

765

780/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 530504

12-54 P.M.

15/02/2023

Certified true and correct copy of the original document as per the original document.

[Signature]

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

15 FEB 2023

8-800 388693/2023

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

[Signature]
(Date)

Sl. No. 2010 Date 15/02/23 Value 50/-
Purchaser's Name Papri Pal
Address Daksinkhanda
Stamp Vender's Sign

Agen. Cu

AJOY KUMAR CHAND

STAMP VENDER

A. D. S. R. Office, Raniganj

Lic. No. 1 of 1989

Purchased On

from Asansol Treasury

2 FEB 2023



16

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

15 FEB 2023

KNOW ALL MEN BY THESE PRESENTS THAT, WE

(1) **SMT PAPRI PAL [PAN- CPBPP1724A]**, W/o. Mr. Lakshman Pal, by faith Hindu, by occupation Business, residing at Dakshinkhanda, P.O. – Dakshinkhanda, P.S.- Andal, PIN-713321, Dist. -PaschimBardhaman,

(2) **SMT BARNALI KABIRAJ [PAN- BYQPK9277G]**, W/o. Mr. Maheswar Kabiraj, by faith Hindu, by occupation Business, residing at Dakshinkhanda, P.O. – Dakshinkhanda, P.S.- Andal, PIN-713321, Dist.-Paschim Bardhaman,

(3) **SMT MAYABATI GHOSH [PAN- BAIPG8914Q]**, W/o. Mr. Lakshman Chandra Ghosh, by faith Hindu, by occupation Business, residing at Dakshinkhanda, P.O. – Dakshinkhanda, P.S.- Andal, PIN-713321, Dist.-Paschim Bardhaman,

(4) **SMT ANITA MAHATO [PAN- HMIPM8922E]**, W/o. Mr. Bijoy Mahato, by faith Hindu, by occupation Housewife, residing at Madhujore Colliery, 5/6 No Pit, P.O. – Dakshinkhanda, P.S.- Andal, PIN-713321, Dist.-Paschim Bardhaman,

HEREINAFTER refereed to and called as "**LAND OWNERS**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST-PART**

AND

YATEE DEVELOPERS, LLP [PAN:- AADFY0535B] (a Partnership firm) having its office at, Street No.-18, Sujara Plot, Gopalmath, P.O. – Oyaria, P.S. – Durgapur, Dist. – Paschim Bardhaman, Pin – 713217, represented by its Partners

(1) **MR. ANINDYA SEN [PAN - CLGPS6728C]** S/o. Arunabha Sen by faith Hindu, by occupation Business residing at Tapoban City, Block- 46, Flat No.- 3A, Bamunara Forest Office, Durgapur- 713212, P.O.- Bamunara, P.S.- Kanksa, Dist-Pachim Bardhaman. PIN- 713212.

(2) **MR. ANKIT AGARWAL [PAN – ALAPA0485G]** S/o. Prabhash Kumar Agarwal, by faith Hindu, by occupation Business residing at Flat No.- 201, B Block, Ganapati



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Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

15 FEB 2023

Apartment, Near Tata Workshop, Dhowatand East, Dhanbad, P.O.- Dhanbad, Dist.- Dhanbad, Jharkhand, PIN- 826001.

HEREINAFTER refereed to and called as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**

Whereas 2.1175 Cottah of land acquired by the Land Owner No – 1 (Smt. Papri Pal) by a registered deed of Sale being No.5245 for the year 2022 of A.D.S.R. Office Raniganj from Asesh Kumar Chatterjee Alias Asesh Kumar Chattopadhyay and also recorded her name in L.R. Record under Khatian No.5559 and 2.1175 Cottah of land acquired by the Land Owner No – 2 (Smt. Barnali Kabiraj) by a registered deed of Sale being No.5244 for the year 2022 of A.D.S.R. Office Raniganj from Asesh Kumar Chatterjee Alias Asesh Kumar Chattopadhyay and also recorded her name in L.R. Record under Khatian No.5557 and 2.1175 Cottah of land acquired by the Land Owner No – 3 (Smt. Mayabati Ghosh) by a registered deed of Sale being No.5243 for the year 2022 of A.D.S.R. Office Raniganj from Asesh Kumar Chatterjee Alias Asesh Kumar Chattopadhyay and also recorded her name in L.R. Record under Khatian No.5558 and 2.1175 Cottah of land acquired by the Land Owner No – 4 (Smt. Anita Mahato) by a registered deed of Sale being No.5242 for the year 2022 of A.D.S.R. Office Raniganj from Asesh Kumar Chatterjee Alias Asesh Kumar Chattopadhyay and also recorded her name in L.R. Record under Khatian No.5555 and all the vendors are owning, seizing, possessing the same as owners with having unfettered power and authority to convey schedule below property.

