu	0.4 Chhatak	No. 3
4.	30551	1860		2813	Bastu	0.4 Chhatak	No. 4
5.	30556	1861		2814	Bastu	1.3 Chhatak	No. 1
6.	30623	1861		2814	Bastu	1.3 Chhatak	No. 2
7.	30549	1861		2814	Bastu	1.3 Chhatak	No. 3
8.	30551	1861		2814	Bastu	1.2 Chhatak	No. 4
9.	10270	1862		2815	Bastu	7.6 Decimal	No. 1
10.	10272	1862		2815	Bastu	7.5 Decimal	No. 2
11.	10271	1862		2815	Bastu	7.6 Decimal	No. 3
12.	10273	1862		2815	Bastu	7.5 Decimal	No. 4

In the above mentioned 12 serial and three dag total measuring 30.9012 Decimal of land hereby given power.

**BUTTED & BOUNDED BY:**

- On the East - Property of Rungta family.
- On the West - Property of ...MANSOROVAR
- On the North - Property of ...SITARAM
- On the South - NSB...Road, 40 feet.

These sheets containing the fingerprints duly attested by the parties concern together with their respective Coloured Photographs attached with this Deed, it is also part of this Deed.

*(Handwritten signature)*

Cont. 8

Page-7

: 8 :

IN WITNESS WHEREOF we signed and executed this Deed of Development Power of Attorney on this 10<sup>th</sup> day of August 2023 at Raniganj.

**WITNESSES :-**

1 Avijit Kapuri  
S/O - Ramprasad Kapuri  
vill + PO - Bhanora  
P.S → Barabani  
Pin - 713334  
Dist - Paschim Bardhaman  
west Bengal.

Samir Maji  
Rahim Maji  
Jibansu Maji  
Bishnu Padumay

Signature of the Executants

2. Abhishek Kumar  
Pratapali  
S/O Ganesh Pandit  
Vivekanandpally  
P.O. + P.S. - Raniganj  
Dist - Paschim  
Bardhaman  
713347

Methu Gope  
Ashis Gope  
Amit Kapuri  
Moumita Kapuri

MM BUILDERS

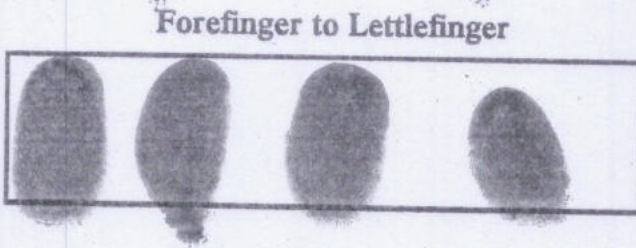
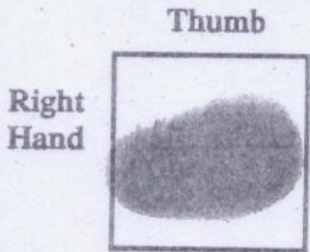
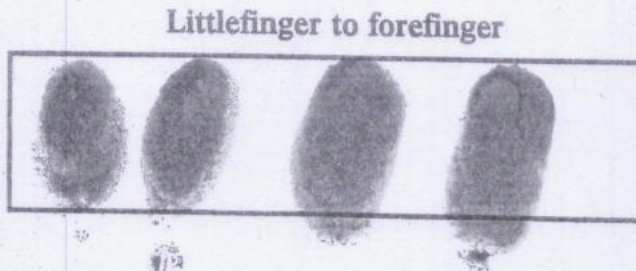
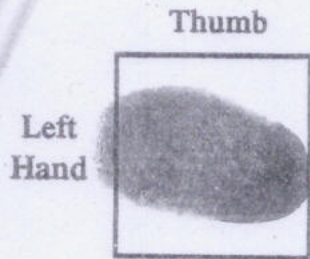
Partner

