

S.L.No. 0101002322/2024

G- 010102364/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 105512

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

certified that the document is admitted
to registration. The signature sheet
and the endorsement sheets attached
with document are the part of this
Document.

District Sub-Registrar
Bankura

18 APR 2024

KNOWN ALL MEN BY THESE PRESENTS I, SRI MEGHNATH GHOSH, son of Late Anil Kumar Ghosh, by Occupation Business, by Nationality Indian, resident of Vill. & P.O. Beliatore, P.S. Beliatore, Dist. Bankura, Pin - 722203. Hereinafter referred to and called as the **"OWNER**. (Which expression unless otherwise excluded by or repugnant to the subject or context would be deemed to mean and include it is successors and assigns of the **FIRST PART**.

Contd....P/2

ক্রমিক নং-..... 5010

16.4.2024

ইং তারিখ.....

নাম..... Megh Nath Alish

বাসস্থান..... Lalazar

পানি..... Bikaner.....

..... 1st.....

শ্রী দেবদাস মজুমদার

বাকুলা মঙ্গল স্মারক ডেপুটি



[Handwritten signature]

District Sub-Registrar
Bankura

18 APR 2024

Subhajit Ranu

810 24. Kushtapati Ranu.

cinemagico col Bankura.

pot Di 59. Bankura.

722101

"DREAM"

"DREAM DEVELOPER", having its registered office at Fulbari, P.O. & P.S. Beliatare, Dist. Bankura, Pin - 722203 West Bengal, represented by its partner 1) **MR. RUPESH MUKHERJEE**, Son of Sri Haraprasad Mukherjee, resident of Vill. & P.O. Beliatare, P.S. Beliatare, Dist. Bankura, Pin - 722203. 2) **MR. SHIRSENDU GHOSH**, Son of Late Bimalendu Ghosh, Resident of Rabindra Sarani, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101. hereafter referred to as the **ATTORNEY(S)** (which expression unless otherwise excluded by or repugnant to the subject or context would be deemed to mean and include it is successors and assigns of the **SECOND PART**.

AND WHEREAS the landed property as has been mentioned in details below was originally belonged to Srimatya Kiransashi Debya wife of Late Barada Prasad Sarkar an inhabitant of Village Beliatare. Subsequently having her absolute right, title, interest and possession. Therein the sold her said land in favour of One Nani Gopal Chakraborty by two separate Registered Title Deed of Sale being No. 7797 & 7798 for the year of 1963 of the Gangajal Ghati Registry Office and simultaneously she lost her every right, title, interest and possession over her said landed property.

AND WHEREAS said Nanigopal Chakraborty having his exclusive right, title, interest and possession over his said purchased landed property his sole same portion of his purchased land in favour of Chhayarani Ghoshal wife of Baidyanath Ghoshal residing at Village Beliatare, Bankura by virtue of registered Deed being No. 5651 dated 04/08/1964 of the Gangajal Ghati Sub-Registry Office and being No. 3446 for the year of 1991 of the same office.

AND WHEREAS said Chhayarani Ghoshal began to use and occupy her said purchased land from her the date of her said purchase & gifted and subsequently she breathed her lost. And on her say demise her left out property has succeeded by the present seller number 1 to 4 of the aforementioned register Deed of Sale being No. 1 - 2742/20 of the A.D.S.R. Gangajal Ghati, along with one Animesh Ghoshal as her successor son and daughter having their exclusive right, title, interest and possession over the said land.

AND WHEREAS said Animesh Ghoshal was the exclusive owner of his 1/5th share of his said landed property having his exclusive, right, title, interest and possession therein, and on his demise his present successors being the seller No, 5 being his son and the seller No, 6 being his wife of the aforementioned Registered Deed of Sale being No. 2742/20 of the A.D.S.R. Gangajal Ghati have inherited his left out landed property and same portion of the said landed property was exchanged by aforementioned Nanigopal Chakraborty with one Anil Krishna Chakraborty resident of Village Beliatare by virtue of a Registered Dced of Exchange being number 824 dated 16/06/1975 of

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the Bankura Sadar Registry Office and they lost his every right, title, interest and possession over the said landed property and having the absolute right, title, interest and possession over the exchanged landed property of said Anil Krishna Chakraborty he died intestate and his present successors Barid Baran Chakraborty and other succeeded heirs and they sold the same in favour of Animesh Ghoshal by virtue of a registered Title Deed of Sale being No. 4165 dated 18/08/1986 of the A.D.S.R. Gangajal Ghati. And lost his every right, title, interest and possession over the said landed property and having the exclusive right, title, interest and possession over the land of said Animesh Ghoshal, he died intestate and accordingly the present successors being the seller No. 5 as his son and being the seller No. 6 as his wife of the said registered Sale Deed being No. 1 2742/20 of the A.D.S.R. Gangajal Ghati Office inherited him. And thus accordingly the aforementioned persons began to use and occupy their landed property in accordance with their proportionate share therein.

