

1299

IV-15/2026

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

40AA 841013

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

[Signature]
Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

10 MAR 2026

Declaraiton

Query No. : 3000632338/2026

THIS DECLARATION is made on this 10th day of March 2026.

Between

Contd P/2

[Handwritten signature]

1. **SAMAR MAJI** (PAN-BBBPM6049J), S/O Sri Basudeb Maji,
2. **RABINDRANATH MAJI** (PAN-AEWPM5419H), S/O Sri Basudeb
Maji, 3. **JITENDRA NATH MAJI** (PAN-AECPM7192R), S/O Sri
Basudeb Maji 4. **BISHNUPADA MAJI** (PAN-ADZPM8436G), S/O
Basudeb Maji, are all by faith hindu, by occupation Business and retired
persons, resident of 20 N.S.B Road, Raniganj, P.O- Raniganj, P.S
Raniganj, Dist- Paschim Bardhaman, Pin- 713347, hereinafter referred
to as "**DECLARANTS**" (which expression shall unless contrary or
repugnant to the context include their legal representatives heirs,
successors, assigns) of the FIRST PART.

AND

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 Basudeb Ghosh
wife of Amit Kapuri, both are resident of Vill & Post- Bhanora, P.S-
Barabani, Dist- Paschim Bardhaman, Pin-713334, hereinafter referred
to as "**DEVELOPER**"/"**SECOND PARTY**" (which expression shall
unless contrary or repugnant to the context include it's legal
representatives heirs, successors, assigns) of the SECOND PART.

Whereas the parties entered a development / construction
Agreement on 31st day of July 2023 vide Register Deed of Agreement
being No. I – 4665 for the year 2023 at A.D.S.R. office at Raniganj.

AND WHEREAS in the said agreement in Page No. 7 clause No. 2
at Article V – Commencement it was settled that the agreement shall
remain in force for a period of 36 months with a grace period of 6
months from the date of receiving the duly sanctioned plan from
Asansol Corporation as well as obtaining necessary permission from
other competent authority/ authorities whichever is later. And in
Article VIII – Building on point No. 1 is was mentioned "The Developer

Raniganj
7/23

shall at it's own costs construct/ erect and complete in all respect Multi – storied building/ buildings to be sanctioned and/ or approved by the AMC on the said property within a period of 36 (thirty Six) months as stated above. And in page No. 11 clause No. 1 it was mentioned that the Developer hereby agrees and covenants with the owners to complete the construction of the building within 36 months as stated above from the date of obtaining sanctioned plan from the Asansol Municipal Corporation.

AND WHEREAS, the second party got the sanction building plan from the A.M.C. for a period of five years and as such it is decided by and between the parties that the said agreement lasts till five years from the date of passing the sanction building plan. *WPTB (05/11/2030)*

AND WHEREAS it is decided by and between the parties that the agreement dated 31st day of July 2023 remain same only the force of the agreement shall extend for a period of 36 months to 60 months as the sanction plan shall be valid for the said sixty months with a grace period of one year.

AND WHEREAS in page No. 7 clause no 2 in place of 36 (thirty six) months shall be read as 60 (sixty) months and a grace period of 6 (six) months shall be read as one year and in the Page No. 8 clause No. 1 at Article VIII- Building in place of 36 months it shall be read as 60 months. And in the Page No. 11 clause No. 1 in place of 36 months it shall be read as 60 months.

It is also mentioned that the name of the building will be "MAJI BHAWAN/ MAJI RESIDENCY" .

The owners give permission to the developer to construct in their allotted area by taking loan from Bank or Financial institution. It is their duty to complete all the papers relating to the same. The owners have no way related to the said loan and the developer is not permitted to take loan in owner's allotted area.

This deed has been executed following all the relevant norms of A.M.C.

IN WITNESS WHERE OF we the above named Land owners signed and executed this **DEED OF Declaration** on this the 10th day of March 2026

WITNESSES:

1. Avijit Kapun
c/o - Ramnagar Kapun
Bhanora
P.O → Bhanora
P.S → Barabani
Dist → paschim Bardhaman.
Pin → 713334

— Saman Meji

2. Monu Nandy
S/o Late Sunirmaly
Ashok Pany Carey
Dist Post Rangui
Dist Paschim Bardhaman
Pin 713347

Rabir - de Mis
jitendra Nath Mji.
Bishnu Prada Mji.

