


586

I-599/2023




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 149756


 1-08 b.m
 07/02/2023

Certified true and correct copy of the
 Sheet and the Signature Sheet
 attached herewith as per
 are part of the instrument.

Q - 80028/155/2023


 Additional District Sub-Registrar
 Raniganj, Paschim Bardhaman

07 FEB 2023
 07 FEB 2023

POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

Contd. Page-02


 -100

SINo. 4178 Date 06/02/23
Sold to Rajoy Laxmi Developers
Address Dy P-12
Value of Stamp 100/-
Date of Purchase of the stamp
Prepar from Treasury
Name of the Treasury from
Durgapur

Chatterjee

A.D.S. No. 1/2015-17
Licence No. 1/2015-17



A
Additional District Sub-Registrar
Raniganj, Bardhaman
Additional District Sub-Registrar
Raniganj, Bardhaman

07 FEB 2023

[1] **Mr. SUKHAMAY GOPE [Pan No-AWVPG1381R]**

[2] **Mr. DUBESH GOPE [Pan No-AJZPG4729N]** both are son of Dhiren Gope, by Occupation- Business, by faith: Hindu, by nationality: Indian, residing at Dharmarajtala, Searsole, Pin-713358, P.O-Rajbari, P.S-Raniganj, District – Paschim Bardhaman West Bengal.

[3] **Mr. UTPAL GHOSH [Pan No-AQBPG8442K]** son of Narayan Ghosh by Occupation-Service,

[4] **RINA GHOSH [Pan No-BJJPG0582J]** wife of **Mr. Utpal Ghosh**, by Occupation-Housewife, both are by faith: Hindu, by nationality: Indian, residing at Vill-Kalipur, P.O-Dakshinkhanda, P.S-Andal, Pin-713321, District –Paschim Bardhaman West Bengal.

KNOW ALL MEN BY THESE PRESENTS THAT WE,

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

BUJOY LAXMI DEVELOPERS [Pan-AAZFB0796M] A Partnership Firm enacted under Partnership Act, 1932, having its office at Vill+P.O-Arraha, Durgapur-12, P.S-Kanksa, District–Paschim Bardhaman West Bengal represented by **one of its Partners namely [1] Uttam Patra [Pan No-APAPP2919J]** Son of Haradhan Patra, by nationality: Indian, by faith: Hindu, by occupation: Business, resident of Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, District –Paschim Bardhaman West Bengal, [2] **Mr. ANUPAM ROY [Pan No-BURPR3437C]** son of Bidyut Baran Roy by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at C3/6B, Vivekananda Park, Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal **AS OUR LAWFUL ATTORNEY.**

And whereas Patik Misra was the recorded owner and his name was recorded in records of rights and thereafter transferred an area of 34 Decimal of land by way of regd deed of sale being no-666 of 2012 in favour of Continuous Associates and an area of 36.5 decimal by way of regd deed of sale being no-4852 of 2009 in favour of Continuous Associates.

And whereas Continuous Associates transferred an area of 2 Katha of land by way of regd deed of sale being no-4928 of 2020 in favour of Utpal Ghosh & Rina Ghosh and thereafter Continuous Associates transferred an area of 4.74 Katha of land by way of regd deed of sale being no-329 of 2020 in favour of Utpal Ghosh & Rina Ghosh .

And whereas Prasanta Majhi transferred an area of 2.7885 Decimal of land by way of regd deed of sale being no-1272 of 2022 in favour of Utpal Ghosh & Rina Ghosh.

And whereas Continuous Associates transferred an area of 2 Katha of land by way of regd deed of sale being no-1403 of 2021 in favour of Sukhamoy Gope & Dubesh Gope and thereafter Continuous Associates transferred an area of 5 Katha 9 Chatak of land by way of regd deed of sale being no-1851 of 2021 in favour of Sukhamoy Gope & Dubesh Gope.



