

SLT 1031

1-11-8/2024



12-10-24
109/02/24

पश्चिम बंगाल WEST BENGAL

Q - 8/1373587

AN 670738

(Certified that this document is
admitted to registration
The signature sheet and the
endorsement sheet attached hereto
with this document)

Registrar U/S 7 (2)
of Registration Act.
1908 Paschim Medinipur
10 9 FEB 2024

Mina Jona (Gope)
@ Mina Jona

Pachomelohan Gope

Baby Gop.

DEVELOPMENT POWER OF ATTORNEY
AFTER DEVELOPMENT AGREEMENT

Binda Construction
Koushal Singh
Partner



Mina Jana (Gope)



Padmalochan Gope



Baby Gop.



Koushal Singh

KNOW ALL MEN BY THESE PRESENTS WE,

1. MINA JANA @ MINA JANA GOPE [PAN:AFMPJ0262L; AADHAAR NO. 4373 9634 5334] Wife of Sukhendu Sekhar Jana, by caste- Hindu, by occupation - Housewife. residing at 'Bhatri Bhaban' near Khakri Masjid, Darua, P.O.- Uttar Darua, P.S- Contai, District- Purba Medinipore-721401 West Bengal;
2. PADMALOCHAN GOPE [PAN:DKIPG0309F; AADHAAR NO. 3939 6427 7586] Son of Late Ram Narayan Gope, by caste- Hindu, by occupation - Retd. Person. residing at Sepoy Bazar, P.O & P.S- Midnapore, District- Paschim Medinipore-721101 West Bengal;
3. BABY GOP [PAN:ADJPG9580H; AADHAAR NO. 9261 9987 3044] Daughter of Late Ram Narayan Gope by caste- Hindu, by occupation - Housewife. residing at Kshudiram Nagar, P.O & P.S- Midnapore, District- Paschim Medinipore-721101 West Bengal; all are Indian Citizen.

hereinafter referred to as "THE PRINCIPALS" being Land Owners (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors-in-interest and/or successors-in-office and/or assigns) do hereby authorize, constitute, appoint, nominate

Mina Jana (Gope)
@ Mina Jana (Gope)
Padmalochan Gope
Baby Gop.

Binda Construction
Koushal Singh
Partner

BINDA CONSTRUCTION, PAN: ABBFB2382G a Partnership firm having office at Akriti apartment, Ground Floor, Colonelgola, P.O. & P.S. Midnapur, Dist. Paschim Medinipur-721101 represented by its Partner namely-

KAUSHAL SINGH, S/O Late Ajay Narayan Singh, Indian Citizen, by Caste - Hindu, by Profession - Business, resident of, Purnima Apartment 2nd floor Flat No -G, Hatarmath P.O.- Midnapore P.S. Kotwali, Dist. Paschim Medinipur, PIN - 721101, **PAN - BOMPS2053A, Adhar No- 9533 8187 8290**. as our true and lawful attorney, for us, in our name and on our behalf, to do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in the circumstances as stated below;

WHEREAS the three OWNERS are absolutely seized and possessed a piece of land admeasuring 10.68 Dec., 10.65 Dec. & 10.67 Dec. in total area of 32 Dec. comprising in RS & L.R Plot No. 113, 133 & 134 in Sabek Khatian No.-36, 37 & 38, present L.R Khatians No138, 134 & 137 under Mouza-Cantonment Barpathar, J.L. No. 168, Police Station and Registration Office-Medinipur District-Paschim Medinipur within the local limits of Midnapore Municipality.

AND WHEREAS according to the prayer of Smt. Kaushallya Dasi wife of Lt. Manuram Gope @ Manu Goyala, the collector, Midnapore, on behalf of the state of West Bengal was pleased to grant lease in favour of Smt. Kaushallya Dasi (Since deceased) in the year of 1929 & 1930 in respect of said properties. Thereafter C.S ROR had been prepared in the name of said Kaushallya Dasi wife of Manu Goyala in C.S Khatian No.-36, 37 & 38 respectively measuring area in total 0.3200 Acres.

