

ISI- 8589

J-8761/2024

भारतीय दोर न्यायिक

एक सौ रुपये

₹. 100



Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL
Certified that this document
submitted to registration
The signature above and the
document which is attached
with are the same in the document

Q-8/2230434 AS 022761

POWER OF ATTORNEY AFTER REGISTRATION OF
DEVELOPMENT AGREEMENT

Debu Mal
District Sub-Registrar
Paschim Medinipur
20 AUG 2024

Jayanti Mal



Debu Mal

(a) SRI DEBU MAL, S/O - Late Dayal Mal, residing at Rangamati, P.O. - Vidyasagar University, P.S. - Midnapore, Dist - Paschim Medinipur, West Bengal, PIN - 721102.
PAN - ANRPM5331L, Aadhaar No - 9982 2426 9130

(b) SMT. JAYANTI MAL, W/O - Bablu Mal, residing at Rangamati, P.O. - Vidyasagar University, P.S. - Medinipur, Dist - Paschim Medinipur, West Bengal, PIN - 721102
PAN - DADPM1285H, Aadhaar No - 3146 5913 3930

69
Medinipur
Post

Hereinafter called the PRINCIPAL on one part



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69
Medinipur
Post



Scanned with OKEN Scanner



AND

(a) **SRI BISWANATH GHOSH**, S/o - Late Kalipada Ghosh, by faith Hindu, by occupation – Business, Nationality – Indian, resident of Rangamati, P.O. – Vidyasagar University, P.S. - Kotwali, Dist. - Paschim Medinipore, PAN No. - BHKPG4078A, AADHAR No. - 4896 4243 4236

(b) **SMT. MITALI GHOSH**, W/o - Sri Biswanath Ghosh by faith Hindu, by occupation – Business, Nationality – Indian, resident of Rangamati, P.O. – Vidyasagar University, P.S. - Kotwali, Dist. - Paschim Medinipore, PAN No. - ALEPG0376Q, AADHAR No. - 3978 5002 5998



Being partners of 'The 69', A partnership firm having its office at 972, Rangamati, Word No. 25, P.O. – Vidyasagar University, P.S. – Kotwali, Dist. = Paschim Medinipur, PIN - 721102.

Hereinafter called the ATTORNEY which expression unless repugnant to the context shall mean and include its successors in office, administrators and executors

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Biswanath Ghosh

Jayanti mol,

THE 69
YOUR NEXT HOME
Mitali Ghosh
Partner

THE 69
YOUR NEXT HOME
Biswanath Ghosh
Partner

WITNESSETH

That the PRINCIPAL is the owner of the Bastu property measuring 5797.73 sq.ft. or 0.1331 Acre within Mouza – Rangamati, J.L.No. - 150, as in schedule below hereinafter referred as 'Said Property'.

That the 'A' schedule property comprising in R.S. Plot No. 108, L.R. Plot No. 168 under mouza - Rangamati, J.L. No. 150, P.S. - Midnapore was previously belonged to Nakul Majhi and Attested Porcha had been prepared in his favour in respect of said property in Khatian No. 204 and after his demise, his wife Ashalata Majhi and his two sons namely Dhiren Majhi & Biren Majhi got the property by succession. While enjoying their exclusive right, title, interest they sold and transferred an area of 0.0413 Acre property to Sri Debu Mal i.e. Owner First Party by virtue of a Registered Sale Deed No. 4294/2006 dt. 28.06.2006. The another portion of the said property was also previously belonged to Kabu Majhi and an Attested Porcha had been prepared in his favour in Khatian No. 64 in respect of said property.

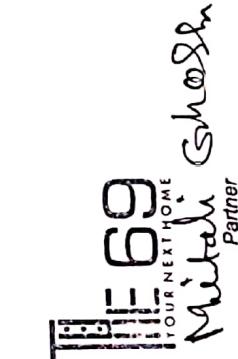
During their ownership aforesaid Smt. Ashalata Majhi along with her above named two sons and Kabu Majhi jointly sold and transferred an area of $(0.0045 + 0.0046) = 0.0091$ Acre in separate schedule to the Owner First Party by virtue of a Registered Sale Deed No. 313/2015 dt. 30.01.2015.