Signature of the Attorney

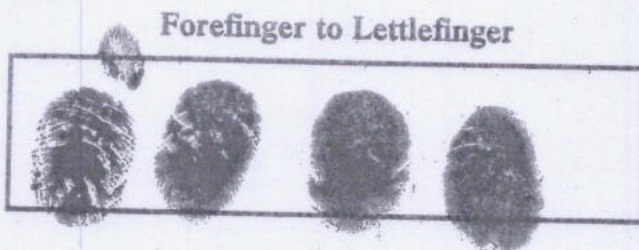
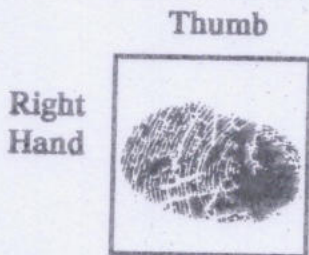
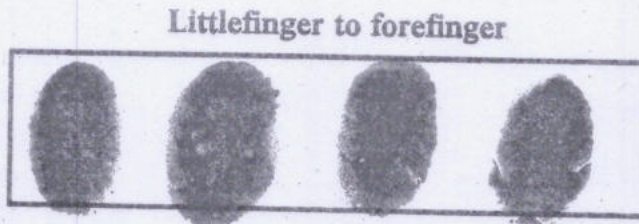
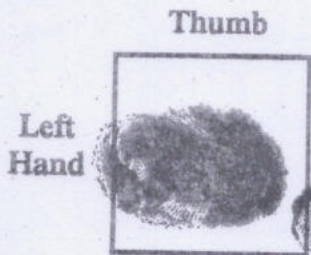
Drafted and prepared by me  
as per instruction of the parties.

Prasanna Mukherjee  
Advocate, Asansol Court.

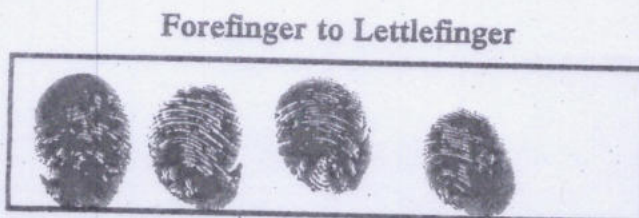
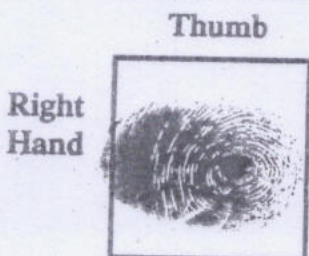
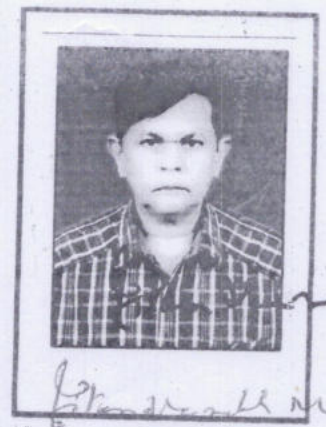
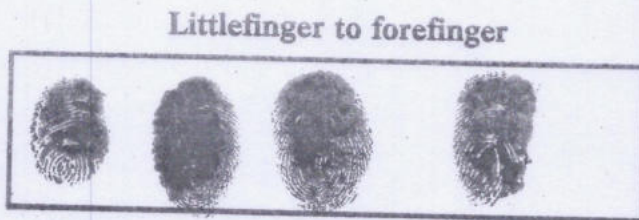
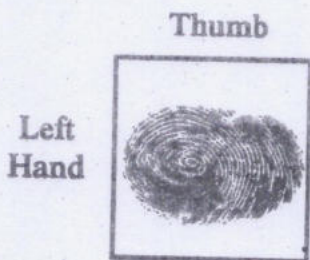
Regd. No. WB 1279/2003

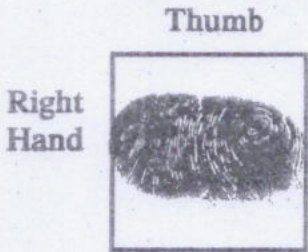
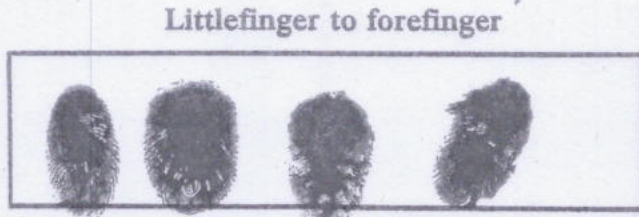
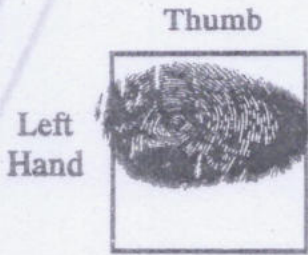


Finger Print attested by me: Rabinendra M. J.

