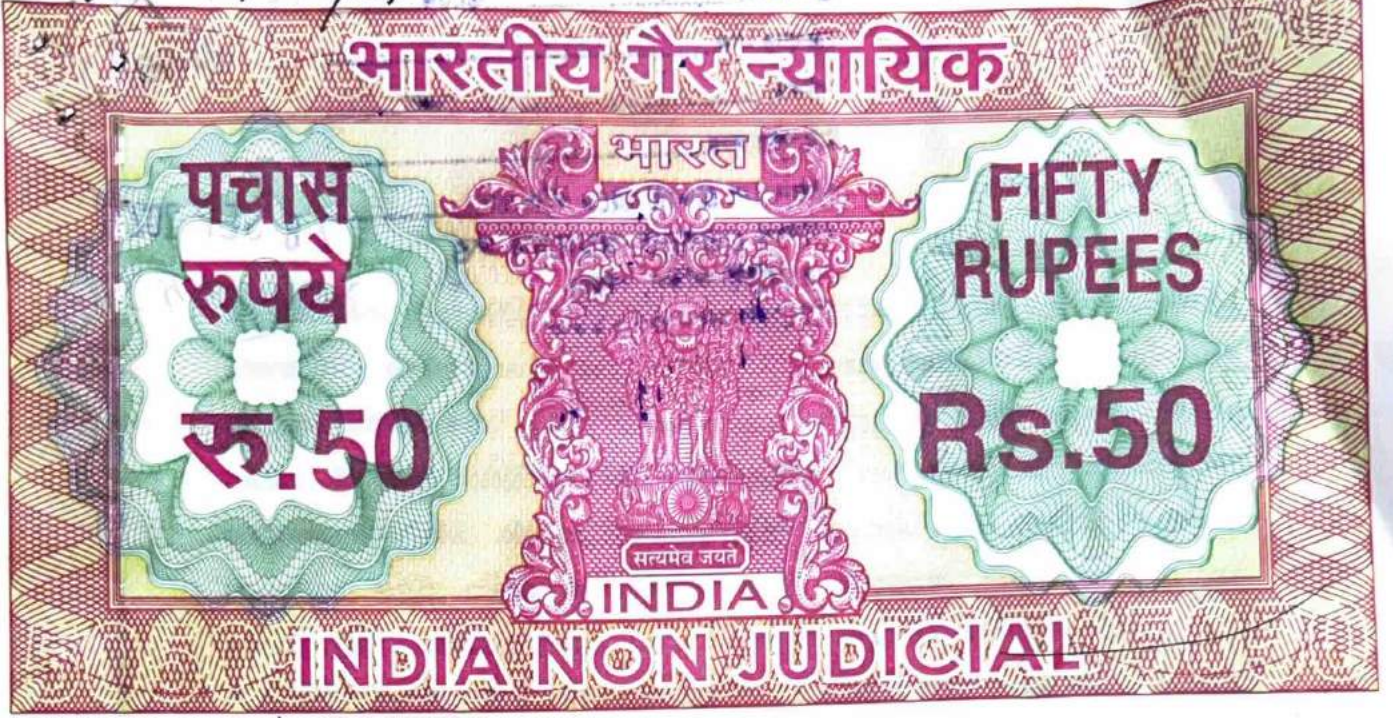


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 029626

5-20/21  
 900  
 2064789  
 27/10/21

Sk. Haider Ali  
 alias Sheik Haider  
 Ali  
 Maya Begum

Sk. Azeem Ali  
 Md. Saad - Sk

**DEVELOPER'S POWER OF ATTORNEY**

KNOWN ALL MEN BY THIS PRESENTS We, **MR. SK. HAIDER ALI** alias **SHEIK HAIDER ALI**, PAN-ACOPA4645D, S/o- Late Sk. Panchkari, by nationality- Indian, by occupation- Business, resident of Uttar Galsi, P.s.- Galsi, Dist.- Purba Bardhaman, Pin- 713406, **AND MRS. MAYA BEGUM**, PAN-AOYPB8000K, W/o- Mr. Sk. Haider Ali, by nationality- Indian, by occupation- Housewife, resident of Uttar Galsi, P.s.- Galsi, Dist.- Purba Bardhaman, Pin- 713406, hereinafter jointly and collectively referred to and called for the sake of brevity as "**APPOINTERS**".