That above named persons also sold an area of 0.0477 Acre property to Subhas Atta by virtue of a Registered Sale Deed No. 4280/2006 dt. 27.06.2006 and there after said Subhas Atta again sold his purchased property to the Owner First Party by virtue of a Registered Sale Deed No. 4910/2011 dt. 28.09.2011.

That the another property in 'A' schedule comprising in R.S. Plot No. 113 (Part) L.R. Plot No. 170 (Part) under Mouza - Rangamati, JL No. 168, P.S. - Midnapore was previously belonged to Tapan Kumar Jana, who got the property in 'kha' schedule by sole nama decree in a partition suit being T.S. Case No. 456/2008 before Lok Adalat, Paschim Medinipur. There after his name was duly recorded under L.R. Khatian No. 2138 and while

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enjoying his right, title, interest he sold and transferred an area of 0.0350 Acre property to the owner First Party by virtue of a Registered Sale Deed No. 1477/2019 dt. 10.04.2019.

Thus the Owner First Party has acquired total 0.0981 Acre in L.R. Plot No. 168 and during L.R. Settlements his name was duly mutated under Khatian No. 620 and he converted an area of 0.0890 Acre to 'Bastu' in L.R. Plot No. 168. Similarly his name was also mutated in L.R. Plot No. 1307 in respect of property in L.R. Plot No. 170.

That the 'B' schedule property comprising in R.S. Plot No. 108, L.R. Plot No. 168 under mouza - Rangamati, J.L. No. 150, P.S. - Midnapore was previously belonged to aforesaid Smt. Ashalata Majhi along with her two sons and Kabu Majhi and while enjoying right, title, interest they jointly sold an area of 0.0636 Acre property to Smt. Jayanti Mal i.e. the Owner First Party by virtue of a Registered Sale Deed No. 4881/2006 dt. 28.07.2006.

The another property in 'B' schedule comprising in R.S. Plot No. 113 (Part), L.R. Plot No. 170 (Part) under Mouza - Rangamati, J.L. No. 150, P.S. - Midnapore was previously belonged Tapan Kumar Jana and during his ownership he sold an area of 0.010 Acre to the Owner First Party by virtue of a Registered Sale Deed No. 1482/2019 dt. 10.04.2019.

The name of said owner has been duly mutated in L.R. Khatian No. 667 & 1304 in respect of said properties. Both the owners are possessing peacefully their properties by paying Govt. rent against receipts.

AND

THAT the ATTORNEY is a skilled developer of multi-storied developed building for both commercial and residential and they are desirous to develop the property and the PRINCIPALS intended to make construction of a multi-storied building including both commercial and residential rooms and accordingly to develop over the land as mentioned in the Schedule - 'A' & 'B' below through the Developers. The ATTORNEY on proper enquiry became satisfied

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about the ownership of the PRINCIPAL of the land in question and there is now no dispute in between the parties hereunto about the land in question and the PRINCIPAL on being satisfied about the genuineness of the qualitative activities of the ATTORNEY, has agreed to appoint the ATTORNEY for construction of the said multi-storied commercial / residential building on his land under certain terms and conditions. Accordingly We, the PRINCIPAL, has entered into a development agreement being no. 8759 dt. 20.08.2024 with the ATTORNEY thereby authorising and allowing the ATTORNEY to develop, construct and build multi-storied building there with provisions for residential and commercial use. I have delivered possession of my property to my ATTORNEY and now I further authorize my ATTORNEY to do the following works :

1. Enter into the property, measure the same, demarcate the same by putting pillars and posts.
2. Take away all the rubbish & remove the dilapidated structure, other structures and temple at their own cost.
3. To construct the multi-storied building both commercial and residential by taking delivery of the land in question into their possession with all right of making permanent construction therein at their own expenses exclusively.
4. Apply for getting compatibility certificate from development authority & for that purpose deposit fees, prepare plans and maps, apply, sign & comply all formalities,
5. That our ATTORNEY will get development plan and building plan sanctioned by the Municipality and development authority and if in future there is any change or increase or decrease in the floor area ratio my ATTORNEY shall do the same as per their convenience.

