

8351

P 8364/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 130633

11-4-22 AM  
 02-08-22  
 Per (S) 2249479/22  
 74312-945

certified that the Document is Admitted to Register to be signed on the Signature Sheet and the Endorsement. This Document is the Part of this Document.

A.D.S.R. D. K. Das  
 Registrar

02 AUG 2022

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

District- Paschim Bardhaman.  
 P.S- Kanksa  
 Mouza- Bamunara  
 Area of Land- 21.2985 Decimals  
 Under Gopalpur Gram Panchayat Area

*(Handwritten signature)*

01 AUG 2022

Sl. No. 134  
Sold to Prabhakar Bhatta charje & others  
Address D.G.P-12  
Value of Stamp 100/-  
Date of Purchase of the Stamp 07 JUL 2022  
Paper from Treasury  
Name of the Treasury from where Purchase:-Durgapur

Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-18  
Licence No-1/93



Add. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

02 AUG 2022



This deed is made on this the 2<sup>nd</sup> day of August, 2022 by

We, (1) Mr. PROBODH BHATTACHARJEE, [PAN-AIHPB9018N], [AADHAAR-362567697518], S/O. DURGADAS BHATTACHARJEE, (2) Mr. SHIBU GOPE, [PAN-BCYPG1189H], [AADHAAR-261998195858], S/O. MANASA GOPE, (3) Mr. AVIJIT BAURI, [PAN-BRAPB6398C], [AADHAAR-606014831056], S/O. GORA BAURI, (4) Mr. PRAVAT BAURI, [PAN-BGQPB2889H], [AADHAAR-797712543188], S/O. AJIT BAURI, (5) Mr. PRASANTA BAURI, [PAN-BRUPB9179H], [AADHAAR-437444471089], S/O. PRALHAD BAURI, All are by Faith- Hindu, by Nationality- Indian, by occupation- Business, All are Residing at- Vill & P.O- Arrah, P.S- Kanksa, Durgapur -713212, District- Paschim Bardhaman, West Bengal, India.

WHEREAS we, lawfully own, acquire, seized and possess and otherwise well and sufficiently entitled to the said property as mentioned in the schedule below which is absolutely free from all encumbrances, measuring about total area 21.2985 Decimals 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 dint of several Registered Deed of sale vide No-I-9393/2021, I-5598/2022 & I-5834/2022 of A.D.S.R.O Durgapur and our name also duly recorded in the LR Record of rights, in LR. Khatian No-6755, 6756, 6757, 6758, 6759, 6951, 6942, 6941, 6950, 6957, 6759, & 6974, L.R. Plot No-241 & 239 R.S. Plot No-458 & 456 respectively, classification Baid at present usable as Bastu under the jurisdiction of **Gopalpur Gram Panchayet**, District- Paschim Bardhaman. And also the property mentioned in 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 Bardhaman, Pin No-713212, West Bengal, India, and which is duly registered before the A.D.S.R. Durgapur vide registered development agreement **Query No-2002134232/2022 & Deed No-I-8310/2022, Serial No- 8274/2022.**

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 partners (1) Mr. REJAUL HAQUE SALAFI, [PAN-BMLPS3037H], S/O. NURUL ISLAM SALAFI, (2) Mr. AAHAMMAD HOSEN SALAFI, [PAN- CETPS6478H], 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/ourselves 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 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 Paschim Bardhaman Zilla Parishad or **Gopalpur Gram Panchayet** 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** 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 **Paschim Burdwan** Zilla Parishad or State authorities, and/or any other authority or authorities including **A.D.D.A. Authority and Gopalpur Gram Panchayet**.
17. To apply, appear and represent for and obtain necessary permissions and/or approvals and/or sanctions from any statutory authority including the **Gopalpur Gram Panchayet, Paschim Burdwan** Zilla Parishad, **Asansol Durgapur** Development authority, concerned State Government Authorities, concerned Central Government Authorities, West Bengal Pollution Control Board, Municipal affairs, Land and Land Reforms Department, Other Central or State Government Departments , if necessary from **Durgapur Asansol** Development Authority, West Bengal Fire Services, West Bengal Police, **Asansol-Durgapur Police Commissionarate** (if necessary), Competent Authority under Urban Land (Ceiling and Regulations) Act, 1976, Block Land and Land Reforms Officer and/or any other competent and appropriate authority or



authorities, in connection with the sanction, modification and/or alteration of plan.