AND WHEREAS as after acquiring the said properties from the state of West Bengal, Smt. Kaushallya Gope had been performing right, title, interest and possession the properties, without any interruption of any body.

AND WHEREAS while performing her right, title, interest and possession in respect of said property, she died long before, It is

Mina Jara (Gope)
@ Mina Jara (Gope)
Radmalabehn Gope

Baby Gope.

Binda Construction
Kaushal Singh
Partner

mentioned here in that her husband Manuram Gope @ Manu Goyala were predecease her.

AND WHEREAS after the demise of Smt. Kaushallya Gope all the property left by her; had been inherited by her only son, namely Ram Narayan Gope had became the absolute and lawful owner.

AND WHEREAS while said Ram Narayan Gope had been performing his right, title interest and possession in respect of the said properties without any interruption by anybody, he died on 16/10/1995 leaving his surviving on son namely, Padmalochan Gope, and two daughters Namely Smt. Mina Jana, (Gope) and Baby Gope as his legal heirs and legal representatives according to Hindu Succession Act. Be it is mentioned her that wife of deceased RamNarayan Gope namely Laxmi Rani Gope died on 27/9/2007.

AND WHEREAS after the demise of said Ramnarayan Gope his aforesaid legal heirs and legal representatives, one son and two daughters have become the lawful owners of the properties left by Ram Narayan Gope.

AND WHEREAS as, after the demise of Ram Narayan Gope above mentioned Padmalochan Gope, Smt. Mina Jana (Gope) and Baby Gope have been become the lawful owners of undivided 1/3rd share of each had they have been performing their right, title, interest and possession in respect of said properties jointly and ejmal.

AND WEREAS it is also pertinent to mention here is that the collector of Midnapore on behalf of State of West Bengal had been pleased to grant three numbers of "Lease Kabuliyat" dated 31st March, 1929 & 31st March 1930 respectively in favour of Smt. Kaushallya Gope (since deceased) along with all transferrable right, and inheritable rights, But as per the Notification of Govt. of West Bengal being no. 313-LP/1L-130/18GE(M) dt. 29.01.2019 and notification No. 635-LP/1L-130/18 GE(M) dated 27.02.2019 the Governor of West Bengal is pleased to declare that all the occupiers /owners /lessess who are in the possession of land on the basis of any recognized deed of conveyance from the recorded owner or by in heritance will be treated as "Raiyats"

Padmalochan Gope
Baby Gope.

Mina Jana (Gope)
@ Mina Jana (Gope)

Binda Construction
Kavash Singh
Partner

and they shall have right to record their names in the present LR Settlement as per the provisions of WBLR Act, 1955. Therefore the above noted three persons viz, Padmalochan Gope, Smt. Mina Jana (Gope) and Baby Gope become absolute owners and with full ownership right owners the schedule properties.

AND accordingly, the present LR R.O.R have been duly prepared and finally published in favour of above named three persons in their L.R. Khatian No. 134, 138 & 137 in respect of properties measuring area in total 0.3200 acres. They also mutated their names in the record of Midnapore Municipality by opening a new Holding No.732. But due to their inconvenience in respective possession and demarcation, they executed and registered one Deed of Partition being No.- 1245 of 2023 dated 15/03/2023 and as per the allotment of said deed, Smt. Mina Jana (Gope) got "A" schedule properties measuring area of 0.1068 Acres, Padmalochan Gope got "B" schedule properties measuring area of 0.1065 Acres and similarly Baby Gope got "C" schedule properties measuring area of 0.1067 Acres which are shown in a Sketch map annexed with the said Partition Deed and marked as 'A', 'B' & 'C' respectively. The present owners are thus now absolutely seized and possessed each other's partitioned Properties and have mutated accordingly their names in the record of rights in respect of the said land with full ownership rights and they are enjoying jointly the schedule properties by paying Khajnas and municipal taxes against receipts.