Certified that the Endorsement sheet's and the Signature Sheet attached to this document are part of the Document

Additional District Sub-Registrar  
 BURDWAN  
 19 OCT 2021

2021  
8/9/2021  
8/9/2021  
3

Mr. Haider Ak.  
alias Sheikh  
Haider Ak.

Maya Begum

Mr. Asgar Ali

Mr. Salman Ak.

**WHEREAS**, the **APPOINTERS** herein, as lawful owners of the land, more fully described in the SCHEDULE hereunder, to develop multi-storied Residential cum Commercial complex thereon under the name & style "**MEHBOOB COMPLEX**", consisted of several self contained Flats, shops, commercial spaces and parking spaces together with other amenities and common facilities, as per sanctioned building Plan, have already entered an agreement with **S.A.ENTERPRISE**, a Partnership Firm, which has been registered at the office of the A.D.S.R, Purba Bardhaman and recorded as Development Agreement Deed being No 8164 for the year'2021. In pursuance of the terms and conditions of the said Development Agreement Deed being No. 8164 for the year' 2021, We, the **APPOINTERS** herein do hereby appointing Developer **S.A.ENTERPRISE**, PAN-ADXFS6963L, a Partnership Firm, having its registered office at Keshabganj Chatti, P.o.-Rajbati, P.s.-Burdwan Sadar, Dist.-Purba Bardhaman, Pin-713104, represented by its Partners named (i) **MOHAMMAD SALMAN SHAIKH**, PAN-AQWPS5547G, S/o- Late Abdul Gaffar Sekh, by nationality- Indian, resident of 62/8, Kamalnagar Central School Street, Goda, P.o.-Rajbati, P.s.- Burdwan Sadar, Dist.-Purba Bardhaman, Pin713104, (ii) **SEKH ASGAR ALI**, PAN- AGUPA9423B, S/o- Late Sekh Samad, by nationality- Indian, by occupation- Business, resident of 61, Kamalsagar, P.o.- Rajbati, P.s.- Burdwan Sadar, Dist. Purba Bardhaman, Pin- 713104, to be our lawfully constituted attorney to do or execute, in our names and on our behalf, all or any of the acts, deeds or things, mentioned hereunder:-

1. To enter upon, take possession of the land, mentioned in details in the Schedule herein below and in general to manage, look after,

Sh. Haider Ali  
alias Sheikh Haider  
Ali

Maya Begum

Sh. Asghar Ali

Md. Saad - c - Sh

- control, supervise, defend, protect and administer the Schedule mentioned land or any part thereof by whatsoever manner or way.
2. To lay out, construct, develop our land, mentioned in the Schedule herein below, by the Developer **S.A.ENTERPRISE** , as thinks fit and proper in accordance with the sanctioned building plan.
  3. To apply, submit, sign, issue and receive from Belkash Gram Panchayat, B.D.A, W.B.S.E.D.C.L or any other Authority or Authorities, all types of applications, sanction plans, revised plans, maps and drawings, designs and/or any representations, too, as or any be required to develop multi-storied Residential cum Commercial complex named "**MEHBOOB COMPLEX**" at its absolute discretion, on behalf of us and in our names.
  4. To enter into such understanding, agreement and/or arrangements and other necessary paper/documents as the attorney thinks fit and proper to develop Multi-Storied Residential cum Commercial Complex named "**MEHBOOB COMPLEX**", consisted of several self contained Flats, shops, commercial spaces and parking spaces together with other amenities and common facilities, as per sanctioned building Plan.
  5. To pay all rates taxes, maintenance and other charges expenses and other outgoings, whatsoever, payable for and on account of the said properties and to claim and receive refund, reimbursement and other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.