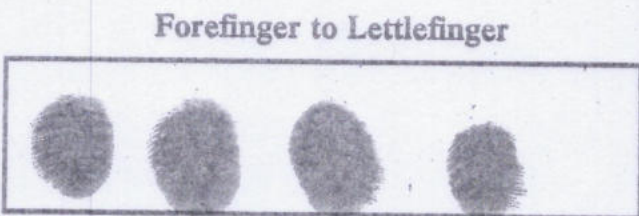
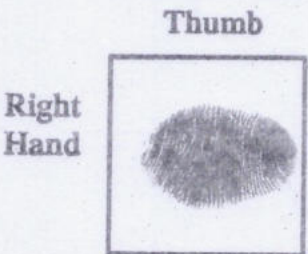
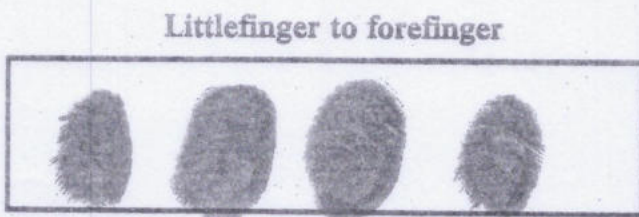
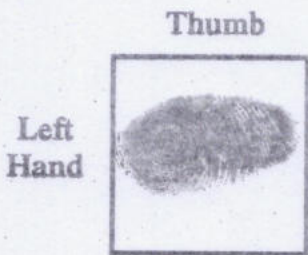


Finger Print attested by me: Saman M. J.





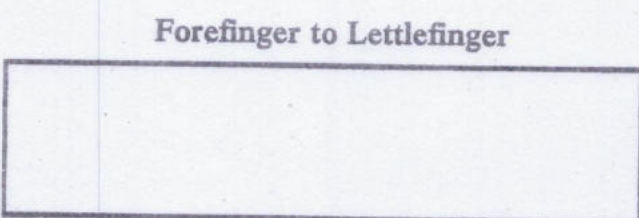
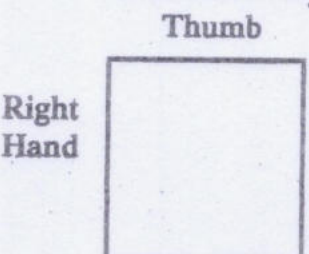
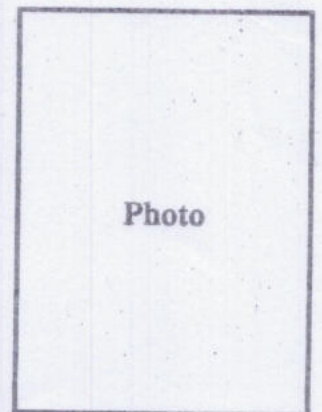
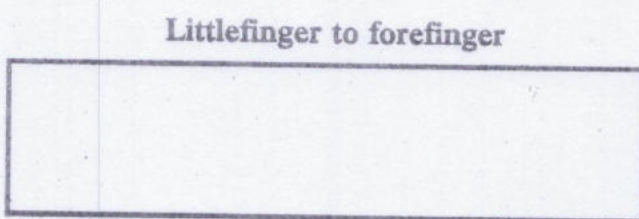
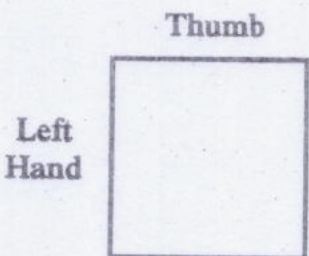
Finger Print attested by me: *Bishnu pada myi*



