

10811

P-10568/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 813451

27.12.21

12v.21

best

certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Documents are the Part of the Record.

A.D.S.R. Durgapur
Inspector

29 DEC 2021

DEVELOPMENT
POWER OF ATTORNEY

AFTER REGD. DEVELOPMENT AGREEMENT NO.
I-230607489/2021 of A.D.S.R. DURGAPUR

TO ALL TO WHOM THESE PRESENTS SHALL COME We,

- 1) MANTRA COMMODEAL PRIVATE LIMITED [PAN No. AAFCM5699F] a company constituted & incorporated under the Companies Act, having its' office at Plot No.3601, Near Durgapur Cinema Hall, Najrul, Sarani, City Centre, P.O.-City

Sl No. 3547 Date 16/12/2021
Sold to Gopal Dulh 80th
Address D.K. 3
Value of Stamp 100
Date of Purchase of the stamp
Pagar from Treasury
Name of the Treasury from

13 DEC 2021

Durgapur
Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No. 112018-17



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Addl. Dist. Sub-Registrar
Durgapur, Paschiru Bardhaman

29 DEC 2021

Centre, P.S.-Durgapur, Dist.-Paschim Bardhaman, (W.B.), Pin-713216,

[represented by one of its' Director; Sri Gopal Dutta [PAN No.ADLPD9353M] S/o Late Radheshyam Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, resident of Sukanta Pally,(West), Dhandabag, P.O.-Amrai, P.S.-Durgapur, Dist.-Paschim Bardhaman, (W.B.), Pin-713203.

2) Sri Gopal Dutta [PAN No. ADLPD9353M] [Aadhar No.649963119042] S/o Late Radheshyam Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, resident of Sukanta Pally,(West), Dhandabag, P.O.-Amrai, P.S.-Durgapur, Dist.-Paschim Bardhaman, (W.B.), Pin-713203.

3) SMT. BABITA DUTTA [PAN No.AIMPD7226R] [Aadhar No.359255079684] w/o Sri Gopal Dutta, by faith -Hindu, by occupation-Business, Indian Citizen, resident of Sukanta Pally,(West), Dhandabag, P.O.-Amrai, P.S.-Durgapur, Dist.-Paschim Bardhaman, (W.B.), Pin-713203

Hereinafter called as the "**Landowners**", do hereby SEND GREETINGS:

WHEREAS:

A. We (the Landowners) have seize, owned and possess of and/or/otherwise well and sufficient entitled to to ALL THAT piece and parcel total area of land 194(One Hundred Ninety Four) Decimal more or less 117.58(One Hundred Seventeen point Five Eight) Katha, in the Dist.-Paschim Bardhaman, under P.S.-Kanksa, within Mouza-Arrah, J.L.No.91, comprising in L.R. Khatian No.2958, 2504, 2503 & 5212, R.S. Plot Nos.1091, 1092, 1093, 1094, 1096, 1909, 1910, 1911 &



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1102/1998, L.R. Plot Nos.1134, 1135, 1136, 1137, 1139, 2682, 2683, 2684 & 1145, by vide Regd. Sale Deeds, and L.R.R.O.R., which is hereinafter more fully mentioned in the "First Schedule", and hereinafter called as "said property".

B. **DURGAPUR REAL ESTATE PVT. LTD.** [PAN No. AADCD2414K] a company constituted & incorporated under the Companies Act, represented by one of its' Director; **Sri Subodh Kumar Dutta** [PAN No.ADRPD0439Q] [Aadhar No.487993222011] S/o Late Bimala Kanta Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, having it's office & resident at A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212, Hereinafter called as "**said DEVELOPER**".

C. We, (the Landowners) desire to complete Two Multistoried Building Tower No.2 & 3, and it's allied development works at the "First Schedule" hereunder, with the permissions of the Malandighi Gram Panchayat, and/or any other concern Authority/Authorities, have entered into **Regd. Development Agreement vide No.I-230607489 of 2021** before the ADSR Durgapur, with the said Developer, for the development construction works at the schedule mentioned property, on the terms & conditions having been settled by & between the parties after mutual discussion.