AND WHEREAS for proper development of their another landed property and for various valid reasons the above mentioned persons being the sellers sold their schedule below mentioned landed property in favour of the present owner the sale Deed being No. 2742/20 of the A.D.S.R. Office at Gangajal Ghati.

 **AND WHEREAS** the seller of this Deed having his absolute right, title, interest and possession over the schedule below mentioned land her mutated his land in his own name under the provisions of the west Bengal land Reforms Act, 1955. In searching the Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1679 admeasuring an Area of 0.10 Acre or 10 Decimal and Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1678 admeasuring an Area of 0.04 Acre or 04 Decimal converted **TARA** to **BASTU** of 0.03 Acre or 03 Decimal being the L.R. Khatian Number 2002 in her own name of Mouza Beliatore, J.L. No. 130 P.S. Beliatore, Dist Bankura under Beliatore Gram Panchayet and also conversion Certificate has been granted in his favour.

AND WHEREAS the above named owner for the purpose of their beneficial enjoyment and possession approached before and competent authority to be pleased to permit them above 03 Decimal to change the character of use land.

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WHEREAS I, am the **OWNER**, is the absolute owner(s) in respect **ALL THAT** piece and parcel of the land, fully and particularly mentioned in the schedule of this deed, described herein below, and is well seized and possessed of the same as absolute owner(s) by without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the aforesaid and below mentioned Schedule property but due to insufficient fund and other sufficient reasons and lack or technical expertise, we, could not construct building on the said plot.

AND WHEREAS we, have entered into an Supplementary Development agreement dated 16/04/2024 with **DREAM DEVELOPER** having its registered office at Fulbari, P.O. & P.S. Beliatare, Dist. Bankura, Pin - 722203 West Bengal, represented by its partner **1) MR. RUPESH MUKHERJEE**, Son of Sri Haraprasad Mukherjee, resident of Vill. & P.O. Beliatare, P.S. Beliatare, Dist. Bankura, Pin - 722203. **2) MR. SHIRSENDU GHOSH**, Son of Late Bimalendu Ghosh, Resident of Rabindra Sarani, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101. hereafter referred to as the **DEVELOPER(S)** which was duly registered on 16/04/2024 in the office of the D.S.R. Bankura and recorded as Deed No. 01012302, Book I for year 2024 for Supplementary Development of the said land by constructing multi - storied building thereon on the terms and conditions and stipulations contained in the said Agreement.

AND WHEREAS one of the conditions contained in the said agreement is that I / we shall grant Development Power of Attorney in favour of the Developer(s) to carry out the Development work and also for transfer the flats/ Garage / units to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. I/ we, therefore appoint the said developer(s), described in this deed above, as my / our true and lawful Attorney(s) for the purpose hereinafter mentioned and vesting him / her them with the power and authorities to act and to perform as herein contained.

TERMS AND CONDITIONS OF DEVELOPMENT POWER

- 1) To look after, manage, control, supervise and protect the said property in such manner as my / our said Attorney(s) shall think fit and proper.
- 2) To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion plan, Amalgamation Plan, Amalgamation Plan, specifications of structure, construction of multi - storied building in the said property as well as revised or new plans in respect of such construction and to sing all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or addition Plan, Alteration Plan and to submit the same before the concerned Panchayet Authority for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion plan, specifications, Amalgamation plan and also to sign Deed of Rectification Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building Plan, Addition Plan, Alteration Plan, Completion Plan, Completion Certificate etc. from the concerned Panchayet Authority upon giving proper acknowledgement and or receipts for the same.
- 3) To appear before and represent me / us at the office of the B.L. & L.R.O. S.D.L.R.O., A.D.M. (L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax Matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the Development of the said property.

- 4) To negotiate for sale or disposal of the Developer's Allocation as specified in the reference **Development Agreement** and also for development work in respect of entire Schedule property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference **Development Agreement** and also in respect of the proportionate share in the land in the said property, on which the said multi storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my / our said Attorney(s) and / or in respect of the said multi - storied building to be constructed in the said property at such price and on such terms and conditions as my / our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of my / our said Attorney(s) and / or in respect of the said multi-storied building to be constructed in the said property at such price from the developers allocation and on such terms and conditions as my / our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and prefect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as my / our said Attorney(s) shall fit and proper.
- 5) To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.