Whereas We have entered into a Development Agreement **YATEE DEVELOPERS, LLP** [PAN:- AADFY0535B] (a Partnership firm) having its office at Street No – 18, Sujara Plot, Gopalmath, P.O. – Oyaria, P.S. – Durgapur, Dist. – Paschim Bardhaman, Pin – 713217, represented by its Partners

-  (1) **MR. ANINDYA SEN [PAN - CLGPS6728C]** S/o. Arunabha Sen by faith Hindu, by occupation business residing at Tapoban City, Block- 46, Flat No.- 3A, Bamunara Forest Office, Durgapur- 713212, P.O.- Bamunara, P.S.- Kanksa, Dist-Pachim Bardhaman. PIN- 713212.

(2) **MR. ANKIT AGARWAL [PAN – ALAPA0485G]** S/o. Prabhash Kumar Agarwal, by faith Hindu, by occupation business residing at Flat No.- 201, B Block, Ganapati Apartment, Near Tata Workshop, Dhowatand East, Dhanbad, P.O.- Dhanbad, Dist.- Dhanbad, Jharkhand, PIN- 826001.

and the same has been duly registered before the office of A.D.S.R. Raniganj vide Deed No 230400438 for the year 2023, in Book No.-1, Volume No 2304-2023, Pages 7984 to 8015.

And Whereas we do hereby nominate, constitute and appoint, **YATEE DEVELOPERS, LLP [PAN:- AADFY0535B] (a Partnership firm)** having its office at Street No – 18, Sujara Plot, Gopalmath, P.O. – Oyaria, P.S. – Durgapur, Dist. – Pascim Bardhaman, Pin – 713217, represented by its Partners

(1) **MR. ANINDYA SEN [PAN - CLGPS6728C]** S/o Arunabha Sen by faith Hindu, by occupation business residing at Tapoban City, Block- 46, Flat No.- 3A, Bamunara Forest Office, Durgapur- 713212, P.O.- Bamunara, P.S.- Kanksa, Dist-Pachim Bardhaman. PIN- 713212.

(2) **MR. ANKIT AGARWAL [PAN – ALAPA0485G]** S/o Prabhash Kumar Agarwal, by faith Hindu, by occupation business residing at Flat No.- 201, B Block, Ganapati Apartment, Near Tata Workshop, Dhowatand East, Dhanbad, P.O.- Dhanbad, Dist.- Dhanbad, Jharkhand, PIN- 826001.

as our Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property details of which has given in the First Schedule below:-

1. To Develop the Building as per the Sanctioned Plan.
2. To appear before the office of Dakshinkhanda Gram Panchayat and / or A.D.D.A. and / or B.L & L.R.O. Andar or any Govt. Office or any Offices for any purpose in connection of our above said plot thereon on our behalf.
3. To submit any building plan or revised plan before the Competent Authorities or letter or documents or to receive any letter in our name and to sign therein after receipt before competent authority or A.D.D.A. or B.L.& L.R.O. Andar or any Govt. office or any offices for any purposes in

connection of our above said plot and thereon.

4. To deposit any fees or charges in the office of Zila Parishad, Dakshinkhanda Gram Panchayet or A.D.D.A. or B.L. & L.R.O. Andal or any Govt. office or any offices for any purpose in connection of our above said plot thereon in our name.
5. To apply for all kind of permissions as required by competent authorities to sanction the building plan.
6. To recover and receive any debt or any rent or to demand any amount or dues owing to us from any person or any office and after receive will execute any receipt in respect of our schedule landed property.
7. To receive the building plan or revised plan after sanction from the Panchayet Office or any Competent authority on behalf of us.
8. To apply for any type of connection in our name without making us liable for loss or damage by reasons thereof.
9. To enter into agreement for construction of building and associated facilities with any contractor and to dismiss the said contractor if deems necessary.
10. To bring any proceeding or any suit on our behalf in connection with our said plot against any person or any authorities before any court of law.
11. To appear and act in all courts or any office and to sign verify and file plant, written statement, written objection, in connection with any case or proceeding of our said plot or in our name for our interest in connection of the said plot.
12. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority in connection of our said plot.
13. To submit any application before office of District Magistrate, Office of B.D.O. or D.L. & L.R.O. or B.L. & L.R.O., Panchayet Office or Police Station or Court for any purpose in connection of our above said plot and construction thereon.
14. To execute any affidavit or bond or any document in favour of customer of office for our interest in connection of our above said plot thereon, without making us liable for loss or damage by reasons thereof.

15. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building to that effect.
16. To submit any application before electricity authority for purpose of electric connection or SWID for Water Connection for the constructed multistoried building and flat therein.
17. To appear before the office of A.D.S.R. Raniganj or any Registration office having authority for and to present and execute any Sale deed or Agreement to Sale in connection with erected flat to prospective purchaser only out of Developers Allocation as per Development Agreement on our behalf but our attorney shall have no right to transfer Land owner's allocation of flat as mentioned in the Development Agreement.
18. To execute Agreement for sale in favour of their customer or intending purchaser without making us liable on any account under any circumstances or for any loss or damage by reasons thereof.
19. To receive or acknowledge any amount towards sale consideration of erected flat or garage or development cost which is allocated as DEVELOPER SHARE or DEVELOPER'S ALLOCATION over our above said landed property.
20. And generally to do all acts deeds and things which our said Attorney may think fit and necessary for any purpose as above said as fully and effectually in all respects as we could do the same. And we hereby whatsoever our said Attorney shall lawfully do or cause to be done by virtue of the said as if we are personally present.
21. To arrange Financing through Housing Loans in respect of the project from any Banks & Financial Institutions and to sign and execute all relevant documents required for it.
22. To form a Housing Society of the Flat Purchasers in the Said New Building and get it registered from relevant competent authority.
23. By this Power of Attorney no right, title interest and possession is hereby transferred to the attorney/s.
24. It is worth stated that there is no restriction imposed by any Court, Government or Semi- Government authority or any other Local Authority for executing & registering the power of attorney or if it is found our said attorney/s will abide by all the rules and

- regulations imposed by the authority and this power of attorney is REVOCABLE.
25. This Power of Attorney is revocable only after handing over the flats to the prospective buyers subject to fulfillment of conditions stipulated in Development Agreement.

THE FIRST SCHEDULE ABOVE
REFERRED TO (DESCRIPTION OF LAND)

All that piece and parcel of Rayoti Danga Land measuring 8.47 Cottha or 13.9755 Decimal more or less situate, lying at and being Mouza-Dakshinkhanda, J.L.No.-36, R.S. & L.R. Plot No. 4835 (four thousand eight hundred thirty five), L.R. Khatian Nos. – 5559, 5558, 5557, 5555 of the Dakshinkhanda Gram Panchyat, Sub-Registration Raniganj District Paschim Bardhaman, entire land is butted and bounded as follows:-

1. L.R. Khatian No. – 5559, R.S. & L.R. Plot No – 4835, Classification – Danga, Area – 2.1175 Katha (Land Owner Name – Mrs. Papri Pal)
2. L.R. Khatian No – 5557, R.S. & L.R. Plot No – 4835, Classification – Danga, Area – 2.1175 Katha (Land Owner Name – Mrs. Barnali Kabiraj)
3. L.R. Khatian No – 5558, R.S. & L.R. Plot No – 4835, Classification – Danga, Area – 2.1175 Katha (Land Owner Name – Mrs. Mayabati Ghosh)
4. L.R. Khatian No – 5555, R.S. & L.R. Plot No – 4835, Classification – Danga, Area – 2.1175 Katha (Land Owner Name – Mrs. Anita Mahato)

butted and bounded as follows:-

In the North :- Plot No – 4836 & Pukur,

In the South :- Plot No – 7856,

In the East :- 35 ft' Pucca Road (Banbahal Road),

In the West :- Pukur.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. 1 (A) & 1(B) and these will be treated as a part of this deed. IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective handson this the 15th day of February 2023 before A.D.S.R. Raniganj in free and fair state of mind and health.