D. In as much as, it is became not possible for us, and also will not be possible for us to look after day to day affairs in connection with the development construction works at the said property, and it is became also not possible for us to present in all occasions, everywhere for the said development construction works at the "said property", as such we



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desire to engage/appoint; Sri Subodh Kumar Dutta [PAN No. ADRPD0439Q] [Aadhar No.487993222011] S/o Late Bimala Kanta Dutta, by faith-Hindu, by occupation-Business, Indian Citizen, having it's office & resident at A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212, being one of the Director of DURGAPUR REAL ESTATE PVT. LTD. [PAN No. AADCD2414K] a company constituted & incorporated under the Companies Act, i.e. the said Developer, as our true and lawful attorney, on our behalf for the purposes hereinafter contained.

NOW KNOW ALL MEN BY THESE PRESENTS We,

1) MANTRA COMMODEAL PRIVATE LIMITED [PAN No. AAFCM5699F] a company constituted & incorporated under the Companies Act, having its' office at Plot No.3601, Near Durgapur Cinema Hall, Najrul, Sarani, City Centre, P.O.-City Centre, P.S.-Durgapur, Dist.-Paschim Bardhaman, (W.B.), Pin-713216,

[represented by one of its' Director; Sri Gopal Dutta [PAN No.ADLPD9353M] S/o Late Radheshyam Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, resident of Sukanta Pally,(West), Dhandabag, P.O.-Amrai, P.S.-Durgapur, Dist.-Paschim Bardhaman, (W.B.), Pin-713203.

2) Sri Gopal Dutta [PAN No. ADLPD9353M] [Aadhar No.649963119042] S/o Late Radheshyam Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, resident of Sukanta Pally,(West), Dhandabag, P.O.-Amrai, P.S.-Durgapur, Dist.-Paschim Bardhaman, (W.B.), Pin-713203.



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3) SMT. BABITA DUTTA [PAN No.AIMPD7226R] [Aadhar No.359255079684] w/o Sri Gopal Dutta, by faith -Hindu, by occupation-Business, Indian Citizen, resident of Sukanta Pally,(West), Dhandabag, P.O.-Amrai, P.S.-Durgapur, Dist.-Paschim Bardhaman, (W.B.), Pin-713203,

i.e. the "Landowner" do hereby nominated, constituted and appointed, **Sri Subodh Kumar Dutta** [PAN No.ADRPD0439Q] [Aadhar No.487993222011] S/o Late Bimala Kanta Dutta, by faith-Hindu, by occupation-Business, Indian Citizen, having it's office & resident at A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212, being one of the Director of **DURGAPUR REAL ESTATE PVT. LTD.** [PAN No. AADCD2414K] a company constituted & incorporated under the Companies Act, i.e. the said Developer, as our true and lawful attorney, by executing this development power of attorney, for us name and on our behalf and for us, to execute exercise and perform all or any of the following acts, deeds, and things on our behalf, i.e. to say:

- 1) To take charge and possession and/or hold and defend possession of the said property i.e. the schedule below property and warn off and prohibit, and if necessary, proceed in due form of law against all or any trespassers on the said premises or any part thereof and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance, and for that to enter into all contracts and arrangements with the trespassers.



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- 2) To develop and erect/raise new multistoried building/s i.e. Tower No.2 & 3 over the schedule below land i.e. the said property, comprising with various flats, apartments, garages, with two wheeler and four wheeler parking space etc., to be constructed according to the approved building plan, and permissions of the Malandighi Gram Panchayat, and/or any other concern Authority / Authorities, and/or any change or addition or alteration thereof, by the Developer herein, as deem fit & proper, and which will be sanctioned by the Malandighi Gram Panchayat and/or by the concerned authority, from time to time, by taking assistance of engineering expert with the help of good quality building materials on our behalf.
- 3) To carry out all sorts of works, constructions, repairs, renovations, demolitions reconstructions at schedule below property or any part thereof, from time to time, and for the purpose to prepare plans, sketches and get them approved and sanctioned from the concerned authorities and to engage Architects, Surveyors, engineers, workmen and laborers to enter into contracts with them and assign the same for the execution of the works.
- 4) To enter into any Agreement, Deed, &/or Transfer to raise the construction of the proposed project i.e. Tower No.2 & 3 multistoried building/s under the name & style as the Developer deem fit, in accordance his choice, on the "said Property" as more-fully mentioned in the "Schedule" hereunder.
- 5) To enter into any Agreement, Deed, Conveyance, Agreement for Sale, to sale and transfer any flat(s)/ unit(s)/ parking space including equal proportionate share in the common portion of schedule below land, together with common facilities, towards any intending purchaser or



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purchasers, and will also be entitled to execute such documents and present the same before any Registering Authority or any other Authority, and to do such acts, deeds and things, to get such deeds / Agreements / Conveyances / documents registered, and to receive advance money and/or fully consideration money, and to give proper receipts for the same, and to do such deeds and things to give possession of the same to the prospective purchaser or purchasers, in respect of the Developer's Allocated share, as per Regd. Development Agreement in respect of the "said property", as we do the same, if personally present.