✓ (Adv)

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- 6) To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, colliers, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as my / our said Attorney shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
- 7) To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and no such terms and conditions as my / our said Attorney(s) shall think fit and proper.
- 8) To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property.
- 9) To pay or cause to be paid all Panchayet rates, taxes and other outgoing and impositions payable in respect of the said property during the constructing of the said multistoried building.
- 10) In terms of the said reference **Development Agreement** and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed or Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said

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Attorney(s) shall think it and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.

- 11) In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi storied building therein or any portions thereof, to file objection and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
- 12) To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and / or the said multistoried building and all matters relating thereto.
- 13) To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation I the said property, fully described in reference development agreement, and to give valid and effectual receipts and discharges for the same.
- 14) To commence, prosecute, defend and continue all actions suits, appeals and other legal proceedings or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to me / us in respect of the

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said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceedings to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify plaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any Court, Accountant General, Official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service or writs of summons and legal process and generally to do and represent me before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.

15) To adjust, settle, compromise all disputes, accounts or any other matter regarding my / our property building or documents, which may arise hereafter between me / us and any other person, firm or company on such terms as my / our said Attorney(s) may think fit and proper.

16) To execute and register necessary Deed of Conveyance in favour of the intending purchaser or purchasers on my / our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, Deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed multi-storied building and / or any part thereof on the basis of the aforesaid **Development Agreement** and other things, which my / our said Attorney(s) shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchaser's fully and effectually in all respect as I / we, could do the same by me / us personally and / or jointly.

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- 17) Generally to do all other acts, deeds, matters and things whatsoever in and about the said property and the affirms relating thereto as effectually as we, ourselves could do personally.
- 18) We do hereby ratify and confirm and agree and covenant with our said Attorney(s) shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or execute by our said Attorney(s).
- 19) We do hereby agree and confirm that our Attorney(s) in every respect if he they wanted to do so and Vice - Versa in respect of every affair of the below mentioned scheduled property including having authority to sign solely as develop(s).
- 20) Any other Specific Points :

THE SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)
SCHEDULE -A

ALL THAT piece and parcel of "**BASTU**" land measuring 0.13 Acre more or less together Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1679 admeasuring an Area of 0.10 Acre or 10 Decimal and Sabek Plot No. 239 corresponding to L.R. Plot No. 239/1678 admeasuring an Area of 0.04 Acre or 04 Decimal converted TARA to BASTU of 0.03 Acre or 03 Decimal being the L.R. Khatian Number 2002 in her own name of Mouza Beliatore, J.L. No. 130 P.S. Beliatore, Dist Bankura under Beliatore Gram Panchayet. which is butted and bounded as follows:-

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On the North :- 60' - 00" feet wide Pucca Road.
On the South :- 12' - 00" feet wide Kancha Road.
On the East :- Plot of 239/1680.
On the West :- Land of Dinabandhu Patra.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 18th day of APRIL, 2024 (Two Thousand Twenty Four).

WITNESS

Subhas Rana,
S/O - KUSHUPATI RANA,
CINEMATOGRAPHER BANKURA,
722101

Supradip Das,
S/O - Shyamal Das,
Shikharika Para, Bankura,
722101

Photograph and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

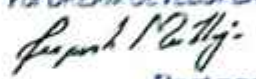
Drafted by

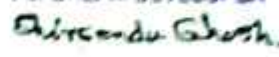
ABHISHEK CHAUDHURI
Advocate
Judge Court, Bankura
Enrol. No. - P/423/552/2017

:: Typed by ::

Santanu Dey
SANTANU DEY
(BANKURA COURT
COMPOUND)


Signature of the OWNER

FOR DREAM DEVELOPER

Partner

FOR DREAM DEVELOPER

Partner

Signature of the ATTORNEYS

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Neelkanti Banerjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Shirsendu Ghosh

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

For DREAM DEVELOPER

Partner

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Lopamudra Mukherjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

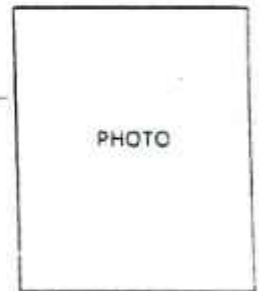
স্বাক্ষর

Signature

For DREAM DEVELOPER

Partner

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



PHOTO

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

Major Information of the Deed

Deed No :	I-0101-02364/2024	Date of Registration	18/04/2024
Query No / Year	0101-8000955608/2024	Office where deed is registered	
Query Date	16/04/2024 7:05:41 PM	D.S.R, BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Meghnath Ghosh Beliatore, Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722203, Mobile No. : 9332679822, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property. Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 72,39,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4B(g))	Rs. 60/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010102302/2024		

Land Details :

District: Bankura, P.S:- Beliator, Gram Panchayat: BELIATOR, Mouza: Beliature, Pin Code : 722203