Signature of the Declarants

Drafted and Prepared by me
as per instructions of the parties

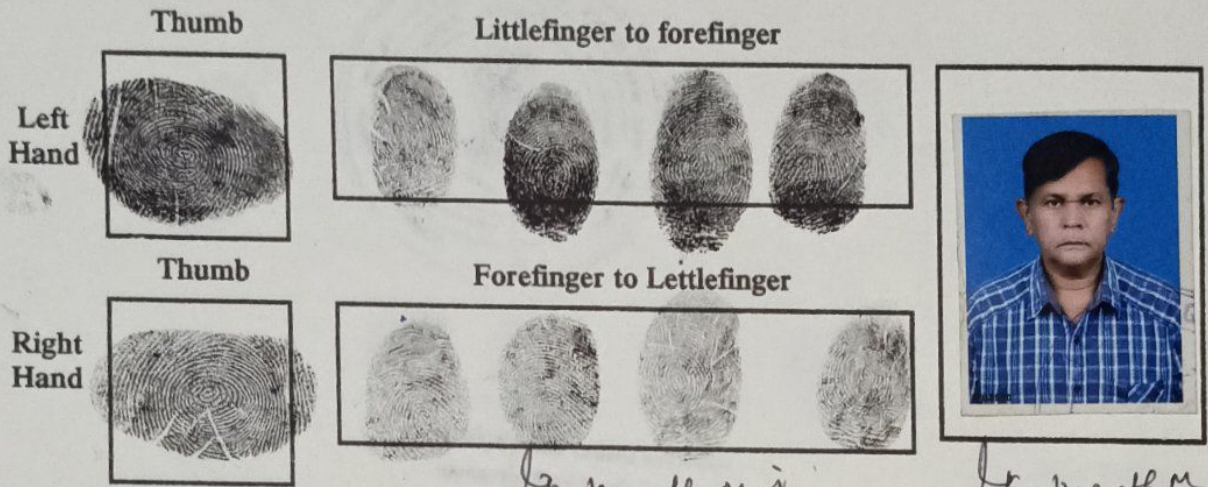
Pratim Mukherjee
Advocate (Asansol Court)

Reg. No. WB 1279/2003



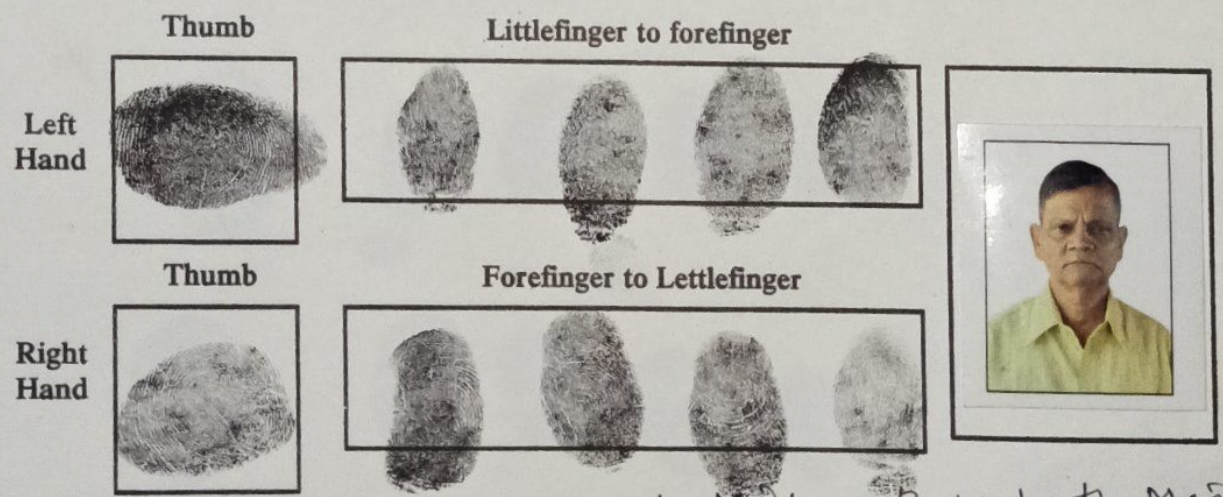
Finger Print attested by me: *Saman Mij*