Sk. Haider Ali  
alias Sheikh Haider  
Ali

Maya Begum

Sk. Azam An

Mad. Saad - Sk

6. To apply for electricity, telephone and for any other connections, whatsoever manner and nature be and for that purpose the Attorney shall sign, issue and receive all papers and/or documents and/or plans and/or drawings and/or all relevant documents etc, whatsoever manner or nature may be thought to be necessary by the said Attorney before different Departments of the Belkash Gram Panchayat, B.D.A. and/or any Authority(ies) of various Public and/or Private and/or Government or Semi Government organization and/or Autonomous Body or Bodies.
7. To apply to the Department of water supply, Sewerage and Drainage of the Belkash Gram Panchayat, B.D.A and/or others too, for availing or seeking and/or laying necessary drainage and/or sewerage connection or connections and/or line or lines of whatsoever manner or nature in respect of the FISRT schedule mentioned land and to that effect sign all such relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department's of the Belkash Gram Panchayat, B.D.A and/or by others as and when necessary and/or asked for.
8. That the attorney herein shall be able to avail necessary permission's of whatsoever manner or nature from the P.W.D., Department of the Belkash Gram Panchayat and B.D.A for and on behalf of us.
9. To apply for, obtain and submit all clearance certificates, forms declarations and/or permissions, if so and as be required from any authority or department for or in relation to develop Multi-Storied Residential cum Commercial Complex named "**MEHBOOB**



Sk Haidar Ah.  
alias Sheikh Haidar  
Ah. 1

Maya Begum

Sk Asghar Ah.

Md Saib - Sk

**COMPLEX**, consisted of several self contained Flats, shops, commercial spaces and parking spaces together with other amenities and common facilities, as per sanctioned building Plan.

10. To ask, demand, sue for, recover, realize, claim, collect and receive further or other consideration from any existing or new buyers and also any other amounts receivable in respect of the said schedule properties or any of them or any part thereof (including deposits, advances, compensation, interest, damages, maintenance charges, electricity charges, taxes etc., whatsoever) which are or may be due payable or recoverable from any person or persons or authority or authorities by cheques or pay orders or demand drafts drawn in the name of the appointers and/or in cash and to grant valid receipts and discharges thereof.
11. To produce and deliver all title deeds, documents and papers relating to Schedule mentioned land, to the intending buyer(s)/Purchaser(s) and to answer and comply with all requisitions that may be made out by such intending buyer(s)/Purchaser(s) in respect of Owners' allocation as well as Developer's allocation.
12. To appear and represent the appointers before the Belkash Gram Panchayat, Burdwan Development Authority, Collector, Statutory Bodies and Government departments and/or their or any of their officers and also all other State Executives, Judicial or Quasi Judicial and other authorities and also all courts and Tribunals and also any person, developer, contractor or other persons and deal with them in all manner and sign, execute, deliver and submit all papers, plan, documents, applications, objections notices etc. and also to submit



Sh. Haider Ali  
alias Sheikh Haider  
Ali

Maya Begum

SK Asghar Ali

Mc Sahar SK

and take delivery of and/or explain all documents of title, accounts, clearances, plan etc. and to do all acts deeds and things as may be required or found necessary or expedient by the said attorney.