18. To pay fees to obtain sanction plan/or any order or other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and submit all papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Contractors for the aforesaid purposes as the said Attorney shall think, fit and proper.
19. To pay fees to obtain sanction plan etc. and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and /or alterations of the plans and also to submit and take delivery of all papers and documents as may be required by the necessary authority or authorities.
20. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
21. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit 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** 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.

**AND** we do hereby ratify, confirm and agree or undertake to ratify and confirm all act, deeds and things or whatsoever the said attorney shall lawfully do and perform concerning our schedule mentioned **Property** under and by virtue of this Power of Attorney.

**AND** be it noted that this Power of Attorney is granted in/or over the **Said Property** without any consideration and no right of ownership to the Attorney is created on the property which is the subject matter of this Power of Attorney.



Be it mentioned here that colour passport size photographs and fingerprints of both the hands of the Executants and Attorney holder are attested in separate page 1(A) & (B) to which will be treated as a part of this deed.

IN WITNESS WHEREOF we, the Executants and the attorney holder have here unto set our hands on this power of Attorney on this the 2<sup>nd</sup> day of August 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. Ashim Saha  
S/O - Subal Chandra  
Saha  
Piyala, BGP-08.

2. Ganpatra Mukherjee  
S/O - Manojoy Mukherjee  
Fatepur, Romdia

Bobodh Bhattacharjee  
Shibu Gope  
Anirjit Bhowmik  
Pravrat Bhowmik  
Prasanta Bhowmik

\_\_\_\_\_  
Signature of the Executants

BENGAL INDIA REAL ESTATE  
Resul Hoque Saha

Partner  
BENGAL INDIA REAL ESTATE  
Resul Hoque Saha  
Partner

\_\_\_\_\_  
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 K. Acharyya  
PRADIP KUMAR ACHARYYA, (Advocate)  
Advocate, Durgapur Court,  
Enrollment No. WB-512/2000



1(A)

## হস্তাসূত্রের টিপ ছাপ ও ফটো/Fingers Print & Photo


বাম হাত Left Hand						 Rezaul Haque Salam
	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর

Signature Rezaul Haque Salam

বাম হাত Left Hand						 Mohammed Hosen Salam
	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর

Signature Mohammed Hosen Salam

বাম হাত Left Hand						 Froboch Bhattacharya
	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর

Signature Froboch Bhattacharya

বাম হাত Left Hand						 Shibu Gope
	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর

Signature Shibu Gope



হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/ Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তৃত্বনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Anijit Barui

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর  
Signature Anijit Barui

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তৃত্বনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Pravat Barui

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর  
Signature Pravat Barui

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তৃত্বনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Pravat Barui

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর  
Signature Pravat Barui

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তৃত্বনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর  
Signature \_\_\_\_\_



### Major Information of the Deed

Deed No :	I-2306-08364/2022	Date of Registration	02/08/2022
Query No / Year	2306-8002349489/2022	Office where deed is registered	
Query Date	02/08/2022 11:25:36 AM	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. 12/-	Rs. 43,12,945/-		
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]:- 230608310/2022		