AND WHEREAS due to our inability and hardship to raise building structure on the said land have been searching for a developer who would be able to develop the land by constructing multi-storied building structures thereon containing flat or flats in each floor.

AND WHEREAS the present developer/ our constituted attorney coming to know about our intention has approached to us with an offer to develop the land described in the Schedule below by constructing Multi-storied Buildings thereon on the basis of building

Padmalochan Gope

Baby Gope

Mina Jana (Gope)
@ Mina Jana (Gope)

Binda Construction
Kamal Singh
Partner

plan to be sanctioned by the Midnapore Municipal and the said sanctioned plan shall form a part of this Power of Attorney duly executed and registered amongst me and the said plan has been sanctioned by the Midnapore Municipal Authority in favour of me to construct the said Multi-storied Buildings or as per sanction plan from Midnapore Municipality thereon and shall have our consent and concurrence vide the Development Agreement duly executed and registered in the Office of District Sub-Registrar-1; Midnapore dated: - 09.02.2024, and duly entered in Book No: I, being Deed No: 4106 for the year 2024;

AND WHEREAS We have requested our attorney i.e., the developer to develop our land described in the Schedule below by investing the money for the development on the terms i.e., the developer would construct a Multi-storied Buildings or as per sanction plan from Midnapore Municipality thereon containing several self contained flats each flat having their own separate numbers allotted earmarked in the sanctioned plan of Midnapore Municipal Authorities as referred to above and hence this power of attorney and for the purpose of this Power of Attorney the said property as referred to as a more fully described in the schedule below shall henceforth for the convenience be referred to as our estate and our attorney shall do or cause to be done all the below mentioned deeds and acts in the below mentioned manners:-

- To look after control, manage and supervise the administration of the said property.
- To mutate the property as described in the schedule in the records of Midnapore Municipality and in the records of the Block Land & Land Reforms Officer and/or in the land department and put necessary signature on our behalf in our name in respect of the said property and also do, execute and affirm all papers, affidavits

Mina Tara
@Mina Tara (Gore)

Binda Construction
Koushal Singh,
Partner

Adm. Maheshan Gope

R. H. Gope

(7)

and declaration for such mutation matter to be required by the Midnapore Municipality as well as by the Land Department; Govt. of West Bengal.

- To represent me before the Midnapore Municipality in all respects and sign on our behalf in our name for sanction of building plan or modified or any revised plan and/or drainage and sewerage plan and/or to take water connection on our behalf in our name in the said premises and to do all the acts for the same and to get delivery of the same on my behalf in connection with the matter of the Midnapore Municipality and our Attorney shall be duty bound to abide by all the Rules & Regulations of Midnapore Municipality and in the event of any dispute arising out of the same our Attorney as the Developer shall be fully responsible for the same.
- To execute and register any kind of deed of declaration to be required for sanctioning the Building Plan or drainage or sewerage plan for our said property.
- To swear any affidavit on our behalf to be required for sanctioning the building plan and/or sewerage or drainage plan from the Midnapore Municipality.
- To engage on our behalf pleaders, advocates and solicitors and to discharge their services in respect of my property to do the work as per our requirement, to be required in the matter of the Midnapore Municipality.
- To take water connection in our said premises and to sign and do all the works on our behalf.

Mira Jena (Type)
@Mira Jena

Binda Construction
Koushal Singh
Partner

Padmalochan Gope
Ravi Gop.