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-239/1679	LR-2002	Commercial	Bastu	0.1 Acre	55,68,750/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-239/1678	LR-2002	Commercial	Bastu	0.03 Acre	16,70,625/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			13Dec	0 /-	72,39,375 /-
		Grand Total :			13Dec	0 /-	72,39,375 /-

Principal Details :

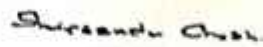
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Meghnath Ghosh (Presentant) Son of Late Anil Kumar Ghosh Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office		 Captured	
	18/04/2024	LT1 18/04/2024	18/04/2024	
Village:- Belliator, P.O:- Belliator, P.S:-Belliator, District:-Bankura, West Bengal, India, PIN:- 722203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: ahxxxxxx5g, Aadhaar No: 98xxxxxxxx3494, Status :Individual, Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office				

Attorney Details :

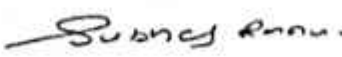
SI No	Name,Address,Photo,Finger print and Signature			
1	Dream Developer Village:- Fulbari, P.O:- Belliator, P.S:-Belliator, District:-Bankura, West Bengal, India, PIN:- 722203 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx8j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rupesh Mukherjee Son of Mr Haraprasad Mukherjee Date of Execution - 18/04/2024 , , Admitted by: Self, Date of Admission: 18/04/2024, Place of Admission of Execution: Office		 Captured	
	Apr 18 2024 2:31PM	LT1 18/04/2024	18/04/2024	
Village:- Belliator, P.O:- Belliator, P.S:-Belliator, District:-Bankura, West Bengal, India, PIN:- 722203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: bkxxxxxx1m, Aadhaar No: 20xxxxxxxx4729 Status : Representative, Representative of : Dream Developer (as Partner)				

Name	Photo	Finger Print	Signature
Mr Shirsendu Ghosh Son of Late Bimalendu Ghosh Date of Execution - 18/04/2024, , Admitted by: Self, Date of Admission: 18/04/2024, Place of Admission of Execution: Office	 Apr 18 2024 3:32PM	 Captured LTI 18/04/2024	 18/04/2024
Rabindra Sarani Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ahxxxxxx2a, Aadhaar No: 40xxxxxxxx9107 Status : Representative, Representative of : Dream Developer (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhas Rana Son of Late Kushapati Rana Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101	 18/04/2024	 Captured 18/04/2024	 18/04/2024
Identifier Of Mr Meghnath Ghosh, Mr Rupesh Mukherjee, Mr Shirsendu Ghosh			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr Meghnath Ghosh	Dream Developer-10 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	Mr Meghnath Ghosh	Dream Developer-3 Dec

Land Details as per Land Record

District: Bankura, P.S:- Beliator, Gram Panchayat: BELIATOR, Mouza: Bellatore, Pin Code : 722203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 239/1679, LR Khatian No:- 2002	Owner:মেঘনাথ গোস্বামী, Gurdian:অমিত , Address:বিলু , Classification:বন্য, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 239/1678, LR Khatian No:- 2002	Owner:মেঘনাথ গোস্বামী, Gurdian:অমিত , Address:বিলু , Classification:ভূমি, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010102364 / 2024

On 18-04-2024

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 11:36 hrs on 18-04-2024, at the Office of the D.S.R, BANKURA by Mr Meghnath Ghosh ,Executant.

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 72,39,375/-

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

Execution is admitted on 18/04/2024 by Mr Meghnath Ghosh, Son of Late Anil Kumar Ghosh, P.O: Beliator, Thana: Beliator, , Bankura, WEST BENGAL, India, PIN - 722203, by caste Hindu, by Profession Business

Indetified by Mr Subhas Rana, , , Son of Late Kushapati Rana, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

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

Execution is admitted on 18-04-2024 by Mr Rupesh Mukherjee, Partner, Dream Developer, Village:- Fulbari, P.O:- Beliator, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:- 722203

Indetified by Mr Subhas Rana, , , Son of Late Kushapati Rana, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

Execution is admitted on 18-04-2024 by Mr Shirsendu Ghosh, Partner, Dream Developer, Village:- Fulbari, P.O:- Beliator, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:- 722203

Indetified by Mr Subhas Rana, , , Son of Late Kushapati Rana, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 60.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3070, Amount: Rs.100.00/-, Date of Purchase: 16/04/2024, Vendor name: Debdas Mukherjee



Subhankar Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0101-2024, Page from 45068 to 45085
being No 010102364 for the year 2024.



Digitally signed by SUBHANKAR PAL
Date: 2024.04.18 17:30:29 +05:30
Reason: Digital Signing of Deed.

(Subhankar Pal) 18/04/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.