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I-4486/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 114669

14.12.2020

D. No. 8001684239/2020

ment is admitted to registration. The Signat
et and the Endorsement sheet attached to this
document are part of the document.

Robin Swarath
Additional District Sub Registrar
Sadar, Paschim Medinipur

DEVELOP. AGREEMENT
DEED NO. 4453/20, A.D.S.R. MIDNAPORE.

14 DEC 2020

**POWER OF ATTORNEY AFTER REGISTRATION OF
DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THIS PRESNE THAT WE,

- (a) **Sri Bivash Kumar Sanyal**, S/o - Late Pravas Kumar Sanyal
residing at V-1, Bidhan Nagar, Word No. - 05, Midnapore,
Paschim Medinipur.
PAN - BXBPS2707P Aadhaar No. - 3610 9161 2784
- (b) **Sri Bikash Kumar Sanyal**, S/o - Late Pravas Kumar Sanyal
residing at V-1, Bidhan Nagar, Word No. - 05, Midnapore,
Paschim Medinipur.
PAN - BPVPS5643J Aadhaar No. - 5312 0387 8418

Hereinafter called the **PRINCIPAL** on one part.

Robin Swarath
Partner
THE 69
YOUR NEAR HOME

Mitali Ghosh
Partner

Bivash Kr. Sanyal.
Bivash Kr. Sanyal

10861

তারিখ: 04 DEC 2020
 নাম: বিশ্বনাথ (WNA)
 পিতা: ব্রজেন চন্দ্র -
 ডাকঘর: 'ডি-১৫'
 থানা: বোকাচাঁদপুর

১০০.০০

জেলা পশ্চিম মেদিনীপুর

০৪ DEC 2020
 ০৪ DEC 2020
 ০৪ DEC 2020
 ০৪ DEC 2020

[Handwritten Signature]

১০০.০০/১০০.০০



14 DEC 2020



Bivash K. Sanyal



Bivash K. Sanyal



Biswanath Ghosh



Mitali Ghosh

THE 69
YOUR NEXT HOME
Mitali Ghosh
Partner

AND

- (a) **Sri Biswanath Ghosh**, S/o 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

THE 69
YOUR NEXT HOME
Biswanath Ghosh
Partner

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.

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

Bivash K. Sanyal
Bivash K. Sanyal

WITNESSETH

That the PRINCIPAL is the owner of the Bastu property measuring 3400 sq.ft. or 0.0780 Acre within Mouza – Sekhpura, J.L. No. – 172 as in schedule below hereinafter referred as 'Said Property'.

The 'Said Property' previously belonged to Sri Amit Bagchi, Sri Joydev Bagchi, Smt. Sandhya Bagchi, Smt. Ashima Bagchi. They sold out and transferred the same in favour of the PRINCIPAL by a registered Deed of sale being No. I 2383 of 1998 and delivered possession. PRINCIPAL has got his name recorded in the L.R.R.O.R under Khatian No. 2128. He has been paying rents to the state of West Bengal under receipts. PRINCIPAL has also got his name mutated with Midnapur Municipality under present municipal holding number 669/235 (old) and has been paying taxes to the municipality under receipts. The PRINCIPAL has his absolute transferable right over the 'Said Property'.

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-'I' below through the Developers. The ATTORNEY on proper enquiry became satisfied 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 I, the PRINCIPAL, has

THE 69
YOUR NEXT HOME
Munish Chakraborty
Partner

THE 69
YOUR NEXT HOME
Biswanath Ghosh
Partner

Birash kr. Sanyal

Birash kr. Sanyal

entered into a development agreement 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 my 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.
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.

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THE 69
YOUR NEXT HOME
Mishra Goshwami
Partner

THE 69
YOUR NEXT HOME
B. Swarnak Goshwami
Partner

Birvash kr. Sanjayal.
B. Prakash kr. Sanjayal.

7. That my 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 appropriate authorities in connection with the sanction, modification and/or alteration of the plans.
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.

THE 69
YOUR NEXT HOME
Mitali Ghosh
Partner

THE 69
YOUR NEXT HOME
Biswanath Ghosh
Partner

Bivash kr. Sanjal.
Bivash kr. Sanjal

✓

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 furthing in respect 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.
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

THE 69
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Mitali Ghosh
Partner

THE 69
YOUR NEXT HOME
Biswanath Ghosh
Partner

Bivash Kr. Sanjayal
Bivash Kr Sanjayal

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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 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.