- 6) To consolidate, manage and transfer developer's allocated share as per Regd. Development Agreement in respect of the said property, for such consideration as our said Attorney may think fit and proper and to give receipts for same.
- 7) To receive from the intending purchaser/s or purchaser/s, the earnest/advance money and to give proper receipt and discharge for the same.
- 8) In connection with such Registration my said Attorney shall be competent to sign and execute all relevant papers, documents, forms/notices, etc., at the Registration Office, which shall be found essential for the same, for us & on our behalf.
- 9) To present any Deed of Conveyance/Deed of Sale/Agreement for Sale, for registration, before A.D.S.R. Durgapur/D.S.R. Paschim Bardhaman/A.R.A. Kolkata and/or before any proper registration authority, to admit the receipt of the consideration money, and to have the said deed/agreement registered, AND to do all acts, deeds, and things which may be necessary for conveying flats/parkings/units, and



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registering the said deed/agreement, as fully and effectually in all respects, as we could do the same, as if we personally present, regarding Developer's allocation.

- 10) To obtain necessary clearance certificate from competent Authority under the Urban Land Ceiling & Regulation Act, 1976, if applicable and land conversion certificate for this project.
- 11) To obtain sanctioned plan and any modified &/or additional &/or altered sanctioned plan of the proposed multistoried building/project from the Malandighi Gram Panchayat and/or by the concerned authority, from time to time, if needed, and to obtain Occupancy Certificate, Completion Certificate, from the Malandighi Gram Panchayat and/or by the concerned authority, for the proposed project at the schedule hereunder.
- 12) To publish advertisement in any daily newspaper or/and any widely circulated newspaper or any local newspaper or TV Channel or any others media to attract the intending buyer/s for the purpose of sale and transfer of flats or apartment/s.
- 13) To make, sign and verify all applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of the schedule mentioned properties.
- 14) To appoint staff, workers and contractors and to settle their remuneration and other terms of office and to promote or dismiss or suspend as & when necessary for execution of the project, but always within the legal frame work of the state.



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- 15) To purchase & maintain stock of the building materials as per approved plan, and obtain electric and water connection at the schedule mentioned land.
- 16) To take all measure for obtaining water connections, and electric line connections, and meter in the proposed building at the said property, from the concerned Authorities by signing all necessary papers, documents, application forms, affidavits with right to submit the same before the authority concerned for me, and on my behalf and to pay/deposit all amounts of money towards costs, fees, etc.
- 17) To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
- 18) To appear before any office or court or authority of the Govt. or Panchayat or labour dept. or Land Revenue office or Income Tax or any other act, to represent the matters regarding the proposed development & construction.
- 19) To get a Co-Operative Society/Association of the flat purchasers in the said housing complex & registered the same, and to obtain registration after carrying out all necessary formalities.
- 20) That if any legal proceedings are required to be taken in connection with the development construction work or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding, and for that purpose to sign, declare and file & withdraw all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done for the same, on our behalf.



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- 21) That by virtue of this Power of Attorney our said Attorney holder has got sole & exclusive right for development construction work at the schedule mentioned property i.e. the said property.
- 22) That this Power of Attorney is a revocable one, at the will of the Executants.

AND Generally to do everything, what could do legally for us, and on our behalf, by our attorney, and we undertake to ratify and confirm all such acts, deeds, and things, what will be lawfully done by our said Attorney in exercise of this Development Power of Attorney hereby conferred, but it is expressly stated that this Power of Attorney does not create, constitute or assume any kind of ownership or title in favour of our said Attorney.

****FIRST SCHEDULE**** as referred herein above
(Description of Land/Premises)

ALL THAT piece & parcel of land in the Dist.-Burdwan(now Paschim Bardhaman), P.S.-Kanksa, within the area of Malandighi Gram Panchayat, at Mouza - Arrah(আড়া), J.L. No.91,

- 1) R.S. Plot No.1091(One Thousand Ninety One), corresponding L.R. Plot No.1134(Eleven Hundred Thirty Four), L.R. Khatian No.2958, measuring area of land - 10(Ten) Decimal, classification converted into Bastu.
- 2) R.S. Plot No.1092(One Thousand Ninety Two), corresponding L.R. Plot No.1135(Eleven Hundred Thirty Five), L.R. Khatian No.2504, measuring area of land - 17(Seventeen) Decimal, classification converted into Bastu.