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*Debendra
Jayanti Moh.*

*THE 69
YOUNG HOME
Mumbai. Ghatkopar
Partner*

*Bijay Danashri Ghat
THE 69
YOUNG HOME*

6. That for the purpose of such construction they will appoint architect for the purpose of drawing and preparing plans, designs, drains and elevations of the intended building complex with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard.
7. That our ATTORNEY shall submit the building plan prepared by the said architect to the Municipality and development authority and other authorities in the name of the Builder/ATTORNEY.
8. To appoint engineer and to have surveyed and the soil tested of the said land/premises and for that to make all correspondence with them and do all other acts, deeds & things.
9. To prepare site plan by engaging qualified engineer approved from Municipality.
10. To Prepare and get approved the plan for construction of multistoried commercial cum residential complex from appropriate authorities.
11. To sign, execute and submit all papers, documents, statement, undertaking, declarations and plans as may be required to have the sanctioned plan modified and/or altered by the appropriate authority for construction of building or buildings on the said premises.
12. To appear and represent the owner before the Municipality, MKDA and appropriate authorities in connection with the sanction, modification and/or alteration of the plans etc.

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13. To pay fees, obtain such orders & permissions from the necessary authorities as be expedient for modification and/or alteration of plans and also to submit and take delivery of the title deeds concerning the said premises and other papers and documents as be required by the appropriate authorities.
14. To receive the refund of the excess amount of fees, if any paid for the purpose of modification and/or alteration of the plan to any authority or authorities.
15. To develop the said premises by making construction of such type of building/flats thereon in accordance with the sanctioned plan and as per specified materials mentioned in the development agreement.
16. Apply for getting finance from any Bank and for the purpose of creation of security by taking the original deeds and documents of title from us and after verification by lawyer and evaluation by valuer deposit the same with the bank for the purpose of mortgage as per provisions of law in force for the time being for us and on my behalf and tender and deposit thus made by them shall be treated as made by us with all legal incidents and commitments and the bank as the case may be shall hold the documents as duly mortgaged for satisfaction of their dues to the extent as agreed between us as per development agreement and after repayment of bank loans shall hold the original documents by the principal. **In any case the land owners / Executors shall not be liable to pay any kind of bank loan or private loan.**
17. The Land owners / Executors shall not be also liable to pay any furthing regarding any local demands during the continuing of construction work.

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18. To enter into any agreement with bank or private persons regarding sale of the flats (Developer's Allocated Portion), shops etc., take advance, deposit the same in bank account, constructing the flats and shops allocate those for sale.
19. The power hereby given includes the authority to the ATTORNEY, in respect of Developer's allocation, to sell, transfer, lease rent and/or enter into agreement for sale and transfer on lease rent of various constructed units viz. apartments, shops, garage etc. and to execute deeds, documents, present the same for registration, fix up valuation, receive consideration money, grant receipt in respect of the Developer's allocation in the building/buildings so to be constructed over the 'Said Property'. Only for Developer allocation.
20. That the said ATTORNEY shall be able to appear before Municipal Authority, development authority, Fire Service, Local Police, B.L. & L.R.O. office and all concerned offices for the purpose of deposit fees, make application, arrange for inspection of the site and all other necessary work for completing the project.
21. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or that connections of any other utility in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, application, documents and plans and do all other deeds and things as may be deemed fit and proper by the said attorney.
22. To appear and represent the Owner before all authorities for fixation and/or finalization of the annual-valuation of the said

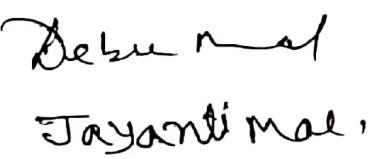
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premises and for that to sign, execute and submit all papers and documents and all other acts, deeds things as the said ATTORNEY may deem fit and proper.

23. To file and submit declaration, statements, applications, and/or returns to the necessary authorities in connection with the matters therein contained.
24. To appear and represent the Owner before Notary Public, Registrar of Assurances, Magistrate and other officer or officers of authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfect all deeds, instruments and writings executed and signed by the said attorney in any manner concerning the various flats / apartments / shops / garage / units forming part of the developer's allocation.
25. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of these matters concerning the said premises or any part thereof including acquisition and/or requisition in respect of the said premises or any part thereof by any state or central authority and if thought fit to compromise, settle, refer to arbitration, abandon submit to judgment or become non-suited in any action or proceedings as aforesaid before any Court, Civil / Criminal / Revenue / Land Acquisition Department.
26. To appear in any Suit or Appeal or Misc. Case or any case either Civil or Criminal if filed against us by anybody and to contest the same by appointing Lawyer, Advocate or Law Clerks and to file any Civil or Criminal Cases or Appeal or Revision or Review or J. Misc. Case in my name.