And whereas Niranjan Majhi & Deepak Majhi executed one development Power of attorney in favour of Asutosh Mondal vide deed no-230401419 of 2021 and thereafter Niranjan Majhi & Deepak Majhi through their constituted attorney Asutosh Mondal transferred an area of 2 Katha 13 chatak of land by way of regd deed of sale being no-1581 of 2021 in favour of Sukhamoy Gope & Dubesh Gope.

And whereas name of the present landowners i.e. the executants duly recorded in the role of BL & LRO under khatian no-LR-2782, 2779, 2876, **2851**, 2853, 2861 and from the date of purchase they are owning, possessing and seizing the "schedule below property" without any encumbrances from any persons.

AND WHEREAS We already entered with an agreement for development vide **Registered Development Agreement being no-230403068 of 2022, Volume No-2304-2022, Page No-61893 to 61931** and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Andal Gram Panchayat and/or any other concerned Authority/Authorities but due to our engagement in other affairs and lack of sufficient times we are not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such we are in need to execute this power of attorney by appointing our developer company.

By force of this Power of Attorney our lawful attorney shall be able to do any acts as follows either singly or jointly :-

1. To appear before the office of Andal Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. To submit any building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before Andal Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
3. To deposit any fees or charges in the office of Andal Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.

8. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in our name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
12. To execute any affidavit or bond or any documents in favour of customer or office.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building in respect of developers' allocation.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
16. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.
18. By force of **Registered Development Agreement being no-230403068 of 2022, Volume No-2304-2022, Page No-61893 to 61931** our attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. This power of attorney is revocable in nature.

And Generally to do all acts deeds and thing which our said attorney or 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 either singly or jointly shall lawfully do or cause to be done by virtue of this said as if we were personally present.

SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT piece and parcel of Land measuring area of **18.80 Katha or more or less 31 decimal** under Mouza-Bhadur, J.L No-42, P.S-Andal, Dist-Paschim Barddhaman, West Bengal which is butted and bounded as follows : *North*: 25 ft wide Metal road. East : Plot No-LR-1526, West: 26 ft wide Kancha road. South: Plot No-LR-1051 comprising in plot and Khatian no as follows :

Plot no	Khatian No	Nature	Land Area
LR-1049	LR-2782	Kanali	4 Decimal
LR-1049	LR-2853	Kanali	4 Decimal
LR-1049	LR-2861	Kanali	4 Decimal
LR-1049	LR-2876	Kanali	3 Decimal
LR-1050	LR-2782	Kanali	2 Decimal
LR-1050	LR-2779	Kanali	1 Decimal
LR-1050	LR-2851	Kanali	2 Decimal
LR-1050	LR-2853	Kanali	3 Decimal
RS-1046	RS- 373	Baid	1 Decimal
RS-1046	RS- 373	Baid	2 Decimal
RS-1046	RS- 373	Baid	2.3 Decimal
RS-1046	RS- 373	Baid	2.7 Decimal

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties have executed this development power of attorney on this 7th day of February 2023 before ADSR office at Raniganj.

Witnesses:

1. Subhajit Chakraborty,
Sri Ranjan Chakraborty,
Durgapur. 713212.
Arraha
P.S - Kankra.

Subharmay Gope
Dubech aope
uttapof Chosh
ଅଧ୍ୟକ୍ଷ

2. Bhola Pal
Durgapur - Govt
Durgapur - 16

SIGNATURE OF THE EXECUTANT

BIJOY LAXMI DEVELOPERS

Uttam Patra
Partner

BIJOY LAXMI DEVELOPERS

Anupam Roy
Partner

Signature of our attorney duly
Attested by us

Subharmay Gope

Dubech aope

uttapof Chosh
ଅଧ୍ୟକ୍ଷ

SIGNATURE OF THE EXECUTANT


Drafted and typed by me

Prasanta Ranjan Dasgupta




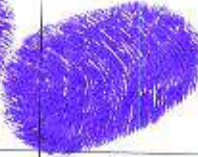




Advocate, Durgapur Court

En no-WB-733 of 2011







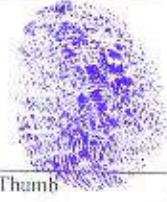




FINGER PRINT & PHOTOCOPY

Left hand						 Sukhmay Grope
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	