Saman Mij



Finger Print attested by me: *Janderick Mij*

Janderick Mij



Finger Print attested by me: *Rabil Mij*

Rabil Mij

Thumb



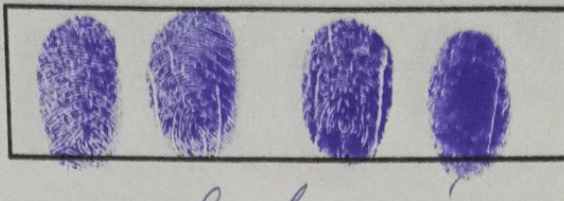
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Thumb



Forefinger to Littlefinger



Right Hand



Bishnu Pada Majhi

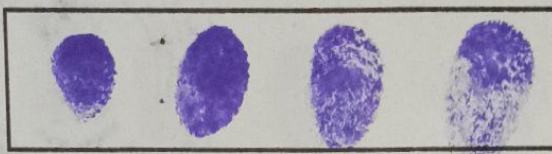
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Bishnu Pada Majhi

Thumb



Littlefinger to forefinger

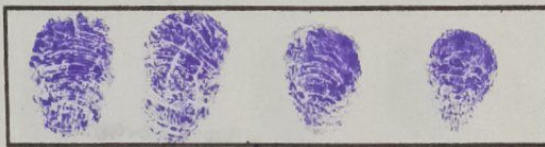


Left Hand

Thumb



Forefinger to Littlefinger



Right Hand



Finger Print attested by me:

Mithu Geope

MM BUILDERS
Mithu Geope
Partner

Thumb



Littlefinger to forefinger



Left Hand

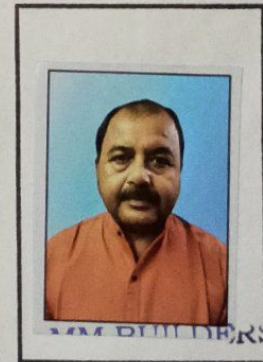
Thumb



Forefinger to Littlefinger



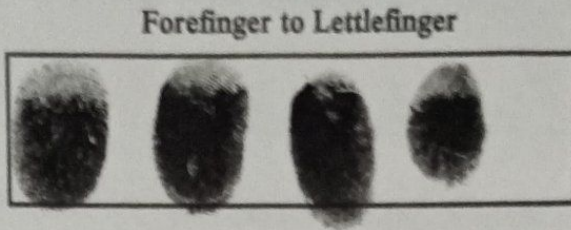
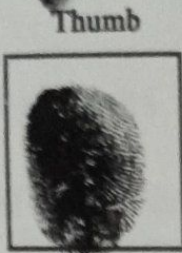
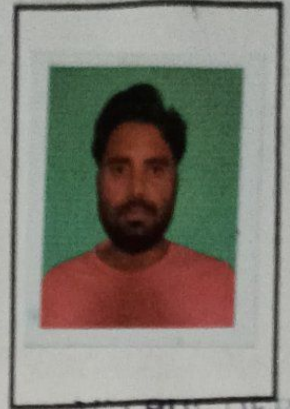
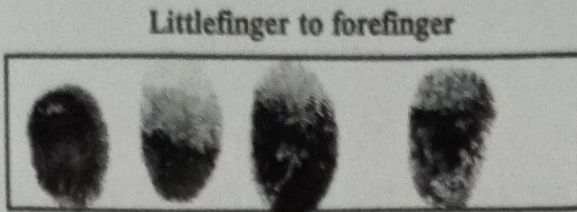
Right Hand



Finger Print attested by me:

Ashis Geope

MM BUILDERS
Ashis Geope
Partner

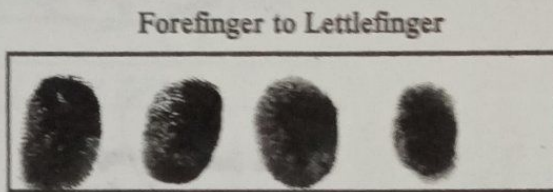
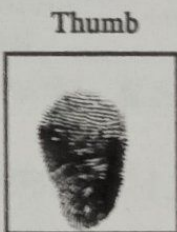
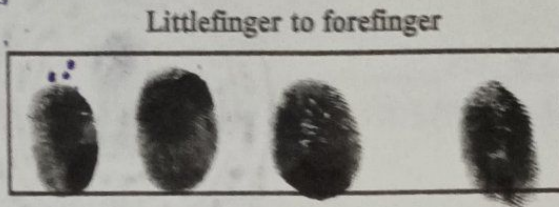


MM BUILDERS

Amit Kapuri
Partner

Finger Print attested by me:

Amit Kapuri

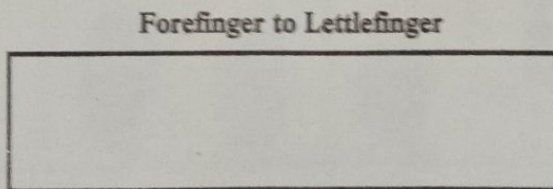
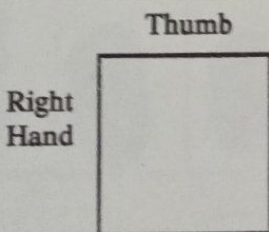
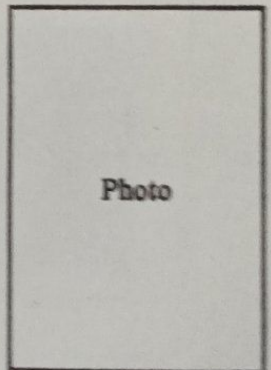
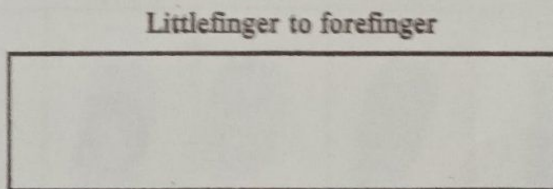
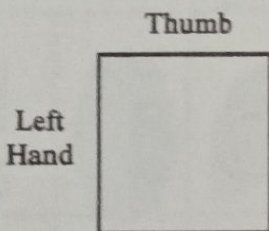


MM BUILDERS

Moumita Kapuri
Partner

Finger Print attested by me:

Moumita Kapuri



Finger Print attested by me:

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) Paharabena, Groyala para
POST OFFICE (পোস্ট অফিস) Paharabena
POLICE STATION (থানা) Basaboni PIN 713334
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH executants Friends
6. AADHAR NO 5279 6476 8926
PAN _____
EPIC NO NRW/799212

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.)
_____ executants গনকে শনাক্ত করিলাম।

I, Avijit Kapuri as identifier identifying the executants
of the concerned deed (Query No.) 3000632338/2026

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						 <u>Avijit Kapuri</u>
RIGHT HAND						

Avijit Kapuri

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

BUILDING PERMIT

Manaksha
Plan Approval System

Date: 06-11-2025

From:

The Commissioner

Asansol Municipal Corporation

Building Permit Number: **SWS-OBPAS/1101/2025/0353**

To:

1. Mr. Rabindra Nath Maji

NSB ROAD, RANIGANJ, DIST- PASCHIM BARDHAMAN, WB

2. Mr. SAMAR MAJI

AT - N.S.B. ROAD, RANIGANJ, DIST- PASCHIM BARDHAMAN, (W.B.)

3. Mr. JITENDRA NATH MAJI

AT - N.S.B. ROAD, RANIGANJ, DIST- PASCHIM BARDHAMAN, (W.B.)

4. Mr. BISHNUPADA MAJI

AT - N.S.B. ROAD, RANIGANJ, DIST- PASCHIM BARDHAMAN, (W.B.)

Subject: Issue of sanction of erection of the building and issue of Building Permit under rule 21.

Building Particulars:

Premises No	0140114	Holding No	20
Street/Lane	AT - N.S.B. ROAD, RANIGANJ, DIST- PASCHIM BARDHAMAN, (W.B.)	Borough No	2
Ward	WARD-92	Block No	-
Plot No : Khatian No	LR-2813, 2814, : 10270, 10, LR-2815 : 10272, 1, RS-1860, 1861, 1862 : 1494, 3749		
Mouza	RANIGANJ	JL	24
Police Station	Raniganj PS		

Sir/Madam,

With reference to your application dated **16-03-2025** for the sanction of the building with particulars mentioned above, this Building Permit is hereby granted subject to the following conditions :-

1. The Building Permit is valid up to **05-11-2030** ✓
2. The Building Permit No. **SWS-OBPAS/1101/2025/0353** dated **06-11-2025** is valid for **Residential** purpose
3. The construction will be undertaken as per sanctioned plan only and no deviation from West Bengal Rules 2007 (as amended) will be permitted.

Yours faithfully,

Signature valid

Digitally Signed:
Name: Smt. Aditi Chaudhary
Date: 07-Nov-2025 14:59:18
Reason: Building Permit
Location: Asansol

Smt. Aditi Chaudhary

Commissioner



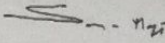


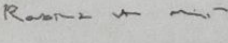
Any deviation from the said rules is liable to be demolished.