THE 69
YOUR NEXT HOME
Partner
Mitali Ghosh

THE 69
YOUR NEXT HOME
Partner
Biswanath Ghosh

Birash kr. Gangal.
Bijesh kr. Gangal

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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.
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.

THE 69
YOUR NEXT HOME
Mishra
Partner

THE 69
YOUR NEXT HOME
B. S. Swaraj
Partner

Birash kr. Sanjayal.
B. S. Swaraj Mr. Sanjayal

✓

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

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

AND

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

AND

I 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

I promise to ratify the same in future.

THE 69
YOUR NEXT HOME
Partner
Mitali Ghosh

THE 69
YOUR NEXT HOME
Partner
Biswanath Paul

Bivash Mr. Sanjay.
Bivash Mr. Sanjay.

In witness whereof I, the PRINCIPAL, do hereby subscribe my hand and seal on the 11th day of 2020 in physical fit and mentally alert condition.

THE 69
YOUR NEXT HOME
Partner
Mitali Ghosh

SCHEDULE - I

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

Within District – Paschim Medinipur

P.S. - Kotwali

Mouza – Sekhpura

J.L. No. - 172

Khatian No. – 2128 (L.R.)

- Plot No. – 213 (R.S.), 2341 (L.R.) Measuring 0.0780 Acre = 3400 Sqft.

		Sq ft	Acre
5 (PART)	RS – 213 LR - 2341	100	0.0023
6 (PART)	RS – 213 LR - 2341	3300	0.0757
	Total	3400	0.0780

Shown specifically in the map annexed RED WASH.

Measurement of Plot

On the North Side – 68'ft 0''inch

On the South Side – 68'ft 0''inch

On the East Side – 50'ft 0''inch

On the West Side – 50'ft 0''inch

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THE 69
YOUR NEXT HOME
Partner
Biswanath Bishn

Bivash kr. Sanjal.
Bivash kr. Sanjal.

Butted and bounded

- On the North Side – 18’ft wide road
- On the South Side – 25’ft wide road
- On the East Side – Late Gajendra Palai
- On the West Side – Sujit Kumar De

THE 69
YOUR NEXT HOME
Partner
Biswanath Bish
THE 69
YOUR NEXT HOME
Partner
Mitali Chosh

Signature of Constituted ATTORNEY

Signature of PRINCIPAL

THE 69
YOUR NEXT HOME
Partner
Biswanath Bish
THE 69
YOUR NEXT HOME
Partner
Mitali Chosh

Bivash kr. Sanyal.
Bivash kr. Sanyal

Signature of Constituted Attorney

Attested by the PRINCIPAL

Signatures of the witnesses :

Amitabh Bhosniak, Lt Tapan Bhosniak
Rangemath, Paschim Medinipur.
Post - VU
P.S - Midnapore

Sandip Sinha
Swapan Sinha
Nabhanagar P.O. PS -
midnapore
P. midnapore

Drafted by : Haripada Manna
Advocate
WBF 935/917/81
Jugis Court, Midnapore

Computer Typed by : Debasis Sahoo, Rangamati, Midnapore.

This deed has typed in 11 pages including 1 stamp paper and 10 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.