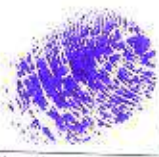

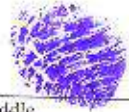


Signature & Photograph is duly attested by me *Sukhmay Grope* ✓

Left hand						 Dubey Grope
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Dubey Grope* ✓


Left hand						 Ullas Grope
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Ullas Grope* ✓

Left hand						 Binay Grope
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Binay Grope* ✓

FINGER PRINT & PHOTOCOPY

Left hand						 Uttam patra
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me Uttam Patra ✓

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me Anupam Roy ✓

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Major Information of the Deed

Deed No :	I-2304-00599/2023	Date of Registration	07/02/2023
Query No / Year	2304-8000281155/2023	Office where deed is registered	
Query Date	02/02/2023 2:19:44 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	P BANDYOPADHYAY Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9476229899, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 12/-	Rs. 62,25,120/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230403068/2022		

Land Details :

District: Paschim Bardhaman, P.S:- Andol, Gram Panchayat: ANDAL, Mouza: Bhadur, Pin Code : 713321



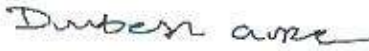
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1049	LR-2782	Vastu	Kanali	4 Dec	1/-	7,25,760/-	Width of Approach Road: 51 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1049	LR-2853	Vastu	Kanali	4 Dec	1/-	7,25,760/-	Width of Approach Road: 51 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1049	LR-2861	Vastu	Kanali	4 Dec	1/-	7,25,760/-	Width of Approach Road: 51 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1049	LR-2876	Vastu	Kanali	3 Dec	1/-	5,44,320/-	Width of Approach Road: 51 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1050	LR-2782	Vastu	Kanali	2 Dec	1/-	3,62,880/-	Width of Approach Road: 51 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-1050	LR-2779	Vastu	Kanali	1 Dec	1/-	1,81,440/-	Width of Approach Road: 51 Ft., Adjacent to Metal Road, , Project Name :

L7	LR-1050	LR-2851	Vastu	Kanali	2 Dec	1/-	3,62,880/-	Width of Approach Road: 51 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-1050	LR-2853	Vastu	Kanali	3 Dec	1/-	5,44,320/-	Width of Approach Road: 51 Ft., Adjacent to Metal Road, , Project Name :
L9	RS-1046	RS-373	Vastu	Baid	1 Dec	1/-	2,56,500/-	Width of Approach Road: 51 Ft., Adjacent to Metal Road, , Project Name :
L10	RS-1046	RS-373	Vastu	Kanali	2 Dec	1/-	5,13,000/-	Width of Approach Road: 51 Ft., Adjacent to Metal Road, , Project Name :
L11	RS-1046	RS-373	Vastu	Baid	2.3 Dec	1/-	5,89,950/-	Width of Approach Road: 51 Ft., Adjacent to Metal Road, , Project Name :
L12	RS-1046	RS-373	Vastu	Baid	2.7 Dec	1/-	6,92,550/-	Width of Approach Road: 51 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			31Dec	12 /-	62,25,120 /-	
		Grand Total :			31Dec	12 /-	62,25,120 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUKHAMAY GOPE (Presentant) Son of Mr DHIREN GOPE Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
		07/02/2023	LTI 07/02/2023	07/02/2023



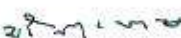
DHARMARAJTALA,, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx1R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023
, Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr DUBESH GOPE Son of Mr DHIREN GOPE Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office			
	07/02/2023	LTI 07/02/2023	07/02/2023	