Witnesses :

1. *Pink Khandal*
S/O Late Tapan Khandal
Andal More
P.O. 73- Andal
733321

2. *Lal Shyam Lal*
S/O Ramjit Lal
N.P. Dohshim Khandal
Andal Pin- 713321

Papri Pal
Barnali Kabisaj
Mayabati Ghash
Anita Mahato

Signature of Executant
YATEE DEVELOPERS LLP

Amindya Sen
Partner

YATEE DEVELOPERS LLP

Ashu Agard
Partner
 Signature of Attorney

Drafted and Typed at my office & I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Md. Masoor Hossain

(Hd)

Atk Coast

EN NO. F-1043/16/14/64

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & P

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনি 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
Right Hand					
	বৃহদঙ্গুল Thums	তর্জনি 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger



Anindya Sen

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

YATEE DEVELOPERS LLP

Anindya Sen

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনি 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
Right Hand					
	বৃহদঙ্গুল Thums	তর্জনি 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger



Arto + Agnesh

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Arto + Agnesh

Partner

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনি 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
Right Hand					
	বৃহদঙ্গুল Thums	তর্জনি 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger



Papri Pal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Papri Pal

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনি 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
Right Hand					
	বৃহদঙ্গুল Thums	তর্জনি 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger



Barunali Kabisaz

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Barunali Kabisaz



Scanned with OKEN Scanner

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

ডান হাত Right Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনাধিক Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনাধিক Ring	কনিষ্ঠা Small Finger	

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Mayabati Ghosh

Mayabati Ghosh

ডান হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনাধিক Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনাধিক Ring	কনিষ্ঠা Small Finger	

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Anita Mahato

Anita Mahato

ডান হাত Left Hand						ফটো
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনাধিক Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনাধিক Ring	কনিষ্ঠা Small Finger	

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

ডান হাত Left Hand						ফটো
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনাধিক Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনাধিক Ring	কনিষ্ঠা Small Finger	

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

Major Information of the Deed

No / Year Date	I-2304-00780/2023	Date of Registration	15/02/2023
	2304-8000388699/2023	Office where deed is registered	
	13/02/2023 3:27:14 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	P Mondal Andal, Thana : Andal, District : Paschim Bardhaman, WEST BENGAL, PIN - 713321, Mobile No. : 8918756863, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 19,13,104/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230400438/2023		

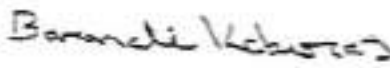
Land Details :

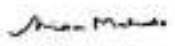
District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: DAKSHINKHANDA, Mouza: Dakshin Khanda, Pin Code : 713321

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4835	LR-5559	Vastu	Danga	2.1175 Katha		4,78,276/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4835	LR-5557	Vastu	Danga	2.1175 Katha		4,78,276/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-4835	LR-5558	Vastu	Danga	2.1175 Katha		4,78,276/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-4835	LR-5555	Vastu	Danga	2.1175 Katha		4,78,276/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					13.9755Dec	0 /-	19,13,104 /-	
Grand Total :					13.9755Dec	0 /-	19,13,104 /-	

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs Papri Pal (Presentant) Wife of Mr. Lakshman Pal Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	 15/02/2023	 LTI 15/02/2023	 15/02/2023
Dakshinkhanda, City:- , P.O:- Dakshinkhanda, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: cpxxxxxx4a, Aadhaar No: 63xxxxxxx7816, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office			
Mrs Barnali Kabiraj Wife of Mr. Mahashwar Kabiraj Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	 15/02/2023	 LTI 15/02/2023	 15/02/2023
Dakshinkhanda, City:- , P.O:- Dakshinkhanda, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: byxxxxxx7g, Aadhaar No: 41xxxxxxx5523, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office			
Mrs Mayabati Ghosh Wife of Lakshman Chandra Ghosh Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	 15/02/2023	 LTI 15/02/2023	 15/02/2023
Dakshinkhanda, City:- , P.O:- Dakshinkhanda, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: baxxxxxx4q, Aadhaar No: 44xxxxxxx5523, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office			

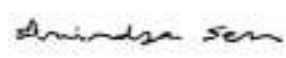
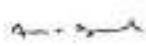
4	Name	Photo	Finger Print	Signature
	Mrs Anita Mahato Wife of Mr Bijoy Mahato Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office			
	15/02/2023	LTI 15/02/2023		15/02/2023
Madhujore Colliery, City:- , P.O:- Dakshinkhanda, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: hmxxxxxx2e, Aadhaar No: 81xxxxxxxxx2580, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office				

Attorney Details :