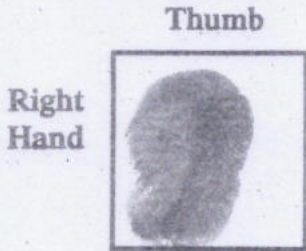
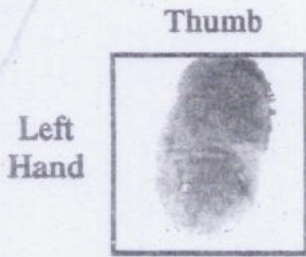
Finger Print attested by me: *Moumita Kapuri*

MM BUILDERS

Partner



Finger Print attested by me:

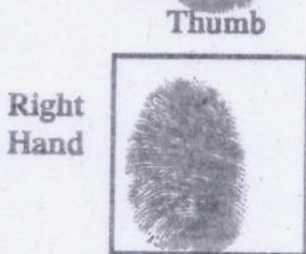
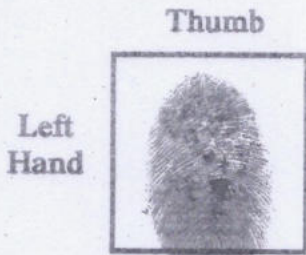


Finger Print attested by me:

Methu Gope

MM BUILDERS

Partner

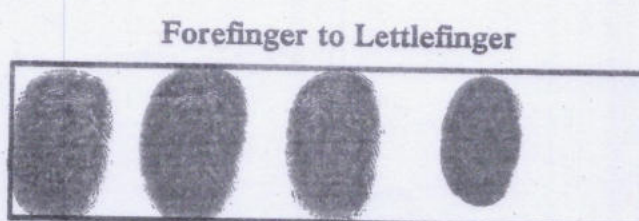
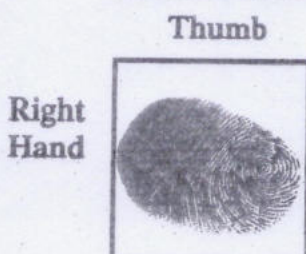
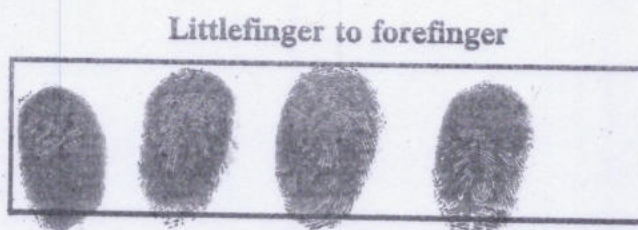
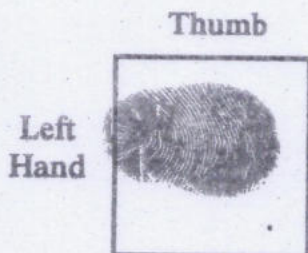


Finger Print attested by me:

Ashis Gope

MM BUILDERS

Partner



MM BUILDERS

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

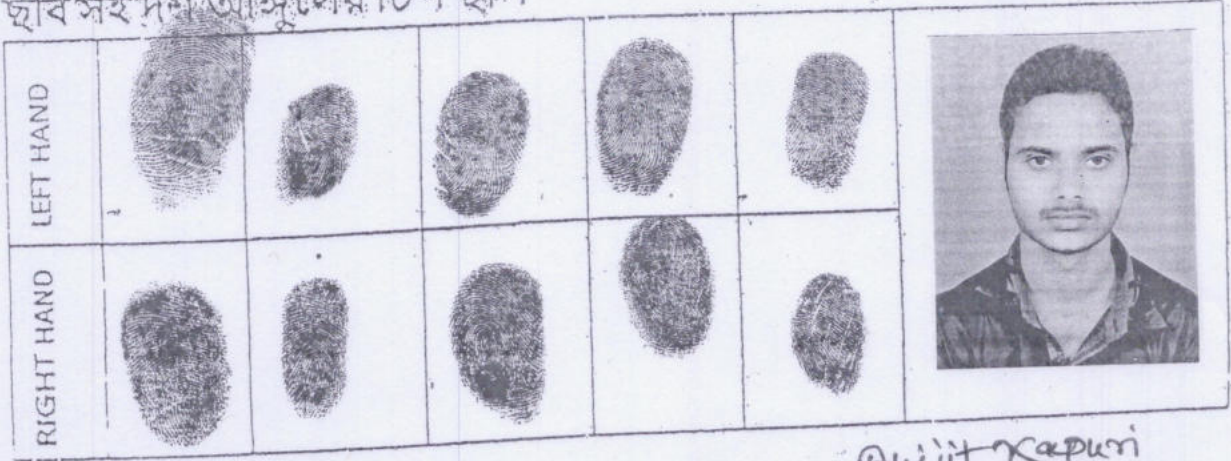
1. NAME (নাম) : Avijit Kapuri ✓
2. FATHER/HUSBAND NAME : Ramprasad Kapuri ✓  
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) : Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Bhanora  
POST OFFICE (পোস্ট অফিস) Bhanora  
POLICE STATION (থানা) Baraboni PIN 713334  
DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH executants Friend
6. AADHAR NO 5279 6476 8926  
PAN ERJPK1479 R  
EPIC NO \_\_\_\_\_

আমি (শনাক্তকারী) Avijit Kapuri অত্র দলিলের (Query No.)

8002033782/23 executants গনকে শনাক্ত করিলাম।

1. Avijit Kapuri as identifier identifying the executants  
of the concerned deed (Query No.) 8002033782/2023

ছবি সহ দলিল আঙ্গুলের টিপ ছাপ



Avijit Kapuri

IDENTIFIER SIGNATURE

## Major Information of the Deed

Deed No :	I-2304-04819/2023		Date of Registration	10/08/2023
Query No / Year	2304-8002033782/2023		Office where deed is registered	
Query Date	08/08/2023 5:58:45 PM		A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	B Mukherjee Raniganj, Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL, Mobile No. 9434547373, Status : Advocate			
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		Additional Transaction	
Set Forth value	Rs. 100/- (Article:48(g))		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Stampduty Paid(SD)	Rs. 100/- (Article:48(g))		Market Value	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230404665/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		Registration Fee Paid	
			Rs. 14/- (Article:E, E)	



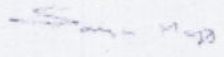



### Land Details :



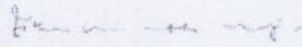
District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road from Tarbangla -- Raniganj Station) , Mouza: Raniganj Municipality, Pin Code : 713347

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-2813	LR-30556	Bastu	Bastu	0.5 Chatak		28,968/-	Width of Approach Road: 40 Ft., , Project Name :
L2	LR-2813	LR-30623	Bastu	Bastu	0.4 Chatak		23,175/-	Width of Approach Road: 40 Ft., , Project Name :
L3	LR-2813	LR-30549	Bastu	Bastu	0.4 Chatak		23,175/-	Width of Approach Road: 40 Ft., , Project Name :
L4	LR-2813	LR-30551	Bastu	Bastu	0.4 Chatak		23,175/-	Width of Approach Road: 40 Ft., , Project Name :
L5	LR-2814	LR-30556	Bastu	Bastu	1.3 Chatak		1,22,164/-	Width of Approach Road: 40 Ft., , Project Name :
L6	LR-2814	LR-30623	Bastu	Bastu	1.3 Chatak		97,732/-	Width of Approach Road: 13 Ft., , Project Name :
L7	LR-2814	LR-30549	Bastu	Bastu	1.3 Chatak		1,22,164/-	Width of Approach Road: 40 Ft., , Project Name :
L8	LR-2814	LR-30551	Bastu	Bastu	1.2 Chatak		1,12,767/-	Width of Approach Road: 40 Ft., , Project Name :
L9	LR-2815	LR-10270	Bastu	Bastu	7.6 Dec		69,25,500/-	Width of Approach Road: 40 Ft., , Project Name :