Bipin Dasgupta


Mitali Ghosh


Jayanti Mallick

27. For all or any purpose hereinbefore stated to appear and represent the Owner before all authorities having jurisdiction and to sign all papers, documents, affidavits, etc. to give meaningful effect to the development agreement.

28. To appoint and to empower, substitutes and to delegate such of the powers or authorities as the said attorney in his absolute discretion shall think fit and proper and upon such substitution and/or delegation of such powers of authorities to such substitute shall be deemed to have given by the owner to that effect in favour of such delegate or delegates or substitute or substitutes as the case may be

29. To construct building therein as aforesaid and to enter into agreement for sale of the building or any part thereof;

30. To execute agreements with the prospective buyers and to receive money for development;

31. To execute Deeds of transfer and to receive consideration money for development;

32. To give ownership to the buyers or purchasers;

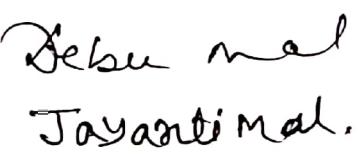
33. The DEVELOPER SECOND PARTY shall be entitled to allot and sell and let out in rent directly their share in the property and shall be entitled to execute and register the deeds of transfer in respect of the same on the basis of the power of attorney in development;

AND

To do all acts, deeds, things concerning the authorities hereby granted in respect of the said premises which either Owner could have done lawfully under my own hand and seal in personally


Bhushan Joshi
Partner


69
YOUR NEXT HOME
Metali Partner
Bhushan Joshi


Jayanti Patel

AND

To do all other acts necessary for regular and peaceful construction of multi-storied building.

AND

We do hereby ratify and confirm and agree to ratify and confirm all and whatever my said ATTORNEY or his substitute and substitutes and/or delegate or delegates shall lawfully do or cause to be done in or about the premises aforesaid;

AND

ALL such things, acts and deeds so to be done by my ATTORNEY shall be construed to be my own act;

AND

We promise to ratify the same in future.

In witness whereof We, the PRINCIPAL, do hereby subscribe my hand and seal on the 20th day of August, 2024 in physical fit and mentally alert condition.

Rebu mal
Jayanti mal,


Bishwadeb Guha
Partner


Mitali Chakraborty
Partner

SCHEDULE - 'A' & 'B'

**Total Land of the PRINCIPAL which is handed over to the
DEVELOPER SECOND PARTY as mentioned above**

SCHEDULE - A (Belongs to Sri Debu Mal)

Within District – Paschim Medinipur

P.S. & Municipality - Midnapore

Mouza – Rangamati

J.L. No. - 150

Old L.R. Khatian No. 64 & 204, 2138

Present mutated L.R. Khatian No. – 620 & 1307

R.S. Plot No. 108, L.R. Plot No. 168, Area - 0.0981 Acre

R.S. Plot No. 113 (Part), L.R. Plot No. 170 (Part), Area - 0.0350 Acre

Total Area - 0.1331 Acre

SCHEDULE - B (Belongs to Smt. Jayanti Mal)

Within District – Paschim Medinipur

P.S. & Municipality - Midnapore

Mouza – Rangamati

J.L. No. - 150

Old L.R. Khatian No. 64 & 204, 2138

Present mutated L.R. Khatian No. – 667 & 1304

R.S. Plot No. 108, L.R. Plot No. 168, Area - 0.0636 Acre

R.S. Plot No. 113 (Part), L.R. Plot No. 170 (Part), Area - 0.0100 Acre

Total Area - 0.0736 Acre

*Sri Debu Mal,
Jayanti Mal,*

Mitali Ghosh

THE 69
YOUR NEXT HOME
Dweller

*Sri Debu Mal,
Jayanti Mal*

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Butted and bounded

On the North Side – Land under Plot No. 110

On the South Side – 55 ft Metal Road

On the East Side – Land of Mahata Babu

On the West Side – Land of Bablu Mal


B. Mahata Babu
Partner

Signature of Constituted


Mitali Sahoo
Partner

Debu mal
Jayantimal.

