

1360

F-1318/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 815742

Certified that the Document  
is Admitted to Registration the  
Signature Sheet and the Endr-  
gements Attached with this  
Documents are the Part of this  
Document.

A. S. K. Dwivedi  
Notary

03 FEB 2022

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

Dist- Paschim Bardhaman.  
P.S- Kanksa  
Mouza- Bamunara  
Area of Land- 07 Katha  
Under Gopalpur Gram Panchayat Area  
Mouza-Arrah  
Area of Land- 03 Katha  
Under Molandighi Gram Panchayat Area

*(Handwritten signature)*

Sl No. 3619  
Sold to Mahendra Nath Gope & others  
Address Ramigay  
Value of Stamp 100/-  
Date of Purchase of the Stamp Paper from Treasury 06 JAN 2022  
Name of the Treasury from where Purchase:- Durgapur

Ram Prasad Banerjee  
Stamp Vender  
A.B.S.R. Office, Durgapur-74  
Licence No-1183



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

03 FEB 2022



**This deed is made on this the 3rd day of February, 2022 by**

We, (1) Mr. MAHENDRA NATH GOPE, [PAN-BIGPM3525B], S/O. Mr. TAPAN GOPE, by faith Hindu, by Nationality- Indian, by occupation- Business, Resident of-Kankar Danga, P.O- Old Egera, P.S- Ranigang, District-Paschim Bardhaman, Pin No-713323. (2) Mrs. MITA GOPE, [PAN-BBRPG8433], W/O. Mr. BHAGAL GOPE, by faith Hindu, by Nationality- Indian, by occupation- House Wife, Resident of-Jemua, P.O- Jemua, P.S-New Township, District- Paschim Bardhaman, West Bengal, India, Pin No-713206.

WHEREAS we, lawfully own, acquire, seize and possess and otherwise well and sufficiently entitled to and absolutely free from all encumbrances ALL THAT land measuring about total area **10 Katha (Ten Katha)** out of which **07 Katha** land mentioned in the "A" schedule below at **Mouza- Bamunara**, J.L NO-58, P.S- Kanksa, Sub-Division & A.D.S.R. Office at Durgapur, District -Paschim Bardhaman, we occupied the same by virtue of two Registered Deed of sale vide No-4398/2021 & 5596/2021 of A.D.S.R.O Durgapur and our name also duly recorded in the LR Record of right, in LR. Khatian No-6677, 6678, 6670 & 6673, R.S. Plot No- no-456 & 460, L.R. Plot No-239 & 243 respectively, classification Baid at present usable as Bastu under the jurisdiction of **Gopalpur Gram Panchayet**, District - Burdwan at present Paschim Bardhaman. And also the property mentioned at "B" schedule below **03 Khata** Land at **Mouza- Arrah**, J.L NO-91, P.S- Kanksa, Sub-Division & A.D.S.R. Office at Durgapur, District - Paschim Bardhaman, we occupied the same by dint of a Registered Deed of sale vide No-4222/2021 of A.D.S.R.O Durgapur and our name also duly recorded in the LR Record of right, in LR. Khatian No-5225 & 5226, R.S. Plot No- no-1434, L.R. Plot No-1507 respectively, classification Baid at present usable as Bastu under the jurisdiction of **Molandighi Gram Panchayet**, District - Burdwan at present Paschim Bardhaman. which is particularly described as the Said Property written hereinafter "A" & "B" schedule below, having unfettered right, Title and Interest, thereto and free from all Charges, Mortgages, Encumbrances and attachments whatsoever.