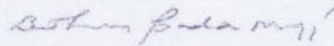
0	LR-2815	LR-10272	Bastu	Bastu	7.5 Dec		68,34,375/-	Width of Road: 40 Project N
L11	LR-2815	LR-10271	Bastu	Bastu	7.6 Dec		69,25,500/-	Width of Road: 40 Project N
L12	LR-2815	LR-10273	Bastu	Bastu	7.5 Dec		68,34,375/-	Width of Road: 40 Project N
	TOTAL :				30.9012Dec	0 /-	280,73,070 /-	
	Grand Total :				30.9012Dec	0 /-	280,73,070 /-	

**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Samar Maji (Presentant )</b>            Son of Late Basudeb Maji            Executed by: Self, Date of Execution: 10/08/2023            , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>10/08/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 10/08/2023</p>	<p><b>Signature</b></p>  <p>10/08/2023</p>
<p>20 N.S.B Road, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, W Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, No.:: BBxxxxxx9J, Aadhaar No: 96xxxxxxxx9702, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mr Rabindranath Maji</b>            Son of Late Basudeb Maji            Executed by: Self, Date of Execution: 10/08/2023            , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>10/08/2023</p>	<p><b>Finger Print</b></p>  <p>LTI 10/08/2023</p>	<p><b>Signature</b></p>  <p>10/08/2023</p>
<p>20 N.S.B. Road, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, W Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, P. No.:: AExxxxxx9H, Aadhaar No: 22xxxxxxxx3479, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office</p>				

3	Name	Photo	Finger Print	Signature
	<b>Mr Jitendranath Maji</b> Son of Late Basudeb Maji Executed by: Self, Date of Execution: 10/08/2023 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office	 <small>10/08/2023</small>	 <small>LTI 10/08/2023</small>	 <small>10/08/2023</small>

20 N.S.B. Road, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, V Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, No.:: AExxxxxx2R, Aadhaar No: 94xxxxxxxx4031, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023  
 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office



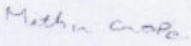


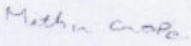


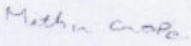
4	Name	Photo	Finger Print	Signature
	<b>Mr Bishnupada Maji</b> Son of Late Basudeb Maji Executed by: Self, Date of Execution: 10/08/2023 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office	 <small>10/08/2023</small>	 <small>LTI 10/08/2023</small>	 <small>10/08/2023</small>

20 N.S.B. Road, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, V Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, No.:: ADxxxxxx6G, Aadhaar No: 35xxxxxxxx8530, Status :Individual, Executed by: Self, Date of Execution: 10/08/2023  
 , Admitted by: Self, Date of Admission: 10/08/2023 ,Place : Office




#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M M BUILDERS</b> Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334 , PAN No.:: abxxxxxx4d,Aadhaar No Not Provided by UIDAI, Status :Organization, Execute by: Representative



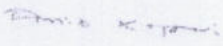
#### Representative Details :

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 Mithu Gope</b>            Daughter of Late Gopal Chandra Gope            Date of Execution - 10/08/2023, , Admitted by: Self, Date of Admission: 10/08/2023, Place of Admission of Execution: Office         </td> <td>   <small>Aug 10 2023 1:01PM</small> </td> <td>   <small>LTI 10/08/2023</small> </td> <td>   <small>10/08/2023</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Mithu Gope</b> Daughter of Late Gopal Chandra Gope Date of Execution - 10/08/2023, , Admitted by: Self, Date of Admission: 10/08/2023, Place of Admission of Execution: Office	 <small>Aug 10 2023 1:01PM</small>	 <small>LTI 10/08/2023</small>	 <small>10/08/2023</small>
Name	Photo	Finger Print	Signature						
<b>Mr Mithu Gope</b> Daughter of Late Gopal Chandra Gope Date of Execution - 10/08/2023, , Admitted by: Self, Date of Admission: 10/08/2023, Place of Admission of Execution: Office	 <small>Aug 10 2023 1:01PM</small>	 <small>LTI 10/08/2023</small>	 <small>10/08/2023</small>						