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- 2A) R.S. Plot No.1092(One Thousand Ninety Two), corresponding L.R. Plot No.1135(Eleven Hundred Thirty Five), L.R. Khatian No.2958, measuring area of land - 17(Seventeen) Decimal, classification converted into Bastu.
- 3) R.S. Plot No.1093(One Thousand Ninety Three), corresponding L.R. Plot No.1136(Eleven Hundred Thirty Six), L.R. Khatian No.2958, measuring area of land - 30(Thirty) Decimal, classification converted into Bastu.
- 4) R.S. Plot No.1094(One Thousand Ninety Four), corresponding L.R. Plot No.1137(Eleven Hundred Thirty Seven), L.R. Khatian No.2504, measuring area of land - 28(Twenty Eight) Decimal, classification converted into Bastu.
- 5) R.S. Plot No.1096(One Thousand Ninety Six), corresponding L.R. Plot No.1139(Eleven Hundred Thirty Nine), L.R. Khatian No.2958, measuring area of land - 9(Nine) Decimal, classification recorded as Bastu.
- 5A) R.S. Plot No.1096(One Thousand Ninety Six), corresponding L.R. Plot No.1139(Eleven Hundred Thirty Nine), L.R. Khatian No.2504, measuring area of land - 17(Seventeen) Decimal, classification recorded as Bastu.
- 5B) R.S. Plot No.1096(One Thousand Ninety Six), corresponding L.R. Plot No.1139(Eleven Hundred Thirty Nine), L.R. Khatian No.2503, measuring area of land - 18(Eighteen) Decimal, classification recorded as Bastu.



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- 6) R.S. Plot No.1909(Nineteen Hundred Nine), corresponding L.R. Plot No.2682(Twenty Six Hundred Eighty Two), L.R. Khatian No.5212, measuring area of land - 5(Five) Decimal, classification recorded as Bastu.
- 7) R.S. Plot No.1910(Nineteen Hundred Ten), corresponding L.R. Plot No.2683(Twenty Six Hundred Eighty Three), L.R. Khatian No.2958, measuring area of land - 16(Sixteen) Decimal, classification converted into Bastu.
- 8) R.S. Plot No.1911(Nineteen Hundred Eleven), corresponding L.R. Plot No.2684(Twenty Six Hundred Eighty Four), L.R. Khatian No.2504, measuring area of land - 14(Fourteen) Decimal, classification converted into Bastu.
- 9) R.S. Plot No.1102/1998(Eleven Hundred Two by Nineteen Hundred Ninety Eight), corresponding L.R. Plot No.1145(Eleven Hundred Forty Five), L.R. Khatian No.2504, measuring area of land - 13(Thirteen) Decimal, classification converted into Bastu.

Total Area of Land - 194(One Hundred Ninety Four) Decimal more or less 117.58(One Hundred Seventeen point Five Eight) Katha, under B.L.&L.R.O. Kanksa, and the Land is proposed to be use for Residential Purpose.

Butted and Bounded as follows:-

- North : Vacant Land.
- South : 40' Feet Wide Road & Land of Landowner No.1.
- East : 30' Feet Wide Road.
- West : Vacant Land of Landowner No.2 & 3.



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A separate sheet has been annexed to these presents containing the signature, fingers print and photographs of the Landowners & Developer herein, which is the part and parcel of these presents.

IN WITNESS WHEREOF I/We have hereunto put my/our signature/s on this Power of Attorney in the free, fair state of mind, after gone through all the contents of these presents on this the 29th day of December, 2021 at Durgapur.

WITNESSES:-

1. Bikash Berman
S/o Late Shyam Lal Berman
Vill + P.O - Sonai
Dist - Paschim Bardhaman
713148

2. Rahul Bauri
SONAL Bauri
Durgapur - 12

MANTRA COMMDEAL PVT. LTD.