### 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-241 (RS -)	LR-6755	Bastu	Baid	0.3597 Dec	1/-	72,839/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-241 (RS -)	LR-6756	Bastu	Baid	0.3597 Dec	1/-	72,839/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-241 (RS -)	LR-6757	Bastu	Baid	0.3597 Dec	1/-	72,839/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-241 (RS -)	LR-6758	Bastu	Baid	0.3597 Dec	1/-	72,839/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L5	LR-241 (RS -)	LR-6759	Bastu	Baid	0.3597 Dec	1/-	72,839/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L6	LR-239 (RS -)	LR-6951	Bastu	Baid	3.9 Dec	1/-	7,89,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L7	LR-239 (RS -)	LR-6942	Bastu	Baid	3.9 Dec	1/-	7,89,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,



L8	LR-239 (RS -)	LR-6941	Bastu	Baid	3.9 Dec	1/-	7,89,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L9	LR-239 (RS -)	LR-6950	Bastu	Baid	0.6 Dec	1/-	1,21,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L10	LR-239 (RS -)	LR-6957	Bastu	Baid	3.3 Dec	1/-	6,68,250/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L11	LR-239 (RS -)	LR-6759	Bastu	Baid	0.6 Dec	1/-	1,21,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
L12	LR-239 (RS -)	LR-6974	Bastu	Baid	3.3 Dec	1/-	6,68,250/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
		<b>TOTAL :</b>			<b>21.2985Dec</b>	<b>12 /-</b>	<b>43,12,945 /-</b>	
		<b>Grand Total :</b>			<b>21.2985Dec</b>	<b>12 /-</b>	<b>43,12,945 /-</b>	

**Principal Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr PROBODH BHATTACHARJEE (Presentant)</b> Son of DURGADAS BHATTACHARJEE Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 , Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	02/08/2022	L II	02/08/2022	02/08/2022
ARRAH, City:- Durgapur, P.O:- ARRAH, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: A1xxxxx8N, Aadhaar No: 36xxxxxxxx7518, Status : Individual, Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 , Place : Office				



2

Name	Photo	Finger Print	Signature
<b>Mr SHIBU GOPE</b> Son of MANASA GOPE Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Office	 02/08/2022	 LTI 02/08/2022	 02/08/2022

ARRAH, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: BCxxxxxx9H, Aadhaar No: 26xxxxxxxx5858, Status :Individual, Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Office

3

Name	Photo	Finger Print	Signature
<b>Mr AVIJIT BAURI</b> Son of GORA BAURI Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Office	 02/08/2022	 LTI 02/08/2022	 02/08/2022

ARRAH, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: BRxxxxxx8C, Aadhaar No: 60xxxxxxxx1056, Status :Individual, Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Office

4

Name	Photo	Finger Print	Signature
<b>Mr PRAVAT BAURI</b> Son of AJIT BAURI Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Office	 02/08/2022	 LTI 02/08/2022	 02/08/2022

ARRAH, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: BGxxxxxx9H, Aadhaar No: 79xxxxxxxx3188, Status :Individual, Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Office

5

Name	Photo	Finger Print	Signature
<b>Mr PRASANTA BAURI</b> Son of PRALHAD BAURI Executed by: Self, Date of Execution: 02/08/2022 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Office	 02/08/2022	 LTI 02/08/2022	 02/08/2022