THE 69
YOUR NEXT HOME
Partner
Biswanath Bish

THE 69
YOUR NEXT HOME
Partner
Mitali Chosh

Bivash kr. Sanyal.
Bivash kr. Sanyal

Bivash kr. Sanyal.
Bivash kr. Sanyal

Left Hand Finger Impression



Right Hand Finger Impression




Dr. Swarna K. G. S.
Signature

Left Hand Finger Impression



Right Hand Finger Impression




Mutali Anesh
Signature

Left Hand Finger Impression



Right Hand Finger Impression



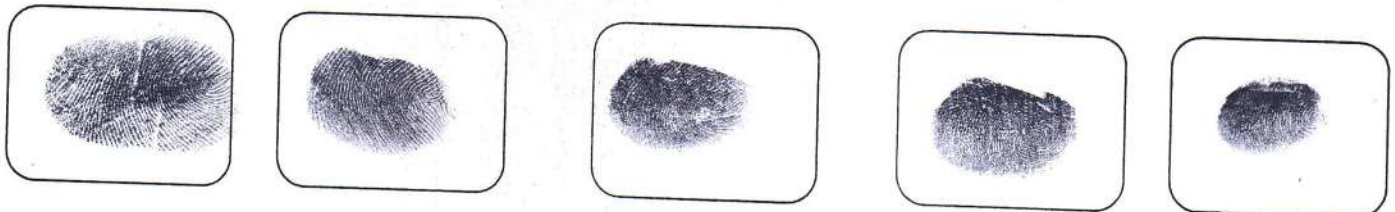
Birash Kr. Sanyal

Signature

Left Hand Finger Impression



Right Hand Finger Impression



Birash Kr. Sanyal

Signature



THE 69
YOUR NEXT HOME

Biswarath Ghosh
Partner

THE 69
YOUR NEXT HOME

Mitali Ghosh
Partner


ভারত সরকার
Government of India


বিভাস কুমার সান্যাল
Bivash Kumar Sanyal
জন্মতারিখ/DOB: 12/01/1976
পুরুষ/ MALE

3610 9161 2784
VID: 9171 3811 1409 2286

আমার আধার, আমার পরিচয়




ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
ভি ১, বিধাননগর, মেদিনীপুর (এম), পশ্চিম মেদিনীপুর,
পশ্চিমবঙ্গ - 721101

Address:
V 1, BIDHANNAGAR, Midnapore, West
Midnapore,
West Bengal - 721101

3610 9161 2784
VID: 9171 3811 1409 2286

QR Code with Photograph



Bivash K. Sanyal.

14 DEC 2020



ভারত সরকার
Government of India



বিকাশ কুমার সান্যাল
Bikash Kumar Sanyal
পিতা : প্রভাস কুমার সান্যাল
Father : PRABHAS KUMAR SANYAL
জন্ম সাল / Year of Birth : 1980
পুরুষ / Male



5312 0387 8418

আধার - সাধারণ মানুষের অধিকার



ঠিকানা:
ভি 1, বিধাননগর, মেদিনীপুর
(এম), মেদিনীপুর, পশ্চিম
মেদিনীপুর, পশ্চিমবঙ্গ, 721101

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
v/1, BIDHANNAGAR, Midnapore,
Midnapore, West Midnapore,
West Bengal, 721101

5312 0387 8418

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Bikash K. Sanyal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIVASH KUMAR SANYAL

PRAVASH SANYAL


12/01/1976
Permanent Account Number

BXBPS2707P


Signature



13032016


Bivash kr Sanyal.

14 DEC 2016

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIKASH KUMAR SANYAL
PRABHAS KUMAR SANYAL
09/02/1980
Permanent Account Number
BPVPS5643J



Bikash Kumar Sanyal
Signature



Bikash no. Sanyal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MITALI GHOSH
BIRENDRA NATH GHOSH

11/11/1976
Permanent Account Number
ALEPG0376Q

Mitali Ghosh
Signature



Mitali Ghosh

14 DEC 2011



सत्यमेव जयते



आधार

भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

तापिकाङ्कित आई डि / Enrollment No. : 1058/10480/01606

To
MITALI GHOSH
মিতালী ঘোষ
W/O Biswanath Ghosh
Midnapore
Vidyasagar University, West Midnapore
West Bengal - 721102

30/01/2013



KL195526450DF
19552645



আপনার आधार সংখ্যা/ Your Aadhaar No. :

3978 5002 5998

आधार - साधारण मानुषेर अधिकार



Government of India



AADHAAR

তথ্য

- आधार परिचयेर प्रमाण, नागरिकतेर प्रमाण नय।
- परिचयेर प्रमाण अनलाइन अथेन्टिकेशन द्वारा प्राप्त करून।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार सारा देशे मान्य।
- आधार भविष्यते सरकारी ओ बेसरकारी परिसेवा प्राप्तिर सहायक हबे।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
GOVERNMENT OF INDIA