AND WHEREAS we intend to get the same land for developed to a multi storied building, for that purpose we applied for sanctioned plan from the Sanctioning Authority for the construction of the multi-storied building at the Said Property and we entered into a Development Agreement with "**BENGAL INDIA REAL ESTATE**" Being a Partnership firm, (PAN-AAXFB7387A) having its registered office at - 24/146, Chaffe Street, Sec-2B, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhama, Pin No-713212, West Bengal, India, and which is duly registered before the A.D.S.R. Durgapur vide registered development agreement **Query No-2000121728/2022, Deed No-I-1178/2022, Serial No-1259/2022.**

AND WHEREAS for the said purpose as above we, desirous to nominating, constituting and appointing the Partners of "BENGAL INDIA REAL ESTATE" Being a Partnership firm, (PAN-AAXFB7387A) represented by its partner's (1) **Mr. REJAUL HAQUE SALAFI, [PAN-BMLPS3037H], (2) Mr. AAHAMMAD HOSEN SALAFI, [PAN- CETPS6478H], Both are S/O. NURUL ISLAM SALAFI,** Both are by faith- Muslim, by Nationality Indian, by occupation- Business, Resident of- Flat No-1C, Building No-32, Tapoban City, Vill & Post- Bamunara, P.S- Kanksa, Durgapur-713212, District- Paschim Bardhaman, West Bengal, India. To be our true and lawful Attorney to act, do or perform the following acts, deeds and things on our behalf and for ourselves, in connection with our Said Property either personally or jointly.

1. To possess and defend possession of our entire scheduled Property.
2. To appear and represent them self before all state authorities in their respective departments, any Notary Public, Inspector General of Registration, Registrar of Assurances, District Registrar, Sub-Registrar, Addl. Registrar, Addl. District Registrar, Chief Judicial Magistrate having jurisdiction, Other Judges in Civil and Criminal Courts, Hon'ble Judges in High Courts and Supreme Courts and to file case or cases of any nature including Writ Petitions, Appeals, present deeds, documents of any nature as our said Attorneys may deem fit and proper.
3. To sign any documents, and file any petition or for taking order or orders from the said courts-of-law, state authorities and to acknowledge papers, statements, declarations as may be necessary and/or required from time to time and to sign all papers, documents affidavit, Plaint, written statements, petition and to give evidence on our behalf as may be necessary and/or require.
4. To appoint Solicitors, Advocate, Barrister and Pleaders and to sign on our behalf and in our name and defend them self/our selves as may be necessary and/or required.
5. To execute any Affidavit or declaration Confirming our marketable title in respect of the Said Property of any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same



with the Addl. Registrar/Sub-Registrar, Addl. Dist. Sub-Registrar or Registrar of Assurances, Kolkata and to admit the execution there of as the said Attorney may desire or deem fit and proper.

6. To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of law or before any quasi judicial authority tribunal or any other forum in any way concerning the Said Property and for aforesaid purpose to appoint and engage Advocates, Solicitors, Counsels and to settle and pay their fees and to sign in our name and on our behalf, sign all plaints, petitions, Vakalatnama etc. and to compromise such suits, writ petitions and take any actions or legal proceedings upon such terms and conditions as said Attorney may desire or deem fit and may abide by, observe, perform and carry out all obligations under the said suits and other legal proceedings and consent decrees orders pass there under.
7. To appoint Advocates, Solicitors and other legal advisors and experts to get the Said Property scrutinized and investigated and to invite from public claims (in any) to the Said Property by publishing notices and by other modes, to take steps or to get the title to the Said Property completed (if required) for all the aforesaid purpose to prepare, do deeds and things and get all the necessary deeds, documents, confirmations and assurances etc.
8. To prepare and/or to get preparation and to submit and file with all the concerned authorities whether government or otherwise applications for grant and/ or issue permits, licenses and authorities from time to time be required as per the provisions of the NOC's, permissions and/or declarations and for that purpose to appear before any authority or officer and make any statement and given any confirmation, assurance, issue particulars as may deem fit by the said Attorney from time to time and as may be necessary and/ or required and to obtain and take delivery of such licenses, permits or authorities may relate and to utilize the same.
9. To execute Deeds of Conveyances in such part or parts or any other deed, documents writing or assurances including any lease, mortgage etc. any

part thereof in respect of the said property and in the event any building or buildings is or are constructed on or upon the Said Property in that case to sell the flats, spaces, car parking space and every rights, interests and titles involving the said multi-storied building or buildings as to be deemed fit and proper by the said Attorney and to cause execution and registration of any such deed or deeds as the Attorney deem fit by signing by him in his/ their name on our behalf, as our true and lawful constituted Attorney and also admit any deed or deeds, document or documents for execution thereof before the concerned and competent registering authorities as the said attorney may desire or deem fit and proper regarding Developers allocation as well as owners allocation also in respect of the schedule below property.