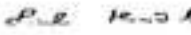
SI No	Name,Address,Photo,Finger print and Signature
1	YATEE DEVELOPERS LLP STREET NO - 18, SUJARA PLOT, GOPALMATH, City:- Not Specified, P.O:- OYARIA, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713217 , PAN No.: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Anindya Sen Son of Mr Arunabha Sen Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office			
	Feb 15 2023 3:14PM	LTI 15/02/2023	15/02/2023	
Tapaban City, Bloock No - 46, Flat No 3A, Bamunara, City:- , P.O:- Bamunara, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: clxxxxxx8c, Aadhaar No: 66xxxxxxxxx8934 Status : Representative, Representative of : YATEE DEVELOPERS LLP (as partner)				
2	Name	Photo	Finger Print	Signature
	Mr Ankit Agarwal Son of Mr Prabhash Kumar Agarwal Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office			
	Feb 15 2023 3:14PM	LTI 15/02/2023	15/02/2023	
Flat No - 201, B Block, Ganapati Apartment, Near Tata Motors Work Shop, City:- , P.O:- Dhanbad, P.S:- BANKMORE, District:-Dhanbad, Jharkhand, India, PIN:- 826001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: alxxxxxx5g, Aadhaar No: 34xxxxxxxxx3317 Status : Representative, Representative of : YATEE DEVELOPERS LLP (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pinku Mondal Son of Tapan Mondal Andal More, City:- , P.O:- Andal, P.S:- Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321			
	15/02/2023	15/02/2023	15/02/2023
Identifier Of Mrs Papri Pal, Mrs Barnali Kabiraj, Mrs Mayabati Ghosh, Mrs Anita Mahato, Mr Anindya Sen, Mr Ankit Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Papri Pal	YATEE DEVELOPERS LLP-3.49388 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Barnali Kabiraj	YATEE DEVELOPERS LLP-3.49388 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Mayabati Ghosh	YATEE DEVELOPERS LLP-3.49388 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs Anita Mahato	YATEE DEVELOPERS LLP-3.49388 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: DAKSHINKHANDA, Mouza: Dakshin Khanda, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4835, LR Khatian No:- 5559	Owner:গাপড়ী পাল, Gurdian:লক্ষণ , Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 4835, LR Khatian No:- 5557	Owner:বর্ণালী কবিরাজ, Gurdian:মহেশ্বর , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 4835, LR Khatian No:- 5558	Owner:মায়াবতী ঘোষ, Gurdian:লক্ষণ , Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 4835, LR Khatian No:- 5555	Owner:অনিতা মাহাতা, Gurdian:বিক্রম , Address:মধুজোড় কোথিয়াড়ী ৫-৬ নং পীট , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.

On 15-02-2023**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 : 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 12:54 hrs on 15-02-2023, at the Office of the A.D.S.R. RANIGANJ by Mrs Papri Pal , 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 19,13,104/-

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

Execution is admitted on 15/02/2023 by 1. Mrs Papri Pal, Wife of Mr Lakshman Pal, Dakshinkhanda, P.O: Dakshinkhanda, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 2. Mrs Barnali Kabiraj, Wife of Mr Mahashwar Kabiraj, Dakshinkhanda, P.O: Dakshinkhanda, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 3. Mrs Mayabati Ghosh, Wife of Lakshman Chandra Ghosh, Dakshinkhanda, P.O: Dakshinkhanda, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 4. Mrs Anita Mahato, Wife of Mr Bijoy Mahato, Madhujore Colliery, P.O: Dakshinkhanda, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession House wife

Indetified by Mr Pinku Mondal, , Son of Tapan Mondal, Andal More, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

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

Execution is admitted on 15-02-2023 by Mr Anindya Sen, partner, YATEE DEVELOPERS LLP, STREET NO - 18, SUJARA PLOT, GOPALMATH, City:- Not Specified, P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217

Indetified by Mr Pinku Mondal, , Son of Tapan Mondal, Andal More, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

Execution is admitted on 15-02-2023 by Mr Ankit Agarwal, partner, YATEE DEVELOPERS LLP, STREET NO - 18, SUJARA PLOT, GOPALMATH, City:- Not Specified, P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217

Indetified by Mr Pinku Mondal, , Son of Tapan Mondal, Andal More, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2010, Amount: Rs.50.00/-, Date of Purchase: 15/02/2023, Vendor name: Ajoy Kumar Chand



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2023, Page from 13798 to 13814

being No 230400780 for the year 2023.



Digitally signed by Sankha
Bandyopadhyay
Date: 2023.02.17 14:35:12 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2023/02/17 02:35:12 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RANIGANJ

West Bengal.

(This document is digitally signed.)