

श्री-0101001937/2022

Po1010 2016/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 129369

श्री → 1099468/22

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

12/4/22

12-24/22

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
12 APR 2022

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. Beliapore, P.S. Beliapore, 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.**

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Admission
Adv.

629
12/04/2022
Subhas Rana
Subhas Rana
Subhas Rana
Subhas Rana
Subhas Rana



District Sub-Registrar
Bankura

12 APR 2022

Subhas Rana,
Plot. Kushupati Rana,
Chandernagar
Bankura,
722101

“DREAM DEVELOPER”, having its registered office at Fulbari, P.O. & P.S. Beliatore, Dist. Bankura, Pin - 722203 West Bengal, represented by its partner 1) **MR. RUPESH MUKHERJEE**, Son of Sri Haraprasad Mukherjee, resident of Vill. & P.O. Beliatore, P.S. Beliatore, 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 Beliatore. 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 Beliatore, 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. I - 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 Beliatore by virtue of a Registered Deed 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. I 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 1667 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 agreement dated 28/03/2022 with **DREAM DEVELOPER** having its registered office at Fulbari, P.O. & P.S. Beliatore, Dist. Bankura, Pin - 722203 West Bengal, represented by its partner **1) MR. RUPESH MUKHERJEE**, Son of Sri Haraprasad Mukherjee, resident of Vill. & P.O. Beliatore, P.S. Beliatore, 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 28/03/2022 in the office of the D.S.R. Bankura and recorded as Deed No. 010101688 Book I for year 2022 for 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.

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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 sign 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.

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- 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.

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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 1667 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 :- 23` - 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 12TH day of APRIL, 2022 (Two Thousand Twenty Two).

WITNESS

Subhas Rana.
S/O LT. KUSHAPATI RANA.
CINEMURIOA & BANKURA.
PO+DIST. BANKURA. 722101

Koushik Banerjee
Jagadalla, Bankura.

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

Drafted by

Amitabha Chaudhuri
Advocate
Regn no 1669/78

Amitabha Chaudhuri
Advocate & Survey Commissioner
District Judge Court, Bankura

:: Typed by ::

Koushik Banerjee
Koushik Banerjee
(BANKURA COURT
COMPOUND)

Nashmita Ghosh

Signature of the OWNER

For DREAM DEVELOPER

Seema Chatterjee

Partner

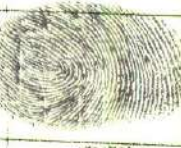









For DREAM DEVELOPER

Shirsendu Ghosh

Partner

Signature of the ATTORNEYS

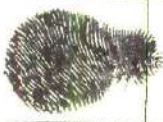









SPECIMEN FROM FOR TEN FINGERPRINTS

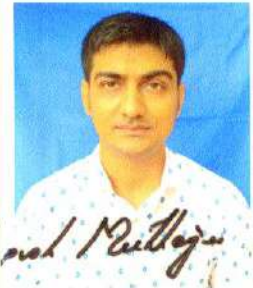
	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



Nishant Ghosh

Signature :- *Nishant Ghosh*

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








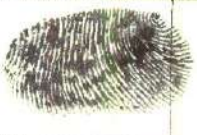




Saprob Maithey

Signature :-

For DREAM DEVELOPER

Saprob Maithey

Partner

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



Shirsendu Ghosh

Signature :-

For DREAM DEVELOPER

Shirsendu Ghosh

Partner

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

PHOTO

Signature :-

I-2018/22
13/4/22

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AATFD5018J



नाम / Name
DREAM DEVELOPER


निगमन / गठन की तिथि
Date of Incorporation/Formation
20/01/2022


0603022


For DREAM DEVELOPER

Sarpal Malhotra

Partner


भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
 निर्वाचन आयोग, भारत सरकार, भारत
BIOMETRIC PHOTO IDENTITY CARD


NR/L 2726897



नाम - रुपेश मुखर्जी
Name - Rupesh Mukherjee
पिता का नाम - हरप्रसाद मुखर्जी
Father's Name - Haraprasad Mukherjee

लिंग/Gender : पुरु / Male
 जन्म তারিখ / যান : 33
 Date of Birth/ Age :
 ঠিকানা : বেঙ্গালুরু(পশ্চিম), গ্রাম - ডাকনং- বেঙ্গালুরু
 বেঙ্গালুরু, বেঙ্গালুরু, কক্টন, 722203
 Address : Belistore(Party), Village + P.O. - Belistore
 Belistore, Belistore, BANGKURA, 722203