10. For themselves and on our behalf and in our name to accept, service of any letter, notice, writ or summons or other legal process and to enter an appearance for the defense or to oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said Attorney shall think necessary for the recovery or protection of the Said Property and/or rights and to prosecute or discontinue or compromise any such action or proceedings and to appear against any judgment or decision in any Court or tribunal and to take any such action in said proceedings.
11. To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise or relating to or concerning with the Said Property howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Burdwan at present Paschim Bardhaman Zilla Parishad or **Gopalpur Gram Panchayet & Molandighi Gram Panchayat** or Asansol Durgapur Development Authority or any other Government or Semi-Government body or authority respectively and to commence, carry on and prosecute any motion suit writ petition or other proceedings whatsoever for recovering and compelling payment transfer or delivery thereof respectively and for that purpose sign and execute all Plaints, written





statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees.

12. To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between themselves and any persons or persons whomsoever and in any way connected with the Said Property or any part thereof in such manner and in all respects as the said Attorney shall think fit and proper.
13. To apply to the Block Land & Land Reforms Officer, Sub -Divisional Land & Land Reforms Officer, Town and Country Planning Officer, Burdwan at present Paschim Bardhaman Zilla Parishad or **Gopalpur Gram Panchayet & Molandighi Gram Panchayet** or Asansol Durgapur Development Authority or any other body or authority and all other public or private body or Government or Semi-Government authority for the purpose of making necessary mutation and conversion of land, any other entries in respect of the Said Property or any part or portion thereof and to transfer and mutate the Said Property or any part or portion thereof as the said Attorney may desire and for that purpose to make all correspondences including making any application petition representations and prefer an appeal reference review in that effect on our behalf by putting his/ their signature in our name as the said Attorney may desire.
14. To apply for and obtain modification and alteration to the sanctioned building plan in respect of the said property from time to time and at all times hereafter.
15. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said property.
16. To obtain delivery of the sanction plan both original and/ or modified from the respective authorities in **Burdwan** Zilla Parishad or **Paschim Burdwan** Zilla Parishad or State authorities, and/or any other authority or authorities including A.D.D.A. Authority and **Gopalpur Gram Panchayet & Molandighi Gram Panchayet**.



all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

22. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.
23. To appear and represent ourselves before all authorities including Burdwan Zilla Parishad, **Gopalpur Gram Panchayat & Molandighi Gram Panchayet** or any other Government or Semi-Government authority for fixation and/or finalization of the Annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
24. To engage legal professionals and/or lawyers, to commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the Said Property or any part thereof and if think fit to compromise settle any dispute, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.
25. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
26. To deposit and withdraw fees, documents and moneys from any Court or Courts and/or any other person or authority and to give valid receipts and discharges therefore.
27. For all or any of the purposes hereinbefore stated to appear and to represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.
28. To execute and Register and/or cause registration of conveyance/ conveyances in respect of the Said Property and flats/car parking etc. in the proposed multi-storied building or buildings or any part thereof





either in favor of the intending Purchasers or their nominees in such part or parts as the Attorney may desire.