DHARMARAJTALA, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx9N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023
, Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr UTPAL GHOSH Son of Mr NARAYAN GHOSH Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office			
	07/02/2023	LTI 07/02/2023	07/02/2023	

VILL KALIPUR, City:- , P.O:- DAKSHINAKHANDA, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQxxxxxx2K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023
, Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office












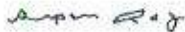


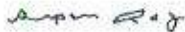


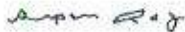
4	Name	Photo	Finger Print	Signature
	Mrs RINA GHOSH Wife of Mr UTPAL GHOSH Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office			
	07/02/2023	LTI 07/02/2023	07/02/2023	

VILL KALIPUR, City:- , P.O:- DAKSHINAKHANDA, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJxxxxxx2J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023
, Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BIJOY LAXMI DEVELOPERS VILL BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxx6M,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> Mr Uttam Patra Son of Mr Haradhan Patra Date of Execution - 07/02/2023, , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office </td> <td>  Feb 7 2023 3:04PM </td> <td>  LTI 07/02/2023 </td> <td>  07/02/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Uttam Patra Son of Mr Haradhan Patra Date of Execution - 07/02/2023, , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office	 Feb 7 2023 3:04PM	 LTI 07/02/2023	 07/02/2023	VILL BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx9J,Aadhaar No Not Provided Status : Representative, Representative of : BIJOY LAXMI DEVELOPERS (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr Uttam Patra Son of Mr Haradhan Patra Date of Execution - 07/02/2023, , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office	 Feb 7 2023 3:04PM	 LTI 07/02/2023	 07/02/2023									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ANUPAM ROY Son of Mr Bidyut Baran ROY Date of Execution - 07/02/2023, , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office </td> <td>  Feb 7 2023 3:05PM </td> <td>  LTI 07/02/2023 </td> <td>  07/02/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ANUPAM ROY Son of Mr Bidyut Baran ROY Date of Execution - 07/02/2023, , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office	 Feb 7 2023 3:05PM	 LTI 07/02/2023	 07/02/2023	C3/6B, Vivekananda Park, BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx7C,Aadhaar No Not Provided Status : Representative, Representative of : BIJOY LAXMI DEVELOPERS (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr ANUPAM ROY Son of Mr Bidyut Baran ROY Date of Execution - 07/02/2023, , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office	 Feb 7 2023 3:05PM	 LTI 07/02/2023	 07/02/2023									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhajit Chakraborty Son of Mr Ranjan Chakraborty Arpan Apartment 58 , Kanksa, City:- , P.O:- SARGARBHANGA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211	 07/02/2023	 07/02/2023	 07/02/2023
Identifier Of Mr SUKHAMAY GOPE, Mr DUBESH GOPE, Mr UTPAL GHOSH, Mrs RINA GHOSH, Mr Uttam Patra, Mr ANUPAM ROY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKHAMAY GOPE	BIJOY LAXMI DEVELOPERS-1 Dec
2	Mr DUBESH GOPE	BIJOY LAXMI DEVELOPERS-1 Dec
3	Mr UTPAL GHOSH	BIJOY LAXMI DEVELOPERS-1 Dec
4	Mrs RINA GHOSH	BIJOY LAXMI DEVELOPERS-1 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKHAMAY GOPE	BIJOY LAXMI DEVELOPERS-0.5 Dec
2	Mr DUBESH GOPE	BIJOY LAXMI DEVELOPERS-0.5 Dec
3	Mr UTPAL GHOSH	BIJOY LAXMI DEVELOPERS-0.5 Dec
4	Mrs RINA GHOSH	BIJOY LAXMI DEVELOPERS-0.5 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKHAMAY GOPE	BIJOY LAXMI DEVELOPERS-0.575 Dec
2	Mr DUBESH GOPE	BIJOY LAXMI DEVELOPERS-0.575 Dec
3	Mr UTPAL GHOSH	BIJOY LAXMI DEVELOPERS-0.575 Dec
4	Mrs RINA GHOSH	BIJOY LAXMI DEVELOPERS-0.575 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKHAMAY GOPE	BIJOY LAXMI DEVELOPERS-0.675 Dec
2	Mr DUBESH GOPE	BIJOY LAXMI DEVELOPERS-0.675 Dec
3	Mr UTPAL GHOSH	BIJOY LAXMI DEVELOPERS-0.675 Dec
4	Mrs RINA GHOSH	BIJOY LAXMI DEVELOPERS-0.675 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKHAMAY GOPE	BIJOY LAXMI DEVELOPERS-1 Dec
2	Mr DUBESH GOPE	BIJOY LAXMI DEVELOPERS-1 Dec
3	Mr UTPAL GHOSH	BIJOY LAXMI DEVELOPERS-1 Dec
4	Mrs RINA GHOSH	BIJOY LAXMI DEVELOPERS-1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKHAMAY GOPE	BIJOY LAXMI DEVELOPERS-1 Dec
2	Mr DUBESH GOPE	BIJOY LAXMI DEVELOPERS-1 Dec
3	Mr UTPAL GHOSH	BIJOY LAXMI DEVELOPERS-1 Dec
4	Mrs RINA GHOSH	BIJOY LAXMI DEVELOPERS-1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKHAMAY GOPE	BIJOY LAXMI DEVELOPERS-0.75 Dec
2	Mr DUBESH GOPE	BIJOY LAXMI DEVELOPERS-0.75 Dec
3	Mr UTPAL GHOSH	BIJOY LAXMI DEVELOPERS-0.75 Dec
4	Mrs RINA GHOSH	BIJOY LAXMI DEVELOPERS-0.75 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKHAMAY GOPE	BIJOY LAXMI DEVELOPERS-0.5 Dec