তারিখ/ Date : 14-09-2021 নির্বাচন নিবন্ধন অধিদপ্তর
 Electoral Registration

বিধানসভা নির্বাচন কেন্দ্রের নং ও নাম : 253-বড়কোড়া (প) [GENERAL]
 Assembly Constituency No. and Name : 253-Bard
 (GENERAL)
 অংশ নং ও নাম : 246-বেঙ্গালুরু(প) জামিই রয় কলো
 Part No. and Name : 246-Belistore Jamini Roy Col
 Room No. 1

বিঃ দ্রঃ Note.
 1. আপনাকে এই কার্ড থাকলে কোন কোন নির্বাচন দেই ভোটার তালিকা আপনাকে মাস করে। প্রতি নির্বাচনের আগে করে ভোটার তালিকা-নাম যাচাই করুন।
 Mere possession of this Card is no guarantee that you are in the current electoral roll. Please check your name in the current electoral roll before every election.
 2. এই কার্ডে উল্লিখিত নাম (পিতা) ভোটার তালিকার নাম নথি যাচাই করা তেরা করে করা যাবে না।
 Date of birth mentioned in this card shall not be treated as of age (D. G. B. for any purpose other than registration of electoral roll.





RUPESH MUKHERJEE
DOB: 18/06/1987
MALE

2099 0880 4729

मेरा आधार, मेरी पहचान

आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

RUPESH MUKHERJEE
HARAPRASAD MUKHERJEE
18/06/1987
 Permanent Account Number
BKMPM8181M
 Signature

Rupesh Mukherjee

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/35/251



নির্বাচকের নাম : শীর্ষেন্দু ঘোষ
Elector's Name : Shirsendu Ghosh
পিতার নাম : বিমলেন্দু ঘোষ
Father's Name : Bimalendu Ghosh
লিঙ্গ/সেক্স : পুরু / M
জন্ম তারিখ : 31/03/1973
Date of Birth

WB/35/251/222129

ঠিকানা:
গোপিনাথপুর ফিডার রোড (আংশিক),
গোপিনাথপুর (বাঁকুড়াপাড়া), বাঁকুড়া, বঙ্গ
(সদর), বাঁকুড়া-722101

Address:

GOPINATHPUR FIDERROAD (AANGSHIK)
GOPINATHPUR (BANKURAPADA), BANKURA
(SADAR), BANKURA-722101

Date: 24/07/2015

252 - বাঁকুড়া নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
অধিকারিকের স্বাক্ষর অনুমতি

Facsimile Signature of the Electoral
Registration Officer for

252 - Bankura Constituency

কোনো পরিবর্তন হলে নতুন ঠিকানায় যেটার লিখে নাম
কোলাসে একই নম্বরে নতুন সঠিক পরিচয়পত্র পাওয়ার
কেন্দ্র লিখিত করে এই পরিচয়পত্রের নংটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

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ভারত সরকার
GOVERNMENT OF INDIA

শীর্ষেন্দু ঘোষ

Shirsendu Ghosh

জন্ম তারিখ/ DOB: 31/03/1973

লিঙ্গ / MALE

4016 8729 9107



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

শীর্ষেন্দু ঘোষ, 332, রবীন্দ্র সরণী,
দুর্গা মন্দিরের নিকটে, বাঁকুড়া,
বাঁকুড়া-১, বাঁকুড়া,
পশ্চিম বঙ্গ - 722101

Address:

Address: S/O. Bimalendu Ghosh, 332,
Rabindra Sarani, Near Durga Mandir,
Bankura, Bankura - 1, Bankura, West Bengal
- 722101



4016 8729 9107



1947
1800 300 1947



help@uidai.gov.in



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আয়কর বিভাগ
INCOME TAX DEPARTMENT



ভারত সরকার
GOVT. OF INDIA

SHIRSENDU GHOSH

BIMALENDU GHOSH

31/03/1973

Permanent Account Number

AHXP8642A

Shirsendu Ghosh
Signature



Shirsendu Ghosh



भारत सरकार

Government of India



Subhash Rana
Father: Kushapati Rana
DOB: 28/02/1985
Male



9804 0130 6980

आधार - आम आदमी का अधिकार

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1800 300 1947



9804 0130 6980

Address: Ray Band, Bankura,
Mankanali, West Bengal, 722175

Unique Identification Authority of India



भारत सरकार

Subhash Rana

Major Information of the Deed




Deed No :	I-0101-02016/2022	Date of Registration	12/04/2022
Query No / Year	0101-8001099468/2022	Office where deed is registered	
Query Date	08/04/2022 1:31:05 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Subhas Rana Cinema Road,Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9332679822, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 72,39,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 74/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010101688/2022		