Gopal Dutta
Director

Gopal Dutta

Balwita Dutta

Signature of the Executants

DURGAPUR REAL ESTATE PVT. LTD

Suman Kumar Aditya
Director

Signature of the Attorney Holder

Drafted by me and computerized at our office as per instruction of the Executant, read over & explained by me, and also identified by me,

Dehabrata Biswas
Dehabrata Biswas, Advocate
Durgapur Court, City Centre
Enrollment No. W.B. W.B./686/2010



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Durgapur, Paschim Bardhaman

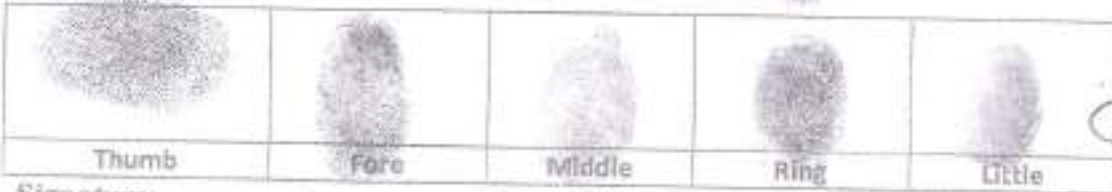
29 DEC 2021

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Thumb

Fore

Middle

Ring

Little



Gopal Datta

Signature:-

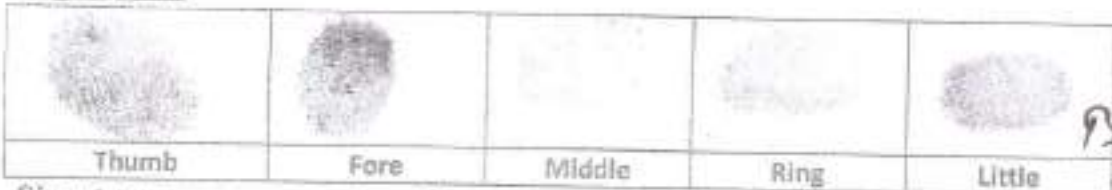
Gopal Datta

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Thumb

Fore

Middle

Ring

Little



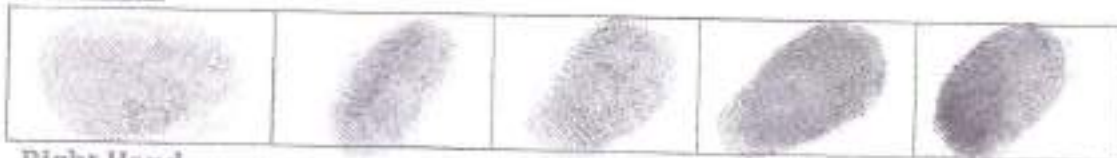
Balvita Datta

Signature:-

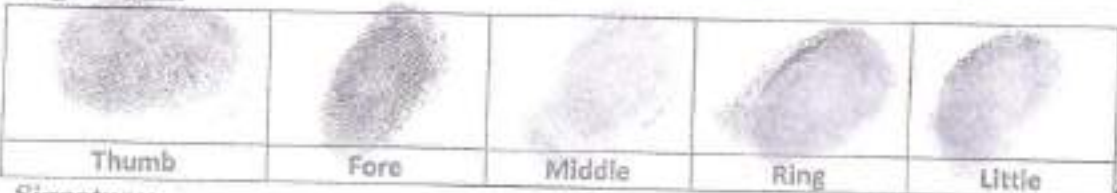
Balvita Datta

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Thumb

Fore

Middle

Ring

Little



S. Mohan Kumar Acharya

Signature:-

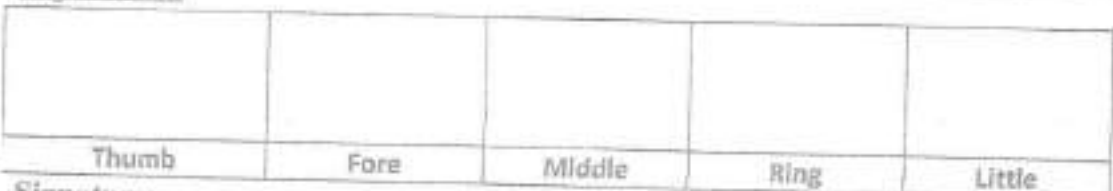
S. Mohan Kumar Acharya

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Thumb

Fore

Middle

Ring

Little



Photo

Signature:-



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

29 DEC 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPAL DUTTA
RADHESHYAM DUTTA
13/04/1971
Permanent Account Number
ADLPD9353M



Gopal Dutta
Signature

Gopal Dutta



29 DEC 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BABITA DUTTA
ANTONY BALMICKI
10/08/1973
Permanent Account Number
AIMPD7226R