ARRAH, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BRxxxxxx9H, Aadhaar No: 43xxxxxxxx1089, Status :Individual, Executed by: Self, Date of Execution: 02/08/2022  
 , Admitted by: Self, Date of Admission: 02/08/2022 ,Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BENGAL INDIA REAL ESTATE</b> 24/146, CHAFFE STREET., Block/Sector: SEC- 2B, City- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Townshir, 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	<b>Name</b> <b>Mr REJAUL HAQUE SALAFI</b> Son of Mr NURUL ISLAM SALAFI Date of Execution - 02/08/2022, , Admitted by: Self, Date of Admission: 02/08/2022, Place of Admission of Execution: Office	<b>Photo</b>  Aug 2 2022 3:23PM	<b>Finger Print</b>  L11 02/08/2022	<b>Signature</b>  02/08/2022
FLAT NO- 1C, BUILDING NO- 32 , TAPOBAN CITY, BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, . PAN No.: BMxxxxxx7H, Aadhaar No: 36xxxxxxxx7299 Status : Representative, Representative of : BENGAL INDIA REAL ESTATE (as PARTNER)				
2	<b>Name</b> <b>Mr AAHAMMAD HOSEN SALAFI</b> Son of Mr NURUL ISLAM SALAFI Date of Execution - 02/08/2022, , Admitted by: Self, Date of Admission: 02/08/2022, Place of Admission of Execution: Office	<b>Photo</b>  Aug 2 2022 3:24PM	<b>Finger Print</b>  L11 02/08/2022	<b>Signature</b>  02/08/2022
FLAT NO-1C, BUILDING NO- 32, TAPOBAN CITY, BAMUNARA., City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, . PAN No.: CExxxxxx8H, Aadhaar No: 93xxxxxxxx9546 Status : Representative, Representative of : BENGAL INDIA REAL ESTATE (as PARTNER)				



## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr ASHIM SUTRADHAR</b> Son of Mr SUBAL CHANDRA SUTRADHAR PIYALA, City:- Durgapur, P.O:- PALASHDIHA, P.S:-Coke Oven, District- Paschim Bardhaman, West Bengal, India, PIN:- 713208			
02/08/2022	02/08/2022	02/08/2022	02/08/2022

Identifier Of Mr PROBODH BHATTACHARJEE, Mr SHIBU GOPE, Mr AVIJIT BAURI, Mr PRAVAT BAURI, Mr PRASANTA BAURI, Mr REJAUL HAQUE SALAFI, Mr AAHAMMAD HOSEN SALAFI



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr AVIJIT BAURI	BENGAL INDIA REAL ESTATE-0.3597 Dec

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	Mr SHIBU GOPE	BENGAL INDIA REAL ESTATE-3.3 Dec

**Transfer of property for L11**

Sl.No	From	To. with area (Name-Area)
1	Mr PRAVAT BAURI	BENGAL INDIA REAL ESTATE-0.6 Dec

**Transfer of property for L12**

Sl.No	From	To. with area (Name-Area)
1	Mr PRAVAT BAURI	BENGAL INDIA REAL ESTATE-3.3 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr PROBODH BHATTACHARJEE	BENGAL INDIA REAL ESTATE-0.3597 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr PRASANTA BAURI	BENGAL INDIA REAL ESTATE-0.3597 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr SHIBU GOPE	BENGAL INDIA REAL ESTATE-0.3597 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr PRAVAT BAURI	BENGAL INDIA REAL ESTATE-0.3597 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Mr AVIJIT BAURI	BENGAL INDIA REAL ESTATE-3.9 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Mr PROBODH BHATTACHARJEE	BENGAL INDIA REAL ESTATE-3.9 Dec

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	Mr PRASANTA BAURI	BENGAL INDIA REAL ESTATE-3.9 Dec