মিতালী ঘোষ
MITALI GHOSH

জন্ম সাল/Year of Birth: 1976
মহিলা / Female

3978 5002 5998



आधार - साधारण मानुषेर अधिकार



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ত্রিকানা: W/O বিস্বনাথ ঘোষ
বেদিনীপুর (এম), বিদ্যাসাগর ইউনিভার্সিটি
পশ্চিম মেদিনীপুর, পশ্চিমবঙ্গ, 721102

Address: W/O Biswanath
Ghosh, Midnapore,
Vidyasagar University, West
Midnapore, West Bengal,
721102



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1800 180 1947



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www.uidai.gov.in



P.O. Box No.1947,
Bengaluru-560 001

Mitali Ghosh



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. : 0647/00325/69275

To
Biswanath Ghosh

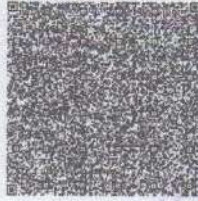
10/11/2012

RANAGAMATI
 Midnapore
 Vidyasagar University, West Midnapore,
 West Bengal - 721102
 9732595653

80350939



KA803509390FH



आपका आधार क्रमांक / Your Aadhaar No. :

4896 4243 4236

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Biswanath Ghosh
 DOB: 24/04/1971
 Male



4896 4243 4236

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

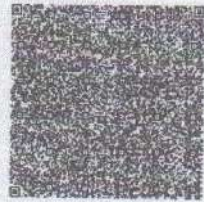
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address: RANAGAMATI, Midnapore,
 Vidyasagar University, West Midnapore, West
 Bengal, 721102



4896 4243 4236



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Biswanath Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT
BISWANATH GHOSH
KALIPADA GHOSH

भारत सरकार
GOVT. OF INDIA

24/04/1971

Permanent Account Number
BHKPG4078A

Biswanath Ghosh
Signature



Biswanath Ghosh



14 DEC 2020

 **ভারত সরকার**
Government of India



অভিজিৎ ভৌমিক
Abhijit Bhowmick
পিতা : তপন ভৌমিক
Father : Tapan Bhowmick
জন্ম সাল / Year of Birth : 1985
পুরুষ / Male



7692 0913 4579

আধার - সাধারণ মানুষের অধিকার

 **ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ**
Unique Identification Authority of India

ঠিকানা:
জে 13 শেকপুরা হাউসিং,
ডাকবাংলা রোড, মেদিনীপুর
(গ্রাম), মেদিনীপুর, পশ্চিম
মেদিনীপুর, পশ্চিমবঙ্গ, 721101

Address:
J 13 SHEAKPURA HOUSING,
DAKBANGLA ROAD, Midnapore,
Midnapore, West Midnapore,
West Bengal, 721101

7692 0913 4579

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in



14 DEC 2020

Major Information of the Deed



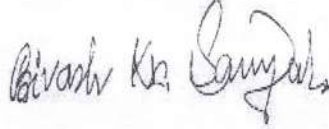
Deed No :	I-1003-04486/2020	Date of Registration	14/12/2020
Query No / Year	1003-8001684239/2020	Office where deed is registered	
Query Date	14/12/2020 3:07:02 PM	1003-8001684239/2020	
Applicant Name, Address & Other Details	C Roy Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9153647594, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,70,00,000/-	Rs. 1,70,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100304453/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



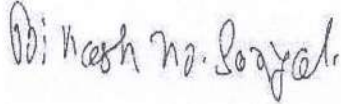
District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Sekhpura Municipal Road, Mouza: SEKHPURA, Pin Code : 721101

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-2341	LR-2128	Commercial	Udvastu	7.8 Dec	1,70,00,000/-	1,70,00,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, Project Name :
Grand Total :					7.8Dec	170,00,000 /-	170,00,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Bivash Kumar Sanyal (Presentant) Son of Late Pravas Kumar Sanyal Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office	 14/12/2020	 LTI 14/12/2020	 14/12/2020

V I Bidhannagar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BXxxxxxx7P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office



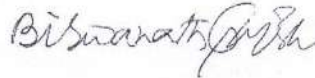


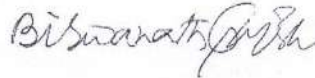


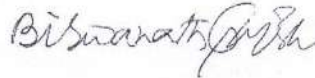









2	Name	Photo	Finger Print	Signature
	Shri Bikash Kumar Sanyal Son of Late Pravas Kumar Sanyal Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office			
		14/12/2020	LTI 14/12/2020	14/12/2020