Babita Dutta
Signature

Babita Dutta



29 DEC 2021

 भारत सरकार
Government of India

 Bikash Burman
Father : Shyamal Burman
DOB : 02/03/1976
Male



4523 2718 5418

आधार - आम आदमी का अधिकार



Bikash Burman

Bikash Burman

 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: 64, Sonai, Sonai,
Bardhaman, West Bengal, 713148

4523 2718 5418

 1947
1800 303 3047

 uidai@uidai.gov.in

 www.uidai.gov.in



29 DEC 2021

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

ADRPD0439Q



नाम / NAME

SUBODH KUMAR DUTTA

पिता का नाम / FATHER'S NAME

BIMALA KANTA DUTTA

जन्म तिथि / DATE OF BIRTH

19-02-1965

सहस्र (SIGNATURE)

Handwritten signature

B. Das

असस आय. व. व. - XI.

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

Subodh Kumar Dutta
Signature

इस कार्ड के लो / गिर जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(बढ़ति एवं तकनीकी), पी-7, चौदोगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowringhee Square, Calcutta-700 069.



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Major Information of the Deed

Deed No :	I-2306-10568/2021	Date of Registration	29/12/2021
Query No / Year	2306-8002617012/2021	Office where deed is registered	
Query Date	14/12/2021 1:46:32 PM	2306-8002617012/2021	
Applicant Name, Address & Other Details	Debabrata Biswas Durgapur Court,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 7047782822, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 12/-	Rs. 3,58,85,538/-		
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]:- 230607489/2021		




Land Details :

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



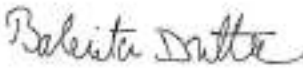
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1134	LR-2958	Bastu	Bastu	10 Dec	1/-	18,49,770/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1135	LR-2504	Bastu	Bastu	17 Dec	1/-	31,44,609/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1135	LR-2958	Bastu	Bastu	17 Dec	1/-	31,44,609/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1136	LR-2958	Bastu	Bastu	30 Dec	1/-	55,49,310/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1137	LR-2504	Bastu	Bastu	28 Dec	1/-	51,79,356/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-1139	LR-2958	Bastu	Bastu	9 Dec	1/-	16,64,793/-	Width of Approach Road: 70 FL., Adjacent to Metal Road, , Project Name :

L7	LR-1139	LR-2504	Bastu	Bastu	17 Dec	1/-	31,44,609/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-1139	LR-2503	Bastu	Bastu	18 Dec	1/-	33,29,586/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-2682	LR-5212	Bastu	Bastu	5 Dec	1/-	9,24,885/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-2683	LR-2958	Bastu	Bastu	16 Dec	1/-	29,59,632/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L11	LR-2684	LR-2504	Bastu	Bastu	14 Dec	1/-	25,89,678/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
L12	LR-1145	LR-2504	Bastu	Bastu	13 Dec	1/-	24,04,701/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			194Dec	12 /-	358,85,538 /-	
		Grand Total :			194Dec	12 /-	358,85,538 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MANTRA COMMODEAL PRIVATE LIMITED PLOT NO.3601, NEAR DURGAPUR CINEMA HALL, NAJRUL SARANI, City:- Durgapur, P.O:- CITY CENTRE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216, PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Mr GOPAL DUTTA (Presentant) Son of Late RADHESHYAM DUTTA Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	29/12/2021	LTI 29/12/2021		29/12/2021

SUKANTA PALLY WEST, DHANDABAG, City:- Durgapur, P.O:- AMRAI, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3M, Aadhaar No: 64xxxxxxxx9042, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office



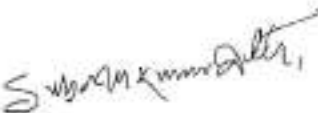


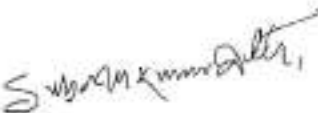


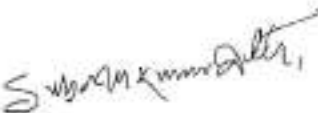
3	Name	Photo	Finger Print	Signature
	Mrs BABITA DUTTA Wife of Mr GOPAL DUTTA Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office			
		29/12/2021	LTI 29/12/2021	29/12/2021




SUKANTA PALLY, WEST, DHANDABAG, City:- Durgapur, P.O:- AMRAI, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx6R, Aadhaar No: 35xxxxxxxx9684, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office