2	Mr DUBESH GOPE	BIJOY LAXMI DEVELOPERS-0.5 Dec
3	Mr UTPAL GHOSH	BIJOY LAXMI DEVELOPERS-0.5 Dec
4	Mrs RINA GHOSH	BIJOY LAXMI DEVELOPERS-0.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKHAMAY GOPE	BIJOY LAXMI DEVELOPERS-0.25 Dec
2	Mr DUBESH GOPE	BIJOY LAXMI DEVELOPERS-0.25 Dec
3	Mr UTPAL GHOSH	BIJOY LAXMI DEVELOPERS-0.25 Dec
4	Mrs RINA GHOSH	BIJOY LAXMI DEVELOPERS-0.25 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKHAMAY GOPE	BIJOY LAXMI DEVELOPERS-0.5 Dec
2	Mr DUBESH GOPE	BIJOY LAXMI DEVELOPERS-0.5 Dec
3	Mr UTPAL GHOSH	BIJOY LAXMI DEVELOPERS-0.5 Dec
4	Mrs RINA GHOSH	BIJOY LAXMI DEVELOPERS-0.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKHAMAY GOPE	BIJOY LAXMI DEVELOPERS-0.75 Dec
2	Mr DUBESH GOPE	BIJOY LAXMI DEVELOPERS-0.75 Dec
3	Mr UTPAL GHOSH	BIJOY LAXMI DEVELOPERS-0.75 Dec
4	Mrs RINA GHOSH	BIJOY LAXMI DEVELOPERS-0.75 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr SUKHAMAY GOPE	BIJOY LAXMI DEVELOPERS-0.25 Dec
2	Mr DUBESH GOPE	BIJOY LAXMI DEVELOPERS-0.25 Dec
3	Mr UTPAL GHOSH	BIJOY LAXMI DEVELOPERS-0.25 Dec
4	Mrs RINA GHOSH	BIJOY LAXMI DEVELOPERS-0.25 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Bhadur, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1049, LR Khatian No:- 2782	Owner:উত্পল ঘোষ, Gurdian:নারায়ন , Address:নিজ , Classification:কানালী, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:-1049, LR Khatian No:- 2853	Owner:সুখময় গোপ, Gurdian:ধীরেন , Address:নিজ , Classification:কানালী, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1049, LR Khatian No:- 2861	Owner:দুবেশ গোপ, Gurdian:ধীরেন গোপ, Address:রানীগঞ্জ , Classification:কানালী, Area:0.04000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 1049, LR Khatian No:- 2876	Owner:রীনা ঘোষ, Gurdian:উত্পল , Address:নিজ , Classification:কানালী, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1050, LR Khatian No:- 2782	Owner:উত্পল ঘোষ, Gurdian:নারায়ন , Address:নিজ , Classification:কানালী, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1050, LR Khatian No:- 2779	Owner:রীপা ঘোষ, Gurdian:উত্পল ঘোষ, Address:নিজ , Classification:কানালী, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 1050, LR Khatian No:- 2851	Owner:দুবেশ গোপ, Gurdian:ধীরেন , Address:ধর্মরাজতলা সিহাডশোল রাজবাড়ি রানীগঞ্জ , Classification:কানালী, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 1050, LR Khatian No:- 2853	Owner:সুখময় গোপ, Gurdian:ধীরেন , Address:নিজ , Classification:কানালী, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L9	RS Plot No:- 1046, RS Khatian No:- 373		Owner Name not selected by applicant.
L10	RS Plot No:- 1046, RS Khatian No:- 373		Owner Name not selected by applicant.
L11	RS Plot No:- 1046, RS Khatian No:- 373		Owner Name not selected by applicant.
L12	RS Plot No:- 1046, RS Khatian No:- 373		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230400599 / 2023