V I Bidhannagar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxxx3J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	The 69 Rangamati, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 , PAN No.:: AAxxxxxx8A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI 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>Shri Biswanath Ghosh Son of Kalipada Ghosh Date of Execution - 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 14 2020 4:29PM</td> <td>LTI 14/12/2020</td> <td>14/12/2020</td> </tr> </tbody> </table> <p>Rangamati, P.O:- Vidyasagar University, P.S:- Medinipur, 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 Partner)</p>	Name	Photo	Finger Print	Signature	Shri Biswanath Ghosh Son of Kalipada Ghosh Date of Execution - 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office					Dec 14 2020 4:29PM	LTI 14/12/2020	14/12/2020
Name	Photo	Finger Print	Signature										
Shri Biswanath Ghosh Son of Kalipada Ghosh Date of Execution - 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office													
	Dec 14 2020 4:29PM	LTI 14/12/2020	14/12/2020										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Smt Mitali Ghosh Wife of Shri Biswanath Ghosh Date of Execution - 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 14 2020 4:32PM</td> <td>LTI 14/12/2020</td> <td>14/12/2020</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt Mitali Ghosh Wife of Shri Biswanath Ghosh Date of Execution - 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office					Dec 14 2020 4:32PM	LTI 14/12/2020	14/12/2020
Name	Photo	Finger Print	Signature										
Smt Mitali Ghosh Wife of Shri Biswanath Ghosh Date of Execution - 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office													
	Dec 14 2020 4:32PM	LTI 14/12/2020	14/12/2020										

Rangamati, P.O:- Vidyasagar University, P.S:- Medinipur, 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 Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Bhowmik Son of Late Tapan Bhowmik Rangamati, P.O:- V U, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721102			
	14/12/2020	14/12/2020	14/12/2020
Identifier Of Shri Bivash Kumar Sanyal, Shri Bikash Kumar Sanyal, Shri Biswanath Ghosh, Smt Mitali Ghosh			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Bivash Kumar Sanyal	The 69-3.9 Dec
2	Shri Bikash Kumar Sanyal	The 69-3.9 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Sekhpura Municipal Road, Mouza: SEKHPURA, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2341, LR Khatian No:- 2128	Owner:বিভাস কুমার সান্যাল, Gurdian:প্রভাস , Address:নিজ , Classification:উদ্বাস্ত, Area:0.03900000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 100304486 / 2020

On 14-12-2020

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 15:48 hrs on 14-12-2020, at the Office of the A.D.S.R. MIDNAPORE by Shri Bivash Kumar Sanyal , 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 1,70,00,000/-

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

Execution is admitted on 14/12/2020 by 1. Shri Bivash Kumar Sanyal, Son of Late Pravas Kumar Sanyal, V I Bidhannagar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession Business, 2. Shri Bikash Kumar Sanyal, Son of Late Pravas Kumar Sanyal, V I Bidhannagar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Indetified by Mr Avijit Bhowmik, , Son of Late Tapan Bhowmik, Rangamati, P.O: V U, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Business

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

Execution is admitted on 14-12-2020 by Shri Biswanath Ghosh, Partner, The 69, Rangamati, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Indetified by Mr Avijit Bhowmik, , Son of Late Tapan Bhowmik, Rangamati, P.O: V U, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Business

Execution is admitted on 14-12-2020 by Smt Mitali Ghosh, Partner, The 69, Rangamati, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Indetified by Mr Avijit Bhowmik, , Son of Late Tapan Bhowmik, Rangamati, P.O: V U, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10861, Amount: Rs.100/-, Date of Purchase: 04/12/2020, Vendor name: Satya Charan Ghosh

Rabindranath Sau

RABINDRANATH SAU
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2020, Page from 105759 to 105787
being No 100304486 for the year 2020.



Rabindranath Sau

Digitally signed by RABINDRANATH SAU
Date: 2020.12.18 17:14:21 +05:30
Reason: Digital Signing of Deed.

(RABINDRANATH SAU) 2020/12/18 05:14:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.

(This document is digitally signed.)