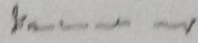


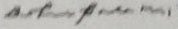
Major Information of the Deed

Deed No :	IV-2304-00015/2026	Date of Registration	10/03/2026
Query No / Year	2304-3000632338/2026	Office where deed is registered	
Query Date	09/03/2026 5:27:57 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	BISWARUP MUKHERJEE Raniganj, Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL, PIN - 713347, Mobile No. : 7547954810, Status : Advocate		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20/- (Article:4)	Rs. 200/- (Article:E)		
Remarks			

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Samar Maji (Presentant) Son of Late Basudeb Maji Executed by: Self, Date of Execution: 10/03/2026 , Admitted by: Self, Date of Admission: 10/03/2026 ,Place : Office	Photo  <small>10/03/2026</small>	Finger Print  Captured <small>10/03/2026 LTI</small>	Signature  <small>10/03/2026</small>
N S B Road, Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , Aadhaar No: 96xxxxxxx9702, Status :Individual, Executed by: Self, Date of Execution: 10/03/2026 , Admitted by: Self, Date of Admission: 10/03/2026 ,Place : Office				
2	Name Mr Rabindra Nath Maji Son of Late Basudeb Maji Executed by: Self, Date of Execution: 10/03/2026 , Admitted by: Self, Date of Admission: 10/03/2026 ,Place : Office	Photo  <small>10/03/2026</small>	Finger Print  Captured <small>10/03/2026 LTI</small>	Signature  <small>10/03/2026</small>

N S B Road, Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , Aadhaar No: 22xxxxxxxx3479, Status :Individual, Executed by: Self, Date of Execution: 10/03/2026
 , Admitted by: Self, Date of Admission: 10/03/2026 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Jitendra Nath Maji Son of Late Basudeb Maji Executed by: Self, Date of Execution: 10/03/2026 , Admitted by: Self, Date of Admission: 10/03/2026 ,Place : Office		 Captured	
		10/03/2026	LTI 10/03/2026	10/03/2026
N S B Road, Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , Aadhaar No: 94xxxxxxxx4031, Status :Individual, Executed by: Self, Date of Execution: 10/03/2026 , Admitted by: Self, Date of Admission: 10/03/2026 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Mr Bishnupada Maji Son of Late Basudeb Maji Executed by: Self, Date of Execution: 10/03/2026 , Admitted by: Self, Date of Admission: 10/03/2026 ,Place : Office		 Captured	
		10/03/2026	LTI 10/03/2026	10/03/2026
N S B Road, Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , Aadhaar No: 35xxxxxxxx8530, Status :Individual, Executed by: Self, Date of Execution: 10/03/2026 , Admitted by: Self, Date of Admission: 10/03/2026 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Kapuri Son of Mr Ramprasad Kapuri Paharbera Bhalora, City:- Not Specified, P.O:- Paharbera, P.S:-Barabani, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713334		 Captured	
	10/03/2026	10/03/2026	10/03/2026
Identifier Of Mr Samar Maji, Mr Rabindra Nath Maji, Mr Jitendra Nath Maji, Mr Bishnupada Maji			

Endorsement For Deed Number : IV - 230400015 / 2026

On 10-03-2026

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 12:21 hrs on 10-03-2026, at the Office of the A.D.S.R. RANIGANJ by Mr Samar Maji , one of the Executants.

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

Execution is admitted on 10/03/2026 by 1. Mr Samar Maji, Son of Late Basudeb Maji, N S B Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 2. Mr Rabindra Nath Maji, Son of Late Basudeb Maji, N S B Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 3. Mr Jitendra Nath Maji, Son of Late Basudeb Maji, N S B Road, Raniganj, 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, N S B Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others

Identified by Mr Avijit Kapuri, , Son of Mr Ramprasad Kapuri, Paharbera Bhalora, P.O: Paharbera, 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 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 200.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by , by Stamp Rs 20.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 199, Amount: Rs.20.00/-, Date of Purchase: 06/03/2026, Vendor name: Ashis Mondal

Sandipan

Sandipan Nandi
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

of Registration under section 60 and Rule 69,
entered in Book - IV
Volume number 2304-2026, Page from 451 to 469
being No 230400015 for the year 2026.



Sandip

(Sandipan Nandi) 18/03/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

Digitally signed by SANDIPAN NANDI
Date: 2026.03.18 14:15:20 +05:30
Reason: Digital Signing of Deed.