- To take electric connection or separate meter(s) in the said premises and put signature on our behalf for doing the said acts.
- To represent before the Judge, Munsiff, Collector, Board of Revenue, Office of M.K.D.A, Midnapore Municipality, State of West Bengal, Fire Department, PHE, Bharat Sanchar Nigam Limited, Other Government and Semi-Government Bodies/ Organization in the matter of the said property.
- To represent me in all courts, civil, criminals, Revenue of original or a local jurisdiction, execute Vokatnama, file complaints, written statements or its appeal and to receive all summons and other process of law in respect of the said property.
- To compromise or compound any cases or refer to arbitration in respect of the said property to protect my interest.
- To negotiate for sale of flat/flats, car parking space of the developer's allocated share, to accept earnest money, advance or advances against such sale, and to execute deed or deeds of conveyance for registration, present an admit the same before registering authority and to cancel or repudiate the same as the attorney shall deem fit and proper in connection with our said undivided property as described in the schedule below on our behalf save & except our allocation as stated below and morefully described in the Development Agreement which is executed and registered alongwith this Power of Attorney in this Deed.
- To negotiate on terms for and to agree to and sell the allocated portion of the Developer only to any intending purchaser or purchasers at such price or prices which our said attorney, in his absolute discretion thinks fit and proper, to agree upon and to enter into any agreement or agreements for such sale or sales

Mina Tana
@ Mina Tana (Gopee)

Radmalochan Gopee

Binda Construction
Koushal Singh
Partner

and/or to cancel and/or repudiate the same and to receive from the intending purchaser/s any earnest money and/or advance.

- That although the developer will be entitled its allocation of 65% (G +5) or 70%(Sixth to Upper floor) but for better management of the project the owners shall grant a Power of Attorney in favour of the Developer or their nominated person/persons for the purpose of sale of both Developers allocation and owner allocation of the said new proposed multi-storied building. However both parties herein agreed that sale proceeding in respect of the owners allocation shall be deposited in the bank account of the owners. That in case of necessity the Owner/First Party shall execute further deeds and documents in favour of the Developers/Second Party as may be found necessary.
- To sign and execute all other deeds instruments and assurances, which they shall consider necessary, and to enter into and/or agree to such covenant and conditions, as may be required for fully and effectually conveying the said properties as I could do ourself, if personally present.
- Apply for getting finance from any Bank and for the purpose of creation of security take the original deeds and documents of title from Rs and after verification by lawyer and evaluation by valuer deposit the same with the bank for the purpose of mortgage as per provisions of law in force for the time being for us and on our behalf and tender and deposit thus made by them shall be treated as made by me with all legal incidents and commitments and the bank as the case may be shall hold the documents as duly mortgaged for satisfaction of their dues to the extent as agreed between we and attorney as per development agreement and after repayment of bank loans shall hold the original documents by the

Nina Jana (Gore)
@ Nina Jana (Gore)

Binda Construction
Kousha Singh
Partner

Belmalochan Gore

Baby Gore.

principal. The principal shall not have any liability to repay the loan and the builder/attorney shall have the entire responsibility of repayment of the loan.

Our Attorney shall be fully responsible for any financial liability, deviation or unauthorized construction or accident or mishap while making any construction and in no event we shall incur any liability in respect thereof. The Attorney shall indemnify and keep me indemnified against all losses liabilities costs or third party claims actions or proceedings thus arising.

AND We hereby agree to ratify and confirm and to whatsoever other act or acts our said attorney, shall do execute and perform in connection with our joint proportionate shares of the properties described in schedule below by virtue of these presents.

That the contents of this Power of Attorney has been read over and explained to us in Bengali and after understanding the contents of the same we admitted the same to have been correctly written and after understanding the contents of the same we admitted the same to have been correctly written as per our instructions and the contents of the same are true to the best of our knowledge and belief and after the same we put our signatures on this Power of Attorney on this day.

IN WITNESSES WHEREOF we do hereby put our signatures and seal on the 9th day of February, 2024 A.D. out of free will and consent and in sound state of mind before the available witnesses.

Balmallochan Gokul

Baby Gop.