Attorney Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	DURGAPUR REAL ESTATE PRIVATE LIMITED A/17, MEGHMLLAR SARANI SECTOR 2C, BIDHANNAGAR, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, PAN No.:: AAxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr SUBODH KUMAR DUTTA Son of Late BIMALA KANTA DUTTA Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 29 2021 1:29PM</td> <td>LTI 29/12/2021</td> <td>29/12/2021</td> </tr> </tbody> </table> <p>A/17, MEGHLLAR SARANI SECTOR 2C, BIDHANNAGAR, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9Q, Aadhaar No: 48xxxxxxxx2011 Status : Representative, Representative of : DURGAPUR REAL ESTATE PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Mr SUBODH KUMAR DUTTA Son of Late BIMALA KANTA DUTTA Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office					Dec 29 2021 1:29PM	LTI 29/12/2021	29/12/2021
Name	Photo	Finger Print	Signature										
Mr SUBODH KUMAR DUTTA Son of Late BIMALA KANTA DUTTA Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office													
	Dec 29 2021 1:29PM	LTI 29/12/2021	29/12/2021										

Name	Photo	Finger Print	Signature
Mr GOPAL DUTTA Son of Late RADHESHYAM DUTTA Date of Execution - 29/12/2021, Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office	 <small>Dec 29 2021 1:20PM</small>	 <small>LTI 29/12/2021</small>	 <small>29/12/2021</small>
SUKANTA PALLY, DHANDABAG., City:- Durgapur, P.O:- AMRAI, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3M, Aadhaar No: 64xxxxxxxx9042 Status : Representative, Representative of : MANTRA COMMODEAL PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bikash Burman Son of Late Shyarnal Burman Village:- Sonai, P.O:- Panagarh Bazar, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148	 <small>29/12/2021</small>	 <small>29/12/2021</small>	 <small>29/12/2021</small>
Identifier Of Mr GOPAL DUTTA, Mrs BABITA DUTTA, Mr SUBODH KUMAR DUTTA, Mr GOPAL DUTTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MANTRA COMMODEAL PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-3.33333 Dec
2	Mr GOPAL DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-3.33333 Dec
3	Mrs BABITA DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-3.33333 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	MANTRA COMMODEAL PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-5.33333 Dec
2	Mr GOPAL DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-5.33333 Dec
3	Mrs BABITA DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-5.33333 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	MANTRA COMMODEAL PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-4.66667 Dec
2	Mr GOPAL DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-4.66667 Dec
3	Mrs BABITA DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-4.66667 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	MANTRA COMMODEAL PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-4.33333 Dec
2	Mr GOPAL DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-4.33333 Dec
3	Mrs BABITA DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-4.33333 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MANTRA COMMDEAL PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec
2	Mr GOPAL DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec
3	Mrs BABITA DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	MANTRA COMMDEAL PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec
2	Mr GOPAL DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec
3	Mrs BABITA DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	MANTRA COMMDEAL PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-10 Dec
2	Mr GOPAL DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-10 Dec
3	Mrs BABITA DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-10 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	MANTRA COMMDEAL PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-9.33333 Dec
2	Mr GOPAL DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-9.33333 Dec
3	Mrs BABITA DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-9.33333 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	MANTRA COMMDEAL PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-3 Dec
2	Mr GOPAL DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-3 Dec
3	Mrs BABITA DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-3 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	MANTRA COMMDEAL PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec
2	Mr GOPAL DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec
3	Mrs BABITA DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	MANTRA COMMDEAL PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-6 Dec
2	Mr GOPAL DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-6 Dec
3	Mrs BABITA DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-6 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	MANTRA COMMDEAL PRIVATE LIMITED	DURGAPUR REAL ESTATE PRIVATE LIMITED-1.66667 Dec
2	Mr GOPAL DUTTA	DURGAPUR REAL ESTATE PRIVATE LIMITED-1.66667 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1134, LR Khatian No:- 2958	Owner:Mantra Commodeal Pvt. Ltd., Gurdian:Dir.RamkrishnaMukherjee , Address:মিঞ , Classification:বহাল, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1135, LR Khatian No:- 2504	Owner:গোপাল দত্ত, Gurdian:রাধেশ্যাম দত্ত, Address:সুকার পরী (পশ্চিম), ধাওবাগ, দুর্গাপুর-3 , Classification:বাইদ, Area:0.17000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1135, LR Khatian No:- 2958	Owner:Mantra Commodeal Pvt. Ltd., Gurdian:Dir.RamkrishnaMukherjee , Address:মিঞ , Classification:বাইদ, Area:0.17000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1136, LR Khatian No:- 2958	Owner:Mantra Commodeal Pvt. Ltd., Gurdian:Dir.RamkrishnaMukherjee , Address:মিঞ , Classification:বহাল, Area:0.30000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1137, LR Khatian No:- 2504	Owner:গোপাল দত্ত, Gurdian:রাধেশ্যাম দত্ত, Address:সুকার পরী (পশ্চিম), ধাওবাগ, দুর্গাপুর-3 , Classification:দো, Area:0.28000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1139, LR Khatian No:- 2958	Owner:Mantra Commodeal Pvt. Ltd., Gurdian:Dir.RamkrishnaMukherjee , Address:মিঞ , Classification:বাস্ত, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 1139, LR Khatian No:- 2504	Owner:গোপাল দত্ত, Gurdian:রাধেশ্যাম দত্ত, Address:সুকার পরী (পশ্চিম), ধাওবাগ, দুর্গাপুর-3 , Classification:বাস্ত, Area:0.19000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 1139, LR Khatian No:- 2503	Owner:ববিতা দত্ত, Gurdian:গোপাল , Address:মিঞ , Classification:বাস্ত, Area:0.21000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 2682, LR Khatian No:- 5212	Owner:ববিতা দত্ত, Gurdian:গোপাল দত্ত, Address:মিঞ , Classification:বাস্ত, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 2683, LR Khatian No:- 2958	Owner:Mantra Commodeal Pvt. Ltd., Gurdian:Dir.RamkrishnaMukherjee , Address:মিঞ , Classification:বহাল, Area:0.16000000 Acre,	Owner Name not selected by applicant.