13. To sign, execute, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, agreements for sale, sale deeds, documents of transfer, rectifications, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, applications, accounts, plans, forms, correspondences, notices and other documents and writings. Be it specifically mentioned here that the Developer **S.A.ENTEPRISE** shall have authority to enter agreement(s) for sale with intending Buyer(s)/ Purchaser(s) and complete sell by executing and registering formal Deed of Sale/Deed Conveyance in respect of LAND OWNERS' allocation as well as DEVELOPER'S allocation, as have been mentioned and stipulated in aforesaid registered Development Agreement, subject to terms and conditions contained in the clause hereunder.
14. To sell, convey and transfer right, title, interest and possession of Flats, Shops, Commercial Spaces and Parking Spaces together with proportionate share of the land, more fully mentioned and described in the Schedule hereunder along with other amenities and common facilities at the proposed multi-stored Residential cum Commercial Complex to be constructed upon the land, more fully described in the schedule mentioned hereunder, in the name of "**MEHBOOB COMPLEX**", to any Buyer(s)/ Purchaser(s) and to do all acts, deeds

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Sik Haidar Ali  
alias Sheikh Haider  
Ali

Mayer Begum

Sik Asghar Ali

Mohd Saad - a - Sik

and things with regard to sale or transfer on such terms and conditions as the said ATTORNEY may deem fit and proper.

15. To appear and represent the appointers before any Registrar, Sub-Registrar, Additional Dist. Sub-Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents, sell or transfer deeds, instruments and writings signed by the said Attorney and to receive advance, earnest and consideration money from the intending buyer(s)/ purchaser(s) by virtue of this Power of Attorney in relation to LAND OWNERS' as well as DEVELOPER'S allocation, as have been mentioned and stipulated in aforesaid registered Development Agreement. *The attorney **S.A.ENTEPRISE** shall deposit sale proceeds of LAND OWNERS' allocation, at the respective accounts of the APPOINTERS herein as their entitlement and shall deposit and retain sale proceeds of DEVELOPER'S allocation in its own account as its entitlement.*
16. To appear and represent the appointers before any Notary Public, other Magistrates and other officer or officers and authorities in connection with affirmation or notarization of any deed, instrument, declaration or writing signed or made by the said attorney by virtue of the power hereby conferred.
17. To file and submit all declarations, clearances, permissions, certificates, forms, statements, affidavits and undertakings for having the registration completed of all documents, instruments and



Sk. Haidar Ali  
alias Sheikh Haidar-  
Ali


Maya Begum

AK Aragon Ali

Md Saad - a - Sk

writings executed by the said attorney by virtue of the power hereby conferred.

18. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, Vakalatnama, warrant of attorney, memorandum of appeal or any other document or paper in any proceeding as the occasions shall require and/or as the said Attorney may think fit and proper in respect of the subject property.
19. To accept notices, summons and services of papers and documents from any Court, Tribunal, postal authorities and / or other authorities and/or persons.
20. To appoint and employ Advocates, Pleaders, Solicitors and to revoke such appointments.
21. To do all acts deeds and things for better exercise of the authorities herein contained relating to the development of multi-storied Residential cum Commercial Complex in the name of "**MEHBOOB COMPLEX**", consisted of several self contained ownership Flats, Shops, Commercial Spaces and Parking Spaces together with other common facilities and amenities, on the land, more fully described in the Schedule hereunder or any part thereof, which the APPOINTERS could have lawfully done under their own hands and seals, if personally present.

 The appointers doth hereby ratify and confirm and agree to ratify and confirm all and whatever said Attorney has done or shall lawfully do



Sh. Haider Ali  
alias Sheikh Haider  
Ali

Maya Begum

Sh. Asgan Ali

Md. Suddhan-Sk

or cause to be done in or about the premises aforesaid, within the purview and intent of this present.

AND

The appointers do hereby record and declare that this Power of Attorney shall be binding upon the appointers and their heirs, successors, executors and administrators, legal representatives and/or assigns, till completion of multi-storied Residential cum Commercial Complex named "**MEHBOOB COMPLEX**", on the land, more fully described in the Schedule hereunder as well as delivery of possession to individual purchaser (s) by the DEVELOPER.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of 'BASTU' class of land located at P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Mouja- Goda, J.L. No.-41, appertaining to R.S. Khatian No. -524 & 1109, L.R. Khatian No. 4488 & 4489, comprised in:-

<u>R.S. Plot No.</u>	<u>L.R. Plot No.</u>	<u>Area</u>
426	456	6123.37 Sq.ft.
1052	1156	834 Sq.ft.