Nina Jana
@ Nina Jana (Gop)

Binda Construction
Koushal Singh
Partner

**SCHEDULE OF PROPERTY PERTAINING TO WHICH POWER OF
ATTORNEY IS GIVEN.**

SCHEDULE AS REFERRED TO ABOVE

ALL THAT piece of land measuring in total [4+11+17] = 32 decimals of **Bastu** land comprising in RS & L.R Plot No. 113, 133 & 134 in Sabek Khatian No.-36, 37 & 38, present L.R Khatians No. 138, 134 & 137 under Mouza-Cantonment Barpathar, J.L. No. 168, Police Station and Registration Office-Medinipur District-Paschim Medinipur within the local limits of Midnapore Municipality and in Ward No. 03, Holding No. 732 therein and delineated in the same is butted and bounded as follows:

On the **North** : Plot No 435

On the **South** : Municipal Metal Road 47 feet

On the **East** : Plot No 453.

On the **West** : Plot No 666 and 112.

Mina Joma
@ Mina Joma (Gore)

Balmalohan Gore

Baby Gop.

Signature of the EXECUTANT.

Binda Construction
Kamihal Singh,
Partner

Signature of the ATTORNEY.

WITNESSES:

1) Ramtan Bhakat

s/o:- Late Jogendra Prasad Bhakat.

At:- Colonelgola.

PO & PS:- Midnapur, 721101

ADH:- 5598 XXXX 9520.

2) Subhas Atta.
Miyabazar
Medinipur

DRAFTED BY ME:

Shankha Roy (Deed writer)

Miyabazar,

Midnapur.

Lic no - 1434 (Sadar)

TYPED BY ME:

Bondip Son.

This Deed of Development Power of Attorney has been typed 12 pages including one stamp papers and two witnesses have signed in this Deed. Two Extra pages for Finger Executants and Attorney is also annexed here with. This page is Treated as one part of this deed.

Binda Construction
Kaushal Singh,
Partner

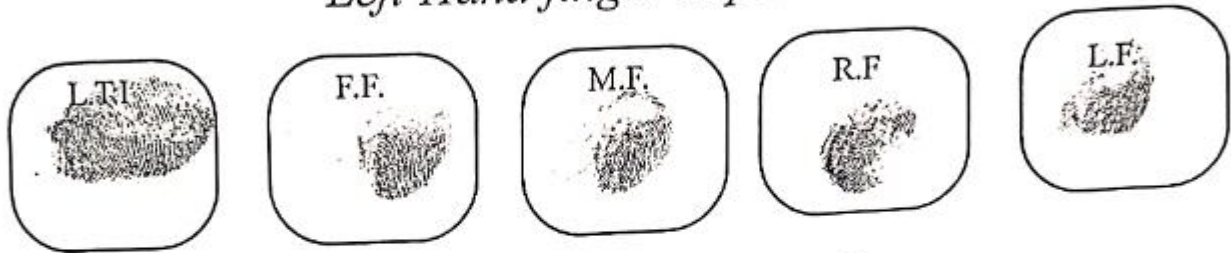
Mina Jarna
@ Mina Jarna (Gope)

Radmalochan Gopa
Baby Gop.

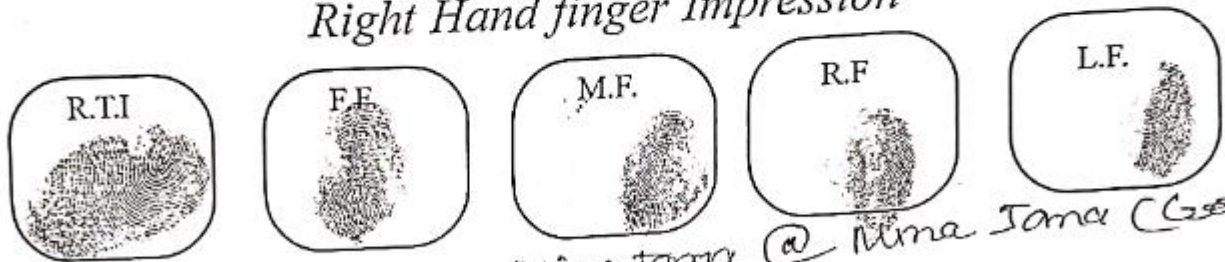
Mina Jarna (Gope)
Radmalochan Gopa @ Mina Jarna (Gope)
Baby Gop.