29. To sign the deeds of conveyance and give valid and effectual receipts or discharges for the consideration received on our behalf for sale of the Said Property and flats, space & space for garage/etc. in the proposed multi-storied building or buildings.
30. To present such conveyance or conveyances for registration before the registering authority and to admit execution thereof.
31. To receive, collect and realise payments as advance/eamest or booking money, sale price either in full or in part thereof for the flats, apartments, car parking spaces/etc., or other spaces from the intending Purchaser/s in respect of the schedule below property (Developer's Allocation as well as owner allocation) including the undivided proportionate share of land underneath of the proposed building and to sign and executed registered deed of agreement/s, contract/s, conveyance/s or other necessary deeds, documents and papers as may think fit and proper from time to time as necessary or required as the said ATTORNEY think fit and proper.
32. To issue No-Objection Certificate to any intending purchaser/purchasers for taking house building loan from any Bank, Company/Firm, Financial Institutions or person against the sale of the flats, , car parking spaces of the Developers Allocation as well as owners allocation also. But the land owners shall not be liable for the said loan.
33. To sign any mortgage deed or such deeds and documents as to be mortgaging the Developer's allocation as well as owner's allocation also, to any bank or financial institution to obtain any loan. But the land owners shall not be liable for the said mortgage.



IN WITNESS WHEREOF we, the Executants and the attorney holder have here unto set our hands on this power of Attorney on this the 3rd day of February 2022 in free and fare state of mind and health.

Signed and delivered by the above named EXECUTANTS at Durgapur in presence of.

**WITNESSES:-**

1. Subul Chandu Sirtella  
S/o. Late Shulur Sirtella  
Ripala, P.O. Durgapur 8

Mahendra Nath Gope

Mita Gope

-----  
Signature of the Executants

**BENGAL INDIA REAL ESTATE**

Rescul Hoque Saha

Partner

**BENGAL INDIA REAL ESTATE**

Abanmitra Saha

Partner

2. Gangadhar Mukherjee  
S/o. Dhananjay Mukherjee  
Fatepur, Rordia  
713420

-----  
Signature of the Attorney Holders

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

Pradip Kumar Acharyya, (Advocate)

Advocate, Durgapur Court

Enrollment No. WB-512/2000



1(A)

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print &amp; Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তাজনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph &amp; Finger Print of both hand attested by me

স্বাক্ষর

Signature Mahendra Nath Gope

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print &amp; Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তাজনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph &amp; Finger Print of both hand attested by me

স্বাক্ষর

Signature Mita Gope

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print &amp; Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তাজনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph &amp; Finger Print of both hand attested by me

স্বাক্ষর

Signature Rasaul Hocine Salari

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print &amp; Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thumbs	তাজনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph &amp; Finger Print of both hand attested by me

স্বাক্ষর

Signature Ashammal Hosen Solahi

भारत सरकार  
Government of India

भारतीय  
सर्वोच्च न्यायालय

सुबल चन्द्रा सुत्राधर  
Date of Birth: DOB: 29/11/1949  
Male: MALE

Renewal Date: 26/12/2020

Issue Date: 05/12/2020

5468 5755 4040  
VID : 9107 9980 9913 9262

मेरा आसपास, मेरी पहचान



*Subal Chandra Sutracharan*

*Subal Chandra Sutracharan*

भारतीय विशिष्ट पहचान प्राधिकार (UIDAI)  
Unique Identification Authority of India

Address:  
PIYALI A, DURGAPUR 5, Durgapur (In Corp.),  
Bardhaman,  
West Bengal - 713208

5468 5755 4040  
VID : 9107 9980 9913 9262

1447 | help@uidai.gov.in | www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MAHENDRA NATH GOPE  
TAPAN GOPE

23/08/1984  
Permanent Account Number

BIGPM3525B

*Mahendra nath gope*



*Mahendra nath gope*



 भारत सरकार  
Government of India

 Mahendra Nath Gope  
Date of Birth-DOB: 23/08/1984  
Male: MALE



**9731 5145 2112**

मेरा आशिर, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

**Address:**  
S/O Tapan Gope,  
KANKARDANGA, OLD EGARA,  
NEAR HARI MANDIR, Egara (CT),  
Bardhaman,  
West Bengal - 713323

**9731 5145 2112**

*Mahendra nath Gope*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MITA GOPE