Signature of PRINCIPAL

ATTORNEY

Signatures of the witnesses :

1. Debasis Sahoo
Favor - 273, 2nd Cross
Dr. Pravir - 213, 2nd
86745959 2381

2. Debasis Sahoo
Rangamati, Midnapore

Drafted by : Hariprada Manna, Advocate
WBF 935/912781

Judges Court, Midnapore
Computer Typed by : Debasis Sahoo

This deed has typed in 13 pages including 1 stamp paper and 12 demi papers and one extra pages attached hereto be made part of this deed on which the ten fingers prints of both the Principal and Attorney have been taken and 2 witnesses have signed in this deed.

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Left hand finger impression.



Right hand finger impression.



All the above finger impressions are attested.

Bhawarath Gosh

Left hand finger impression.



Right hand finger impression.



All the above finger impressions are attested.

Mitali Gosh

Left hand finger impression.



Right hand finger impression.



All the above finger impressions are attested.

Debu nayal

Left hand finger impression.



Right hand finger impression.



All the above finger impressions are attested.

Jayanti Mal.

Major Information of the Deed

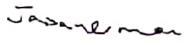
Deed No :	I-1001-08761/2024	Date of Registration	20/08/2024
Query No / Year	1001-8002230434/2024	Office where deed is registered	
Query Date	20/08/2024 5:30:00 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Ajit Kumar Dolai Faridchak, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721102, Mobile No. : 9932555007, Status : Deed Writer		
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. 1,59,00,000/-	Rs. 1,59,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 53/- (Article E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 100108759/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S.: Midnapore, Municipality: MIDNAPORE, Mouza: Rangamati, Pin Code : 721102

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-168	LR-667	Commercial	Dhani Soyem	0.0636 Acre	48,92,308/-	48,92,308/- Width of Approach Road: 55 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-170	LR-1304	Commercial	Danga Pu: patil	0.01 Acre	7,69,231/-	7,69,231/- Width of Approach Road: 55 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-168	LR-620	Commercial	Dhani Soyem	0.0981 Acre	75,46,154/-	75,46,154/- Width of Approach Road: 55 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-170	LR-1307	Commercial	Danga Pu: patil	0.035 Acre	26,92,307/-	26,92,307/- Width of Approach Road: 55 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :				20.67 Dec	159,00,000/-	159,00,000/-	
Grand Total :				20.67 Dec	159,00,000/-	159,00,000/-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Jayanti Mal Wife of Bablu Mal Executed by: Self, Date of Execution: 20/08/2024 , Admitted by: Self, Date of Admission: 20/08/2024 ,Place : Office	 20/08/2024	 Captured LTI 20/08/2024	 20/08/2024
Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: daxxxxxx5h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/08/2024 , Admitted by: Self, Date of Admission: 20/08/2024 ,Place : Office				
2	Debu Mal (Presentant) Son of Late Dayal Mal Executed by: Self, Date of Execution: 20/08/2024 , Admitted by: Self, Date of Admission: 20/08/2024 ,Place : Office	 20/08/2024	 Captured LTI 20/08/2024	 20/08/2024
Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.: anxxxxx1l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/08/2024 , Admitted by: Self, Date of Admission: 20/08/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	THE 69 972, Rangamati, Ward No. 25, City - Midnapore, P.O.- Vidyasagar University, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102 , PAN No.: aaxxxxxx8a,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Shri Biswanath Ghosh Son of Late. Kalipada Ghosh Date of Execution - 20/08/2024, Admitted by: Self, Date of Admission: 20/08/2024, Place of Admission of Execution: Office	 Aug 20 2024 5:58PM	 Captured	 20/08/2024
Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bhxxxxxx8a,Aadhaar No Not Provided Status : Representative, Representative of : THE 69 (as Partners)				
2	Name	Photo	Finger Print	Signature
2	Smt Mitali Ghosh Wife of Shri Biswanath Ghosh Date of Execution - 20/08/2024, Admitted by: Self, Date of Admission: 20/08/2024, Place of Admission of Execution: Office	 Aug 20 2024 5:59PM	 Captured	 20/08/2024
Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: alxxxxxx6q,Aadhaar No Not Provided Status : Representative, Representative of : THE 69 (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sushanta Ghosh Son of Mr Haripada Ghosh Rangamati, City ., P.O.- Midnapur, P.S:- Medinipur, District -Paschim Midnapore, West Bengal, India, PIN - 721101	 20/08/2024	 Captured	 20/08/2024
Identifier Of Jayanti Mal, Shri Biswanath Ghosh, Smt Mitali Ghosh, Debu Mal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Jayanti Mal	THE 69-6.36 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Jayanti Mal	THE 69-1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Debu Mal	THE 69-9.81 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Debu Mal	THE 69-3.5 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Rangamati, Pin Code : 721102