Binda Construction
Kaushal Singh,
Partner

Left Hand finger Impression



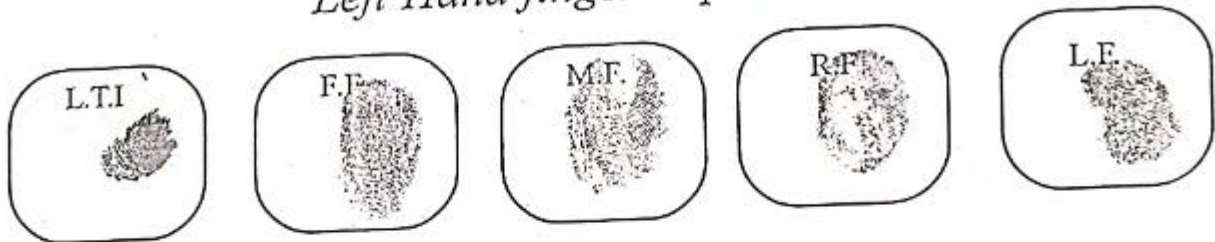
Right Hand finger Impression



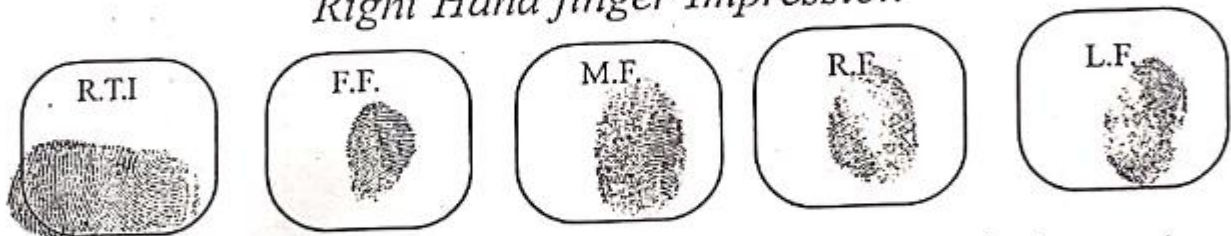
Mina Jarna @ Mina Jarna (Gope)