TAPAN GOPE

14/09/1985

Permanent Account Number

BBRPG8433J

*Mita gope*

Signature



Mita gope





ভারত সরকার

Government of India



নিকোনাম

MITA GOPE

পিতা : শিবানন্দ গুপ্ত

Father : SHIVANAND GOPE

জন্ম তারিখ (DOB) : 21/02/1983

লিঙ্গ : Female



5326 0453 2464

আধার - সাধারণ মানুষের অধিকার

Mita gope



আধার

ঠিকানা: জেমুয়া, জেমুয়া, জেমুয়া  
জম্মা, বর্ধমান

ভারতীয় একমুঠা পরিচয় প্রদিকরণ

Unique Identification Authority of India

Address: JEMUA, Jemua,  
Jemua, Bardhaman, West  
Bengal, 713205

5326 0453 2464



1987  
1920 200 1947



help@uidai.gov.in



www.uidai.gov.in





*Risaul Home Solar.*

*Abkarmax Home Solar*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

REJAUL HAQUE SALAFI  
NURUL ISLAM SALAFI  
18/11/1980

Permanent Account Number  
BMLPS3037H

*Rejaul Haque Salafi*  
Signature



*Rejaul Haque Salafi*





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AAHAMMAD HOSEN SALAFI  
NARUL ISLAM SALAFI

20/01/1986  
Permanent Account Number

CETPS6478H

*Ahhammad Hosen Salafi*



*Ahhammad Hosen Salafi*



## Major Information of the Deed

Deed No :	I-2306-01318/2022	Date of Registration	03/02/2022
Query No / Year	2306-8000385851/2022	Office where deed is registered	
Query Date	02/02/2022 12:40:00 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pradip Kumar Acharyya Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9434251726, Status : Advocate		
Transaction	Additional Transaction:		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 6/-	Rs. 34,74,902/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230601178/2022		

### Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, Pin Code : 713212







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-239 (RS :-)	LR-6677	Bastu	Baid	0.75 Katha	1/-	2,50,594/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-239 (RS :-)	LR-6678	Bastu	Baid	0.75 Katha	1/-	2,50,594/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-243 (RS :-)	LR-6670	Bastu	Baid	2.75 Katha	1/-	9,18,844/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-243 (RS :-)	LR-6673	Bastu	Baid	2.75 Katha	1/-	9,18,844/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>11.55Dec</b>	<b>4 /-</b>	<b>23,38,876 /-</b>	

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	LR-1507 (RS :-)	LR-5225	Bastu	Baid	1.5 Katha	1/-	5,68,013/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,

L6	LR-1507 (RS :- )	LR-5226	Bastu	Baid	1.5 Katha	1/-	5,68,013/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>4.95Dec</b>	<b>2 /-</b>	<b>11,36,026 /-</b>	
		<b>Grand Total :</b>			<b>16.5Dec</b>	<b>6 /-</b>	<b>34,74,902 /-</b>	

**Principal Details :**












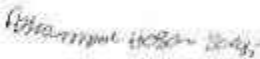


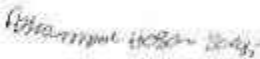


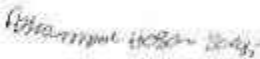
Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr MAHENDRA NATH GOPE (Presentant )</b>            Son of Mr TAPAN GOPE            Executed by: Self, Date of Execution: 03/02/2022            , Admitted by: Self, Date of Admission: 03/02/2022 ,Place : Office</p>	<p><b>Photo</b></p> 	<p><b>Finger Print</b></p> 	<p><b>Signature</b></p> 
	03/02/2022	LTI 03/02/2022		03/02/2022
<p>KANKAR DANGA,, City:- Not Specified, P.O:- OLD EGERA, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: B1xxxxxx5B, Aadhaar No: 97xxxxxxxx2112, Status :Individual, Executed by: Self, Date of Execution: 03/02/2022 , Admitted by: Self, Date of Admission: 03/02/2022 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mrs MITA GOPE</b>            Wife of Mr BHAGAL GOPE            Executed by: Self, Date of Execution: 03/02/2022            , Admitted by: Self, Date of Admission: 03/02/2022 ,Place : Office</p>	<p><b>Photo</b></p> 	<p><b>Finger Print</b></p> 	<p><b>Signature</b></p> 
	03/02/2022	LTI 03/02/2022		03/02/2022
<p>JEMUA,, City:- Durgapur, P.O:- JEMUA, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx3J, Aadhaar No: 53xxxxxxxx2464, Status :Individual, Executed by: Self, Date of Execution: 03/02/2022 , Admitted by: Self, Date of Admission: 03/02/2022 ,Place : Office</p>				