**Transfer of property for L9**

Sl.No	From	To. with area (Name-Area)
1	Mr SHIBU GOPE	BENGAL INDIA REAL ESTATE-0.6 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:- 241, LR Khatian No:- 6755	Owner:অভিজিৎ বাউরী, Gurdian:গেরা , Address:আড়রা দুর্গাপুর ১২ , Classification:বাইদ, Area:0.01000000 Acre,	Mr AVIJIT BAURI
L2	LR Plot No:- 241, LR Khatian No:- 6756	Owner:প্রবোধ ভট্টাচার্য্য, Gurdian:দুর্গাদাস , Address:আড়রা দুর্গাপুর ১২ , Classification:বাইদ, Area:0.01000000 Acre,	Mr PROBODH BHATTACHARJEE
L3	LR Plot No:- 241, LR Khatian No:- 6757	Owner:প্রশান্ত বাউরী, Gurdian:প্রহ্লাদ , Address:আড়রা দুর্গাপুর ১২ , Classification:বাইদ,	Mr PRASANTA BAURI
L4	LR Plot No:- 241, LR Khatian No:- 6758	Owner:শিবু গোস্ব, Gurdian:মনসা , Address:আড়রা দুর্গাপুর ১২ , Classification:বাইদ,	Mr SHIBU GOPE
L5	LR Plot No:- 241, LR Khatian No:- 6759	Owner:প্রভাত বাউরী, Gurdian:অজিত , Address:আড়রা দুর্গাপুর ১২ , Classification:বাইদ,	Mr PRAVAT BAURI
L6	LR Plot No:- 239, LR Khatian No:- 6951	Owner:অভিজিত বাউরী , Gurdian:গেরা বাউরী, Address:নিজ , Classification:বাইদ, Area:0.03640000 Acre,	Mr AVIJIT BAURI
L7	LR Plot No:- 239, LR Khatian No:- 6942	Owner:প্রবোধ ভট্টাচার্য্য, Gurdian:দুর্গাদাস , Address:নিজ , Classification:বাইদ, Area:0.03640000 Acre,	Mr PROBODH BHATTACHARJEE
L8	LR Plot No:- 239, LR Khatian No:- 6941	Owner:প্রশান্ত বাউরী, Gurdian:প্রহ্লাদ , Address:নিজ , Classification:বাইদ, Area:0.03640000 Acre,	Mr PRASANTA BAURI
L9	LR Plot No:- 239, LR Khatian No:- 6950	Owner:শিবু গোস্ব , Gurdian:মনসা গোস্ব, Address:নিজ , Classification:বাইদ, Area:0.00640000 Acre,	Mr SHIBU GOPE
L10	LR Plot No:- 239, LR Khatian No:- 6957	Owner:শিবু গোস্ব, Gurdian:মনসা , Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Mr SHIBU GOPE
L11	LR Plot No:- 239, LR Khatian No:- 6759	Owner:প্রভাত বাউরী, Gurdian:অজিত , Address:আড়রা দুর্গাপুর ১২ , Classification:বাইদ,	Mr PRAVAT BAURI
L12	LR Plot No:- 239, LR Khatian No:- 6974	Owner:প্রভাত বাউরী, Gurdian:অজিত , Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Mr PRAVAT BAURI

On 02-08-2022

**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 11:43 hrs on 02-08-2022, at the Office of the A.D.S.R. DURGAPUR by Mr PROBODH BHATTACHARJEE, 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 43,12,945/-

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

Execution is admitted on 02/08/2022 by 1. Mr PROBODH BHATTACHARJEE, Son of DURGADAS BHATTACHARJEE, ARRAH, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr SHIBU GOPE, Son of MANASA GOPE, ARRAH, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mr AVIJIT BAURI, Son of GORA BAURI, ARRAH, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 4. Mr PRAVAT BAURI, Son of AJIT BAURI, ARRAH, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 5. Mr PRASANTA BAURI, Son of PRALHAD BAURI, ARRAH, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Identified by Mr ASHIM SUTRADHAR, , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASHDIHA, 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 02-08-2022 by Mr REJAUL HAQUE SALAFI, PARTNER, BENGAL INDIA REAL ESTATE, 24/146, CHAFFE STREET,, Block/Sector: SEC- 2B, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District -Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr ASHIM SUTRADHAR, , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 02-08-2022 by Mr AAHAMMAD HOSEN SALAFI, PARTNER, BENGAL INDIA REAL ESTATE, 24/146, CHAFFE STREET,, Block/Sector: SEC- 2B, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District -Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr ASHIM SUTRADHAR, , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASHDIHA, 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 134, Amount: Rs.100/-, Date of Purchase: 01/08/2022, Vendor name: RAM PRASAD BANERJEE

*Santanu Pai*

**Santanu Pai**  
**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 203161 to 203182  
being No 230608364 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.08.03 13:50:46 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/08/03 01:50:46 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)