Signature

Left Hand finger Impression



Right Hand finger Impression



Radmalochan Gope
Signature

Left Hand finger Impression

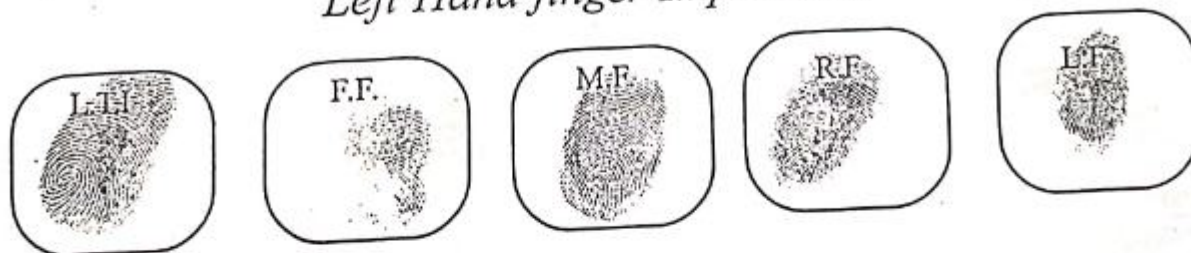


Right Hand finger Impression

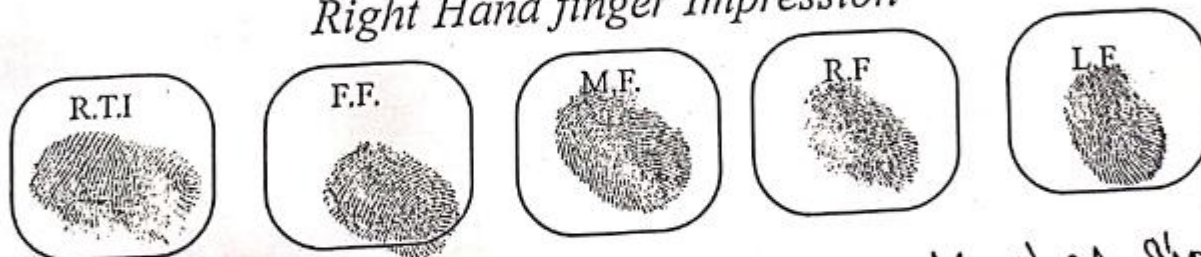


Baby Gop.
Signature

Left Hand finger Impression



Right Hand finger Impression



Kavshay Singh,
Signature

Major Information of the Deed

Deed No	I-1001-01119/2024	Date of Registration	09/02/2024
Query No/Year	1001-8000373587/2024	Office where deed is registered	
Query Date	09/02/2024 12:21:41 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Shankha Roy Mirzabazar, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 9153164684, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 3,48,88,376/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100101106/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Cantanment Barpathar, , Ward No: 03, Holding No:732 Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-113	RS-36	Commercial	Vastu	1.34 Dec		14,60,951/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-133	RS-36	Commercial	Vastu	3.67 Dec		40,01,260/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-134	RS-36	Commercial	Vastu	5.67 Dec		61,81,784/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road, , Project Name :
L4	RS-113	RS-37	Commercial	Vastu	1.33 Dec		14,50,049/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road, , Project Name :
L5	RS-133	RS-37	Commercial	Vastu	3.66 Dec		39,90,358/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road, , Project Name :

L6	RS-134	RS-37	Commercial	Vastu	5.66 Dec		61,70,881/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road, , Project Name :
L7	RS-113	RS-38	Commercial	Vastu	1.33 Dec		14,50,049/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road, , Project Name :
L8	RS-133	RS-38	Commercial	Vastu	3.67 Dec		40,01,260/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road, , Project Name :
L9	RS-134	RS-38	Commercial	Vastu	5.67 Dec		61,81,784/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road, , Project Name :
					32Dec	0 /-	348,88,376 /-	
					32Dec	0 /-	348,88,376 /-	
		TOTAL :						
		Grand Total :						

Principal Details :

Sl No	Name Address Photo Finger print and Signature	Signature
1	Name Mina Jana, (Alias: Mina Jana Gope) Wife of Sukhendu Sekhar Jana Executed by: Self, Date of Execution: 09/02/2024 Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office Photo  09/02/2024 Finger Print  Captured LTI 09/02/2024	<i>Mina Jana</i> <i>@ Mina Jana (Gope)</i> 09/02/2024
Bhatri Bhaban, Near Khakri Masjid Darua, City:- , P.O:- Uttar Darua, P.S:-Contal, District:-Purba Midnapore, West Bengal, India, PIN:- 721401 · Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: afxxxxxx2I,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office		
2	Name Padmalochan Gope Son of Late Ram Narayan Gope Executed by: Self, Date of Execution: 09/02/2024 Admitted by: Self, Date of Photo  Finger Print 	<i>Padmalochan Gope</i>

Sepoybazar, City:- Midnapore, P.O:- Midnapore E, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: dkxxxxxx9f, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024
 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Baby Gop (Presentant) Daughter of Late Ram Narayan Gop Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	 09/02/2024	 Captured LTI 09/02/2024	Baby Gop. 09/02/2024