Vill- Kankar Danga, City:- Raniganj, P.O:- Egara, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aqxxxxxx7a, Aadhaar No: 22xxxxxxx0312 Status : Representative, Representative of : M BUILDERS (as PARTNER)

2	Name	Photo	Finger Print	Signature
	<b>Mr Ashis Gope</b> Son of Late Lalu Gope Date of Execution - 10/08/2023, , Admitted by: Self, Date of Admission: 10/08/2023, Place of Admission of Execution: Office	 Aug 10 2023 1:02PM	 LTI 10/08/2023	 10/08/2023

Vill- Kankar Danga, City:- Raniganj, P.O:- Egara, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx1l, Aadhaar No: 30xxxxxxx9563 Status : Representative, Representative of : M M BUILDERS (as PARTNER)




3	Name	Photo	Finger Print	Signature
	<b>Mr Amit Kapuri</b> Son of Ramprasad Kapuri Date of Execution - 10/08/2023, , Admitted by: Self, Date of Admission: 10/08/2023, Place of Admission of Execution: Office	 Aug 10 2023 1:03PM	 LTI 10/08/2023	 10/08/2023

Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cfxxxxxx3j, Aadhaar No: 56xxxxxxx3253 Status : Representative, Representative of : M M BUILDERS (as PARTNER)

4	Name	Photo	Finger Print	Signature
	<b>Mr Moumita Kapuri</b> Daughter of Basudeb Ghosh Date of Execution - 10/08/2023, , Admitted by: Self, Date of Admission: 10/08/2023, Place of Admission of Execution: Office	 Aug 10 2023 1:03PM	 LTI 10/08/2023	 10/08/2023

Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ljxxxxxx9c, Aadhaar No: 75xxxxxxx8820 Status : Representative, Representative of : M M BUILDERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Avijit Kapuri</b> Son of Mr Ramprasad Kapuri Bhanara, City:- , P.O:- Bhanara, P.S:- Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334			
	10/08/2023	10/08/2023	10/08/2023
Identifier Of Mr Samar Maji, Mr Rabindranath Maji, Mr Jitendranath Maji, Mr Bishnupada Maji, Mr Mithu Gope, Mr A Gope, Mr Amit Kapuri, Mr Moumita Kapuri			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Samar Maji	M M BUILDERS-0.0515625 Dec

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	Mr Rabindranath Maji	M M BUILDERS-7.5 Dec

**Transfer of property for L11**

Sl.No	From	To. with area (Name-Area)
1	Mr Jitendranath Maji	M M BUILDERS-7.6 Dec

**Transfer of property for L12**

Sl.No	From	To. with area (Name-Area)
1	Mr Bishnupada Maji	M M BUILDERS-7.5 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Rabindranath Maji	M M BUILDERS-0.04125 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Jitendranath Maji	M M BUILDERS-0.04125 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr Bishnupada Maji	M M BUILDERS-0.4 Chatak

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr Samar Maji	M M BUILDERS-0.134062 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Mr Rabindranath Maji	M M BUILDERS-0.134062 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Mr Jitendranath Maji	M M BUILDERS-0.134062 Dec

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	Mr Bishnupada Maji	M M BUILDERS-0.12375 Dec

**Transfer of property for L9**

Sl.No	From	To. with area (Name-Area)
1	Mr Samar Maji	M M BUILDERS-7.6 Dec

## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. R from Tarbanga -- Raniganj Station) , Mouza: Raniganj Municipality, Pin Code : 713347