**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BENGAL INDIA REAL ESTATE</b> 24/146, CHAFFE STREET, SEC-2B, BIDHANNAGAR,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India. PIN:- 713212 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl 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> <b>Mr REJAUL HAQUE SALAFI</b>                      Son of NURUL ISLAM SAJAFI                      Date of Execution - 03/02/2022, , Admitted by: Self, Date of Admission: 03/02/2022, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Feb 3 2022 4:37PM</td> <td>LTI</td> <td>03/02/2022</td> <td>03/02/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr REJAUL HAQUE SALAFI</b> Son of NURUL ISLAM SAJAFI Date of Execution - 03/02/2022, , Admitted by: Self, Date of Admission: 03/02/2022, Place of Admission of Execution: Office				Feb 3 2022 4:37PM	LTI	03/02/2022	03/02/2022	FLAT NO-1C, BUILDING NO-32, TAPOBAN CITY,, 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.:: BMxxxxxx7H, Aadhaar No: 36xxxxxxxx7299 Status: Representative, Representative of : BENGAL INDIA REAL ESTATE (as PARTNER)		
Name	Photo	Finger Print	Signature													
<b>Mr REJAUL HAQUE SALAFI</b> Son of NURUL ISLAM SAJAFI Date of Execution - 03/02/2022, , Admitted by: Self, Date of Admission: 03/02/2022, Place of Admission of Execution: Office																
Feb 3 2022 4:37PM	LTI	03/02/2022	03/02/2022													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr AAHAMMAD HOSEN SALAFI</b>                      Son of NURUL ISLAM SALAFI                      Date of Execution - 03/02/2022, , Admitted by: Self, Date of Admission: 03/02/2022, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Feb 3 2022 4:38PM</td> <td>LTI</td> <td>03/02/2022</td> <td>03/02/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr AAHAMMAD HOSEN SALAFI</b> Son of NURUL ISLAM SALAFI Date of Execution - 03/02/2022, , Admitted by: Self, Date of Admission: 03/02/2022, Place of Admission of Execution: Office				Feb 3 2022 4:38PM	LTI	03/02/2022	03/02/2022	FLAT NO-1C, BUILDING NO-3 2, TAPOBAN CITY,, 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.:: CExxxxxx8H, Aadhaar No: 93xxxxxxxx9556 Status : Representative, Representative of : BENGAL INDIA REAL ESTATE (as PARTNER)		
Name	Photo	Finger Print	Signature													
<b>Mr AAHAMMAD HOSEN SALAFI</b> Son of NURUL ISLAM SALAFI Date of Execution - 03/02/2022, , Admitted by: Self, Date of Admission: 03/02/2022, Place of Admission of Execution: Office																
Feb 3 2022 4:38PM	LTI	03/02/2022	03/02/2022													

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Subal Chandra Sutradhar</b> Son of Late Bhuban Sutradhar Piyala, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713208			
	03/02/2022	03/02/2022	03/02/2022

Identifier Of Mr MAHENDRA NATH GOPE, Mrs MITA GOPE, Mr REJAUL HAQUE SALAFI, Mr AAHAMMAD HOSEN SALAFI

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MAHENDRA NATH GOPE	BENGAL INDIA REAL ESTATE-1.2375 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs MITA GOPE	BENGAL INDIA REAL ESTATE-1.2375 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr MAHENDRA NATH GOPE	BENGAL INDIA REAL ESTATE-4.5375 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs MITA GOPE	BENGAL INDIA REAL ESTATE-4.5375 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr MAHENDRA NATH GOPE	BENGAL INDIA REAL ESTATE-2.475 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs MITA GOPE	BENGAL INDIA REAL ESTATE-2.475 Dec

## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 239, LR Khatian No:- 6677	Owner:মহেন্দ্র নাথ গোপ, Gurdian:ভপন , Address:কাঁকরডাঙ্গা ওড় এগেরা খানা রানীগঞ্জ , Classification:বাইদ, Area:0.01000000 Acre,	Mr MAHENDRA NATH GOPE
L2	LR Plot No:- 239, LR Khatian No:- 6678	Owner:মিতা গোপ, Gurdian:ভপন , Address:জমুয়া দুর্গাপুর ও , Classification:বাইদ, Area:0.01000000 Acre,	Mrs MITA GOPE
L3	LR Plot No:- 243, LR Khatian No:- 6670	Owner:মহেন্দ্র নাথ গোপ, Gurdian:ভপন গোপ, Address:নিজ , Classification:বাইদ, Area:0.03900000 Acre,	Mr MAHENDRA NATH GOPE
L4	LR Plot No:- 243, LR Khatian No:- 6673	Owner:মিতা গোপ, Gurdian:ভাগল গোপ, Address:জমুয়া দুর্গাপুর , Classification:বাইদ, Area:0.01000000 Acre,	Mrs MITA GOPE

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L5	LR Plot No:- 1507, LR Khatian No:- 5225	Owner:মহেন্দ্র নাথ গোস্ব, Gurdian:ভগ্ন , Address:কাঁকড়ডাঙ্গা , Classification:দো, Area:0.02000000 Acre,	Mr MAHENDRA NATH GOPE
L6	LR Plot No:- 1507, LR Khatian No:- 5226	Owner:মিতা গোস্ব, Gurdian:ভগ্ন , Address:জেমুয়া , Classification:দো, Area:0.02000000 Acre,	Mrs MITA GOPE



On 03-02-2022

**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 12:55 hrs on 03-02-2022, at the Office of the A.D.S.R. DURGAPUR by Mr MAHENDRA NATH 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 34,74,902/-

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

Execution is admitted on 03/02/2022 by 1. Mr MAHENDRA NATH GOPE, Son of Mr TAPAN GOPE, KANKAR DANGA,, P.O: OLD EGERA, Thana: Raniganj, Paschim Bardhaman, WEST BENGAL, India, PIN - 713323, by caste Hindu, by Profession Business, 2. Mrs MITA GOPE, Wife of Mr BHAGAL GOPE, JEMUA,, P.O: JEMUA, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife

Identified by Mr Subal Chandra Sutradhar, , Son of Late Bhuban Sutradhar, Piyala, P.O: Durgapur, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

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

Execution is admitted on 03-02-2022 by Mr REJAUL HAQUE SALAFI, PARTNER, BENGAL INDIA REAL ESTATE, 24/146, CHAFFE STREET, SEC-2B, BIDHANNAGAR,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Subal Chandra Sutradhar, , Son of Late Bhuban Sutradhar, Piyala, P.O: Durgapur, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 03-02-2022 by Mr AAHAMMAD HOSEN SALAFI, PARTNER, BENGAL INDIA REAL ESTATE, 24/146, CHAFFE STREET, SEC-2B, BIDHANNAGAR,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Subal Chandra Sutradhar, , Son of Late Bhuban Sutradhar, Piyala, P.O: Durgapur, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

**Payment of Fees**

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

**Payment of Stamp Duty**

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

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 3619, Amount: Rs.100/-, Date of Purchase: 02/02/2022, Vendor name: RAM PRASAD BANERJEE



Partha Bairaggya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 75004 to 75031  
being No 230601318 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.03.11 12:36:55 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/03/11 12:36:55 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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