On 07-02-2023

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 13:08 hrs on 07-02-2023, at the Office of the A.D.S.R. RANIGANJ by Mr SUKHAMAY GOPE , 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 62,25,120/-

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

Execution is admitted on 07/02/2023 by 1. Mr SUKHAMAY GOPE, Son of Mr DHIREN GOPE, DHARMARAJTALA,, P.O: SEARSOLE RAJBARI, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by Profession Business, 2. Mr DUBESH GOPE, Son of Mr DHIREN GOPE, DHARMARAJTALA, P.O: SEARSOLE RAJBARI, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by Profession Business, 3. Mr UTPAL GHOSH, Son of Mr NARAYAN GHOSH, VILL KALIPUR, P.O: DAKSHINAKHANDA, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Service, 4. Mrs RINA GHOSH, Wife of Mr UTPAL GHOSH, VILL KALIPUR, P.O: DAKSHINAKHANDA, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession House wife

Indetified by Mr Subhajit Chakraborty, , , Son of Mr Ranjan Chakraborty, Arpan Apartment 58 , Kanksa, P.O: SARGARBHANGA, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by profession Others

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

Execution is admitted on 07-02-2023 by Mr Uttam Patra, PARTNER, BIJOY LAXMI DEVELOPERS, VILL BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Subhajit Chakraborty, , , Son of Mr Ranjan Chakraborty, Arpan Apartment 58 , Kanksa, P.O: SARGARBHANGA, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by profession Others

Execution is admitted on 07-02-2023 by Mr ANUPAM ROY, PARTNER, BIJOY LAXMI DEVELOPERS, VILL BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Subhajit Chakraborty, , , Son of Mr Ranjan Chakraborty, Arpan Apartment 58 , Kanksa, P.O: SARGARBHANGA, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713211, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 14.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4178, Amount: Rs.100.00/-, Date of Purchase: 06/02/2023, Vendor name: Somnath Chatterjee



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 10433 to 10451

being No 230400599 for the year 2023.



Digitally signed by Sankha
Bandyopadhyay
Date: 2023.02.08 13:01:21 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2023/02/08 01:01:21 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)