---

Total :- **6957.37** Sq. ft

Dr. Haidar Ah  
alias Sheikh Haider  
Ah

Maya Begum

within local limits of Belkash Gram Panchayat, which is butted and bounded by :-

ON THE NORTH: - Vacant Land

ON THE SOUTH: - G.T. Road

ON THE EAST :- Barista Wine Shop

ON THE WEST:- Go-down

IN WITNESSES WHEREOF, We, the APPOINTERS herein do hereby put the finger prints of our both hands and also put our signatures on this deed of Power of Attorney in the presence of following witnesses on this 07<sup>th</sup> day of October' 2021.

SIGNED AND SEALED at Purba Bardhaman

In presence of: -

Witnesses:-

1. Rabhal Hossain  
S/O - Md. Yusuf  
Vill - Uohin  
PO - Baidyabati  
PS - Shantiganj  
Dist - Purba Bardhaman  
Pin - 713101
2. Salman Mondal  
C/O - MD MOSLEM MONDAL  
Taskar Dighi West Pur Bardwan  
Pin - 713101

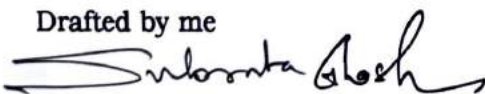
Dr. Haidar Ah alias  
Sheikh Haider Ah.

Maya Begum  
Signature of the APPOINTERS

SK Agar Ah

Md Sul - SK

Drafted by me



(SUBRATA GHOSH)

Advocate

Dist. Judge's Court, Burdwan.

Enrollment No.- WB/1325/2002

Signature of the ATTORNEY

Finger Prints of **MR. SK. HAIDER ALI** alias **SHEIK HAIDER ALI**



SK. Haider Ali  
alias Sheikh Haider Ali

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

SK. Haider Ali alias Sheikh Haider Ali.  
Signature of **MR. SK. HAIDER ALI** alias **SHEIK HAIDER ALI**

Finger Prints of **MRS. MAYA BEGUM**



Maya Begum

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Maya Begum  
Signature of **MRS. MAYA BEGUM**

**Finger Prints of MOHAMMAD SALMAN SHAIKH**

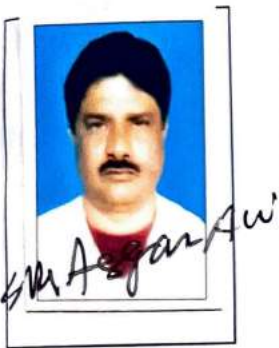



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

*Moh Sal - SK*

**Signature of MOHAMMAD SALMAN SHAIKH**

Finger Prints of MR. SEKH ASGAR ALI



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
					
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand
					

MR. ASGAR ALI  
Signature of MR. MR. SEKH ASGAR ALI

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGOPA4645D



नाम /NAME

SHEIK HAIDER ALI

पिता का नाम /FATHER'S NAME

PANCHKARI SHEIK

जन्म तिथि /DATE OF BIRTH

09-12-1963

हस्ताक्षर /SIGNATURE

Sh. Haider Ali

*[Handwritten Signature]*

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Sh. Haider Ali



भारत सरकार  
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 2834/09708/28034

Download Date: 19/11/2019

To  
Maya Begum  
C/O Sk Haidar Ali  
UTTAR GALSI  
Galsi  
Galsi  
Barddhaman West Bengal - 713406  
9232393031

Issue Date: 20/10/2019

Signature valid

Digitally signed by Maya Begum  
DN: cn=Maya Begum, o=Government of India, email=Maya.Begum@nic.in, c=IN



आपका आधार क्रमांक / Your Aadhaar No. :