Kshudiram Nagar, City:- Midnapore, P.O:- Midnapore E, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: adxxxxxx0h, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024
 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office

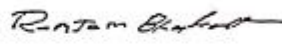
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BINDA CONSTRUCTION Akriti Apartment, Ground Floor, Colonelgola, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: ABxxxxxx2G, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Kaushal Singh Son of Late Ajay Narayan Singh Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office </td> <td>  Feb 9 2024 12:34PM </td> <td>  Captured LTI 09/02/2024 </td> <td> Kaushal Singh 09/02/2024 </td> </tr> </tbody> </table> Purnima Apartment, 2nd Floor, Flat No. G, Hatarmath, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: boxxxxxx3a, Aadhaar No Not Provided Status : Representative, Representative of : BINDA CONSTRUCTION (as Partners)	Name	Photo	Finger Print	Signature	Kaushal Singh Son of Late Ajay Narayan Singh Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office	 Feb 9 2024 12:34PM	 Captured LTI 09/02/2024	Kaushal Singh 09/02/2024
Name	Photo	Finger Print	Signature						
Kaushal Singh Son of Late Ajay Narayan Singh Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office	 Feb 9 2024 12:34PM	 Captured LTI 09/02/2024	Kaushal Singh 09/02/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjan Bhakat Son of Late Jogendra Prasad Bhakat Colonelgola, City:- , P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured	
	09/02/2024	09/02/2024	09/02/2024

Identifier Of Mina Jana, Padmalochan Gope, Baby Gop, Kaushal Singh

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mina Jana	BINDA CONSTRUCTION-1.34 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mina Jana	BINDA CONSTRUCTION-3.67 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mina Jana	BINDA CONSTRUCTION-5.67 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Padmalochan Gope	BINDA CONSTRUCTION-1.33 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Padmalochan Gope	BINDA CONSTRUCTION-3.66 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Padmalochan Gope	BINDA CONSTRUCTION-5.66 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Baby Gop	BINDA CONSTRUCTION-1.33 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Baby Gop	BINDA CONSTRUCTION-3.67 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Baby Gop	BINDA CONSTRUCTION-5.67 Dec

On 09-02-2024

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 12:14 hrs on 09-02-2024, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Baby Gop, 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 3,48,88,376/-

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

Execution is admitted on 09/02/2024 by 1. Mina Jana, Alias Mina Jana Gope, Wife of Sukhendu Sekhar Jana, Bhatri Bhaban, Near Khakri Masjid Darua, P.O: Uttar Darua, Thana: Contai, Purba Midnapore, WEST BENGAL, India, PIN - 721401, by caste Hindu, by Profession House wife, 2. Padmalochan Gope, Son of Late Ram Narayan Gope, Sepoybazar, P.O: Midnapore E, Thana: Medinipur, City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Retired Person, 3. Baby Gop, Daughter of Late Ram Narayan Gop, Kshudiram Nagar, P.O: Midnapore E, Thana: Medinipur, City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife

Indetified by Mr Ranjan Bhakat, Son of Late Jogendra Prasad Bhakat, Colonelgola, P.O: Midnapur, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

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

Execution is admitted on 09-02-2024 by Kaushal Singh, Partners, BINDA CONSTRUCTION, Akriti Apartment, Ground Floor, Colonelgola, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Mr Ranjan Bhakat, Son of Late Jogendra Prasad Bhakat, Colonelgola, P.O: Midnapur, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19736, Amount: Rs.100.00/-, Date of Purchase: 05/02/2024, Vendor name: Satya Ch Ghosh

Bhattacharya

Shravani Bhattacharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 100101119 for the year 2024.



Sravan Bhattacharya

Digitally signed by SRABONI BHATTACHARYA
Date: 2024.02.12 17:51:55 +05:30
Reason: Digital Signing of Deed.

(Sravan Bhattacharya) 12/02/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.