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2813, LR Khatian No:- 30556		Owner Name not selected by applicant.
L2	LR Plot No:- 2813, LR Khatian No:- 30623		Owner Name not selected by applicant.
L3	LR Plot No:- 2813, LR Khatian No:- 30549		Owner Name not selected by applicant.
L4	LR Plot No:- 2813, LR Khatian No:- 30551		Owner Name not selected by applicant.
L5	LR Plot No:- 2814, LR Khatian No:- 30556	Owner:সমর মাজি , Gurdian:বাসুদেব মাজি, Address:এন.এস.বি.রোড,রানীগঞ্জ , Classification:বাস্ত, Area:0.00130000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 2814, LR Khatian No:- 30623	Owner:রবীন্দ্রনাথ মাজি, Gurdian:বাসুদেব মাজি, Address:রানীগঞ্জ , Classification:বাস্ত, Area:0.00130000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 2814, LR Khatian No:- 30549	Owner:জীতেন্দ্রনাথ মাজি, Gurdian:বাসুদেব মাজি, Address:এন.এস.বি রোড , রানীগঞ্জ , Classification:বাস্ত, Area:0.00120000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 2814, LR Khatian No:- 30551	Owner:শ্রী বিষ্ণুপদ মাজি, Gurdian:বাসুদেব মাজি, Address:এন.এস.বি. রোড,রানীগঞ্জ , Classification:বাস্ত, Area:0.00130000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 2815, LR Khatian No:- 10270	Owner:সমর মাজি, Gurdian:বাসুদেব , Address:নিজ , Classification:বাস্ত, Area:0.07600000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 2815, LR Khatian No:- 10272	Owner:রবীন্দ্র নাথ মাজি, Gurdian:বাসুদেব , Address:নিজ , Classification:বাস্ত, Area:0.07500000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 2815, LR Khatian No:- 10271	Owner:জিতেন্দ্র নাথ মাজি, Gurdian:বাসুদেব , Address:নিজ , Classification:বাস্ত, Area:0.07600000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 2815, LR Khatian No:- 10273	Owner:বিষ্ণুপদ মাজি, Gurdian:বাসুদেব , Address:নিজ , Classification:বাস্ত, Area:0.07500000 Acre,	Owner Name not selected by applicant.

On 10-08-2023

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:44 hrs on 10-08-2023, at the Office of the A.D.S.R. RANIGANJ by Mr Samar Maji, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,80,73,070/-

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

Execution is admitted on 10/08/2023 by 1. Mr Samar Maji, Son of Late Basudeb Maji, 20 N.S.B Road, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 2. Mr Rabindranath Maji, Son of Late Basudeb Maji, 20 N.S.B. Road, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 3. Mr Jitendranath Maji, Son of Late Basudeb Maji, 20 N.S.B. Road, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 4. Mr Bishnupada Maji, Son of Late Basudeb Maji, 20 N.S.B. Road, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others

Indetified by Mr Avijit Kapuri, , Son of Mr Ramprasad Kapuri, Bhanara, P.O: Bhanara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Others

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

Execution is admitted on 10-08-2023 by Mr Mithu Gope, PARTNER, M M BUILDERS, Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334

Indetified by Mr Avijit Kapuri, , Son of Mr Ramprasad Kapuri, Bhanara, P.O: Bhanara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Others

Execution is admitted on 10-08-2023 by Mr Ashis Gope, PARTNER, M M BUILDERS, Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334

Indetified by Mr Avijit Kapuri, , Son of Mr Ramprasad Kapuri, Bhanara, P.O: Bhanara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Others

Execution is admitted on 10-08-2023 by Mr Amit Kapuri, PARTNER, M M BUILDERS, Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334

Indetified by Mr Avijit Kapuri, , Son of Mr Ramprasad Kapuri, Bhanara, P.O: Bhanara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Others

Execution is admitted on 10-08-2023 by Mr Moumita Kapuri, PARTNER, M M BUILDERS, Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334

Indetified by Mr Avijit Kapuri, , Son of Mr Ramprasad Kapuri, Bhanara, P.O: Bhanara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Others

**Payment of Fees**

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs .  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 899, Amount: Rs.100.00/-, Date of Purchase: 18/07/2023, Vendor nam  
Mandal



Sankha Bandyopadhyay  
ADDITIONAL DISTRICT SUB-REGI  
OFFICE OF THE A.D.S.R. RANIG  
Paschim Bardhaman, West Ben

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2023, Page from 86563 to 86585

being No 230404819 for the year 2023.



Digitally signed by SANKHA  
BANDYOPADHYAY  
Date: 2023.08.11 13:06:22 +05:30  
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2023/08/11 01:06:22 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.

(This document is digitally signed.)