**8910 9800 9788**

VID : 9139 7616 5773 1834

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 19/11/2019



Maya Begum  
Date of Birth/DOB: 05/01/1975  
Female/ FEMALE

Issue Date: 20/10/2019

**8910 9800 9788**

VID : 9139 7616 5773 1834

मेरा आधार, मेरी पहचान

Maya Begum

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

MAYA BEGUM

TORAB ALI MALLICK

05/01/1975

Permanent Account Number

AOYPB8000K

*Maya Begum*  
Signature



27022008

Maya Begum



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

ADXFS6963L

नाम / Name

S.A. ENTERPRISE

निगमन / गठन की तारीख

Date of Incorporation / Formation

16/04/2019



श्री. अशोक कुमार  
श्री. सुधीर कुमार

सर्वकार  
GOVERNMENT OF INDIA



Sekh Asgar Ali  
Date of Birth/DOB: 02/08/1968  
Male/ MALE  
Mobile No: 9732158693



9014 1543 0555

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date 26/07/2018

Address :  
S/O Late Sekh Shamad, 61, Kamalsagar,  
P.O- Rajbati, Barddhaman (m),  
Barddhaman,  
West Bengal - 713104



9014 1543 0555

1947  
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

PG No: 1947  
Bengaluru-562 055

Sekh Asgar Ali

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AGUPA9423B



नाम / Name  
SEKH ASGAR ALI

पिता का नाम / Father's Name  
SEKH SHAMAD

जनम की तारीख /  
Date of Birth  
02/08/1948

*sk Asgar Ali*  
हस्ताक्षर / Signature

10092018

यह कार्ड के खोले/खुले पर प्रत्यक्ष प्रतिलिपि नहीं/लिखतः  
संस्कार के लिए प्रस्ताव, या कागज की का  
5 ई फ्लोर, मन्त्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़र डीप बंगलाउ चौक,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
pls send inform / return to :*  
Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.  
Tels: 91-20-2721 8081 / 91-20-2721 8081  
e-mail: [time@nsdl.co.in](mailto:time@nsdl.co.in)



*sk Asgar Ali*  
*sk Asgar Ali*

विभाग  
TAX DEPARTMENT  
AMMAD SALMAN SHAIKH

भारत सरकार  
GOVT. OF INDIA

DOUL GAFFAR SHAIKH

03/01/1972  
Permanent Account Number  
**AQWPS5547G**

*Salman*  
Signature



*In case this card is lost / found, kindly inform / return to:*  
Income Tax PAN Services Unit, UTTISL  
Plot No. 3, Sector 11, CBD Belapur,  
New Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :  
आयकर पैन सेवा यूनिट, UTTISL  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई - 400 614.

*Md. Sal — on Sk*

भारत सरकार  
GOVERNMENT OF INDIA



Mohammad Salman  
Shaikh  
DOB: 03/01/1972  
MALE  
Mobile No: 9153216882



3336 8195 8538

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 01/07/2019

Address :

C/O Abdul Gaffar Shaikh, 62/8 KAMAL  
NAGAR CENTRAL SCHOOL STREET,  
Barddhaman (m), Barddhaman,  
West Bengal - 713104



3336 8195 8538

1947  
1500 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947  
Bengaluru-560 001

Md. Subhan SK



आधार

भारत सरकार  
Identification Authority of India  
Government of India

आधार आई डि / Enrollment No.: 1058/76902/00810

To  
নজরুল ইসলাম মলিক  
Nazrul Islam Mallick  
123 BARABALIDANGA  
SHRPOLLY  
BURDWAN  
Sripally  
Burdwan - I Bardhaman  
West Bengal 713103

12/09/2013

44044071



MN440440718FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9256 0449 4421**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



নজরুল ইসলাম মলিক  
Nazrul Islam Mallick  
পিতা : নজরুল হক মলিক  
Father : Nazrul Haque Mallick  
জন্মতারিখ / DOB : 15/03/1987  
পুরুষ / Male

9256 0449 4421



আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।

- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

- Aadhaar is valid throughout the country .

- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
123, বড়বাণিডাঙ্গা, শ্রীপল্লী,  
বর্ধমান, শ্রীপল্লী, পশ্চিমবঙ্গ,  
713103

Address:  
123, BARABALIDANGA,  
SHRPOLLY, BURDWAN, Sripally,  
Bardhaman, West Bengal, 713103

9256 0449 4421

1847  
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

*Nazrul Islam Mallick*

## Major Information of the Deed

Deed No :	I-0203-08438/2021	Date of Registration	19/10/2021
Deed No / Year	0203-8002064789/2021	Office where deed is registered	
Deed Date	07/10/2021 5:05:27 PM	0203-8002064789/2021	
Applicant Name, Address & Other Details	MIRZA RAJA BEGG BURDWAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9434469033, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,02,39,643/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020308164/2021		

### Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Gram Panchayat: BELKASH, Mouza: Goda, Pin Code : 713102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-456	LR-4488	Bastu	Bastu	2160 Sq Ft	1/-	34,48,175/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1156	LR-4488	Bastu	Bastu	834 Sq Ft	1/-	4,64,434/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-456	LR-4489	Bastu	Bastu	3963.37 Sq Ft	1/-	63,27,034/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road, , Project Name :
<b>TOTAL :</b>					<b>15.944Dec</b>	<b>3 /-</b>	<b>102,39,643 /-</b>	
<b>Grand Total :</b>					<b>15.944Dec</b>	<b>3 /-</b>	<b>102,39,643 /-</b>	

**Details :**  
**Name,Address,Photo,Finger print and Signature**

Name	Photo	Finger Print	Signature
<b>SK HAIDER ALI, (Alias: SHEIK HAIDER ALI)</b> <b>(Presentant)</b> Son of Late SK PANCHKAR Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office	 07/10/2021	 LTI 07/10/2021	 07/10/2021

UTTAR GALSI, City:- Not Specified, P.O:- GALSI, P.S:-Galsi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713406 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mrs MAYA BEGUM</b> Wife of SK HAIDAR Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office	 07/10/2021	 LTI 07/10/2021	 07/10/2021




UTTAR GALSI, City:- Not Specified, P.O:- GALSI, P.S:-Galsi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713406 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx0K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>S A ENTERPRISE</b> KESHABGANJ CHATI, City:- Not Specified, P.O:- RAJBATI, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 , PAN No.:: ADxxxxxx3L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



**Identifier Details :**  
**Name, Address, Photo, Finger print and Signature**

Name	Photo	Finger Print	Signature
<b>Mr MOHAMMD SALMAN SHAIKH</b> Son of Late ABDUL GAFFAR SEKH Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 07/10/2021, Place of Admission of Execution: Office			
	Oct 7 2021 7:28PM	LTI 07/10/2021	07/10/2021

82/8 KAMALNAGAR CENTRAL SCHOOL STREET GODA, City:- Not Specified, P.O:- RAJBATI, P.S:- Bardhaman  
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx8P,Aadhaar No Not Provided Status : Representative, Representative of : S A ENTERPRISE (as PARTNER)

2	Name	Photo	Finger Print	Signature
	<b>SEKH ASGAR ALI</b> Son of Late SEKH SAMAD Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 07/10/2021, Place of Admission of Execution: Office			
		Oct 7 2021 7:28PM	LTI 07/10/2021	07/10/2021

61 KAMAL SAGAR, City:- Not Specified, P.O:- RAJBATI, P.S:-Bardhaman  
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3B,Aadhaar No Not Provided Status : Representative, Representative of : S A ENTERPRISE (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>NAZRUL ISLAM MALLICK</b> Son of Late NAJAL HAQUE MALLICK BARABALIDANGA, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103			
	07/10/2021	07/10/2021	07/10/2021