L11	LR Plot No:- 2684, LR Khatian No:- 2504	Owner:গোপাল দত্ত, Gurdian:রাধেশ্যাম দত্ত, Address:সুকাঠ পরী (পশ্চিম), ধাতাবাগ, দুর্গাপুর-3 , Classification:দো, Area:0.14000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 1145, LR Khatian No:- 2504	Owner:গোপাল দত্ত, Gurdian:রাধেশ্যাম দত্ত, Address:সুকাঠ পরী (পশ্চিম), ধাতাবাগ, দুর্গাপুর-3 , Classification:বহাল, Area:0.13000000 Acre,	Owner Name not selected by applicant.

On 14-12-2021

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 3,56,85,538/-



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

On 29-12-2021

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.

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

Presented for registration at 12:31 hrs on 29-12-2021, at the Office of the A.D.S.R. DURGAPUR by Mr GOPAL DUTTA , one of the Executants.

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

Execution is admitted on 29/12/2021 by 1. Mr GOPAL DUTTA, Son of Late RADHESHYAM DUTTA, SUKANTA PALLY WEST, DHANDABAG, P.O: AMRAI, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business, 2. Mrs BABITA DUTTA, Wife of Mr GOPAL DUTTA, SUKANTA PALLY, WEST, DHANDABAG, P.O: AMRAI, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business

Indetified by Mr Bikash Burman, , , Son of Late Shyamal Burman, P.O: Panagarh Bazar, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Private Service

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

Execution is admitted on 29-12-2021 by Mr SUBODH KUMAR DUTTA, DIRECTOR, DURGAPUR REAL ESTATE PRIVATE LIMITED, A/17, MEGHMLLAR SARANI SECTOR 2C, BIDHANNAGAR, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bikash Burman, , , Son of Late Shyamal Burman, P.O: Panagarh Bazar, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Private Service

Execution is admitted on 29-12-2021 by Mr GOPAL DUTTA, DIRECTOR, MANTRA COMMOMODEAL PRIVATE LIMITED, PLOT NO.3601, NEAR DURGAPUR CINEMA HALL, NAJRUL SARANI, City:- Durgapur, P.O:- CITY CENTRE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Bikash Burman, , , Son of Late Shyamal Burman, P.O: Panagarh Bazar, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Private Service

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 3409, Amount: Rs.100/-, Date of Purchase: 16/12/2021, Vendor name:
SOMNATH CHATTERJEE



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 43065 to 43093

being No 230610568 for the year 2021.



Digitally signed by Santanu Pal
Date: 2022.02.18 12:46:27 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/02/18 12:46:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