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 168, LR Khatian No.- 667	Owner:জয়বী মাল, Gurdian:বাবুল মাল, Address:নিম্ন 168, Classification:খনী লাভ, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 170, LR Khatian No - 1304	Owner:জয়বী মাল, Gurdian:বাবুল মাল, Address:নিম্ন 170, Classification:খনী লাভ, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 168, LR Khatian No- 620	Owner:জয়বী মাল, Gurdian:বাবুল মাল, Address:নিম্ন 168, Classification:খনী লাভ, Area:0.09810000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 170, LR Khatian No - 1307	Owner:জয়বী মাল, Gurdian:বাবুল ১৭০ মাল, Address:নিম্ন 170, Classification:খনী লাভ, Area:0.03500000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 100108761 / 2024

On 20-08-2024

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 14:00 hrs on 20-08-2024, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Debu Mal , 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 1,59,00,00/-

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

Execution is admitted on 20/08/2024 by 1. Jayanti Mal, Wife of Bablu Mal, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession House wife, 2. Debu Mal, Son of Late Dayal Mal, Rangamati, P.O: Vidyasagar University, Thana: Hindu, by Profession House wife, 3. Bablu Mal, Son of Mr Sushanta Ghosh, Rangamati, P.O: Midnapur, Thana: Medinipur, by Profession Others

Indentified by Mr Sushanta Ghosh, , , Son of Mr Haripada Ghosh, Rangamati, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

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

Execution is admitted on 20-08-2024 by Shri Biswanath Ghosh, Partners, THE 69, 972, Rangamati, Ward No. 25, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102

Indentified by Mr Sushanta Ghosh, , , Son of Mr Haripada Ghosh, Rangamati, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Execution is admitted on 20-08-2024 by Smt Mitali Ghosh, Partners, THE 69, 972, Rangamati, Ward No. 25, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102

Indentified by Mr Sushanta Ghosh, , , Son of Mr Haripada Ghosh, Rangamati, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8336, Amount: Rs.100.00/-, Date of Purchase: 16/08/2024, Vendor name: Satya Ch Ghosh

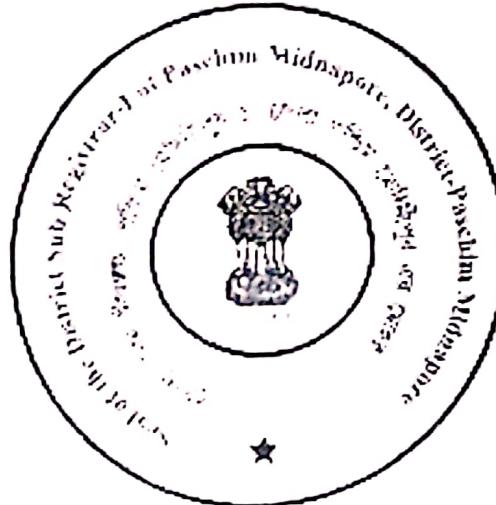
Sravani Bhattacharya

Sravani Bhattacharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1001-2024, Page from 165384 to 165405
being No 100108761 for the year 2024.



Digitally signed by SRABONI BHATTACHARYA
Date: 2024.08.27 13:11:38 +05:30
Reason: Digital Signing of Deed.

(Sravani Bhattacharya) 27/08/2024

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.