Identifier Of SK HAIDER ALI, Mrs MAYA BEGUM, Mr MOHAMMD SALMAN SHAIKH, SEKH ASGAR ALI

Transfer of property for L1		To. with area (Name-Area)
Sl.No	From	
1	Mrs MAYA BEGUM	S A ENTERPRISE-2160 Sq Ft
Transfer of property for L2		To. with area (Name-Area)
Sl.No	From	
1	Mrs MAYA BEGUM	S A ENTERPRISE-834 Sq Ft
Transfer of property for L3		To. with area (Name-Area)
Sl.No	From	
1	Mrs MAYA BEGUM	S A ENTERPRISE-3963.37 Sq Ft

## Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Gram Panchayat: BELKASH, Mouza: Goda, Pin Code : 713102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 456, LR Khatian No:- 4488	Owner:সেখ হায়দার আলি, Gurdian:সেখ পাঁচকড়ি, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1156, LR Khatian No:- 4488	Owner:সেখ হায়দার আলি, Gurdian:সেখ পাঁচকড়ি, Address:নিজ , Classification:ডাগা, Area:0.01900000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 456, LR Khatian No:- 4489	Owner:ময়া বেগম, Gurdian:সেখ হায়দার আলি, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	Owner Name not selected by applicant.

2021

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

Presented for registration at 17:20 hrs on 07-10-2021, at the Office of the A.D.S.R. Bardhaman by SK HAIDER ALI SHEIK HAIDER ALI, 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 1,02,39,643/-

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

Execution is admitted on 07/10/2021 by 1. SK HAIDER ALI, Alias SHEIK HAIDER ALI, Son of Late SK PANCHKAR, UTTAR GALSI, P.O: GALSI, Thana: Galsi, , Purba Bardhaman, WEST BENGAL, India, PIN - 713406, by caste Muslim, by Profession Business, 2. Mrs MAYA BEGUM, Wife of SK HAIDAR, UTTAR GALSI, P.O: GALSI, Thana: Galsi, , Purba Bardhaman, WEST BENGAL, India, PIN - 713406, by caste Muslim, by Profession House wife

Indetified by NAZRUL ISLAM MALLICK, , Son of Late NAJAL HAQUE MALLICK, BARABALIDANGA, P.O: SRIPALLY, Thana: Bardhaman

, , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 07-10-2021 by Mr MOHAMMD SALMAN SHAIKH, PARTNER, S A ENTERPRISE, KESHABGANJ CHATI, City:- Not Specified, P.O:- RAJBATI, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104

Indetified by NAZRUL ISLAM MALLICK, , Son of Late NAJAL HAQUE MALLICK, BARABALIDANGA, P.O: SRIPALLY, Thana: Bardhaman

, , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Muslim, by profession Law Clerk

Execution is admitted on 07-10-2021 by SEKH ASGAR ALI, PARTNER, S A ENTERPRISE, KESHABGANJ CHATI, City:- Not Specified, P.O:- RAJBATI, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713104

Indetified by NAZRUL ISLAM MALLICK, , Son of Late NAJAL HAQUE MALLICK, BARABALIDANGA, P.O: SRIPALLY, Thana: Bardhaman

, , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Muslim, by profession Law Clerk



Sanjit Sardar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Purba Bardhaman, West Bengal

On 08-10-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Draft Rs 10/- by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6671, Amount: Rs.50/-, Date of Purchase: 01/10/2021, Vendor name: M Dutta

Description of Draft

1. Bankers cheque No: 742364000541, Date: 08/10/2021, Amount: Rs.10/-, Bank: STATE BANK OF INDIA (SBI), BURDWAN



**Sanjit Sardar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Bardhaman**  
**Purba Bardhaman, West Bengal**

On 19-10-2021

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.



**Sanjit Sardar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Bardhaman**  
**Purba Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2021, Page from 245072 to 245102

being No 020308438 for the year 2021.



Digitally signed by Sanjit Sardar  
Date: 2021.11.09 15:09:34 +05:30  
Reason: Digital Signing of Deed.

*San.*

(Sanjit Sardar) 2021/11/09 03:09:34 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Bardhaman  
West Bengal.

(This document is digitally signed.)