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-1667	Commercial	Bastu	10 Dec		55,68,750/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-239/1678	LR-1667	Commercial	Bastu	3 Dec		16,70,625/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			13Dec	0 /-	72,39,375 /-	
	Grand Total :				13Dec	0 /-	72,39,375 /-	






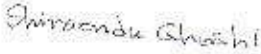
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Meghnath Ghosh (Presentant) Son of Late Anil Kumar Ghosh Executed by: Self, Date of Execution: 12/04/2022 , Admitted by: Self, Date of Admission: 12/04/2022 ,Place : Office	 <small>12/04/2022</small>	 <small>LTI 12/04/2022</small>	 <small>12/04/2022</small>
Village:- Beliator, P.O:- Beliator, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:722203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxx5g, Aadhaar No: 98xxxxxxxx3494, Status :Individual, Executed by: Self, Date of Execution: 12/04/2022 , Admitted by: Self, Date of Admission: 12/04/2022 ,Place : Office				

Attorney Details :



SI No	Name,Address,Photo,Finger print and Signature
1	DREAM DEVELOPER Village:- Fulbari, P.O:- Beliatore, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:- 722203, PAN No.:: aaxxxxx8j,Aadhaar No Not Provided, 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 Shri Haraprasad Mukherjee Date of Execution - 12/04/2022, , Admitted by: Self, Date of Admission: 12/04/2022, Place of Admission of Execution: Office	 <small>Apr 12 2022 4:04PM</small>	 <small>LTI 12/04/2022</small>	 <small>12/04/2022</small>
Village:- Beliatore, P.O:- Beliatore, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:- 722203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxx1M, Aadhaar No: 20xxxxxxxx4729 Status : Representative, Representative of : DREAM DEVELOPER (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Shirsendu Ghosh Son of Late Bimalendu Ghosh Date of Execution - 12/04/2022, , Admitted by: Self, Date of Admission: 12/04/2022, Place of Admission of Execution: Office	 <small>Apr 12 2022 4:05PM</small>	 <small>LTI 12/04/2022</small>	 <small>12/04/2022</small>

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, , PAN No.: AHxxxxxx2A, Aadhaar No: 40xxxxxxxx9107 Status : Representative, Representative of : DREAM DEVELOPER (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Subhas Rana Son of Late Kushapati Rana Cinema Road, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101			
	12/04/2022	12/04/2022	12/04/2022

Identifier Of Shri Meghnath Ghosh, Mr Rupesh Mukherjee, Mr Shirsendu Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Meghnath Ghosh	DREAM DEVELOPER-10 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Meghnath Ghosh	DREAM DEVELOPER-3 Dec

Land Details as per Land Record


District: Bankura, P.S:- Beliator, Gram Panchayat: BELIATOR, Mouza: Beliatore, 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:- 1667		Owner Name not selected by applicant.
L2	LR Plot No:- 239/1678, LR Khatian No:- 1667		Owner Name not selected by applicant.

On 08-04-2022

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/-


Surajit Roy Chowdhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

On 12-04-2022

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 12:24 hrs on 12-04-2022, at the Office of the D.S.R. BANKURA by Shri Meghnath Ghosh, Executant.

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

Execution is admitted on 12/04/2022 by Shri 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 Shri Subhas Rana, , Son of Late Kushapati Rana, Cinema Road, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

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

Execution is admitted on 12-04-2022 by Mr Rupesh Mukherjee, Partner, DREAM DEVELOPER, Village:- Fulbari, P.O:- Beliatore, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:- 722203

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

Execution is admitted on 12-04-2022 by Mr Shirsendu Ghosh, Partner, DREAM DEVELOPER, Village:- Fulbari, P.O:- Beliatore, P.S:-Beliator, District:-Bankura, West Bengal, India, PIN:- 722203

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


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74/- (E = Rs 42/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 74/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 1327, Amount: Rs.100/-, Date of Purchase: 08/04/2022, Vendor name: Sri Debdas Mukherjee


Surajit Roy Chowdhury
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 0101-2022, Page from 49750 to 49767
being No 010102016 for the year 2022.



Digitally signed by Surajit roy chowdhury
Date: 2022.04.13 13:12:38 +05:30
Reason: Digital Signing of Deed.

(Surajit Roy Chowdhury) 2022/04/13 01:12:38 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)