

6566/23

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 587621

12-09/23
Dr. 2024021/23
16/8/23

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

Additional District Sub-Registrar
D. G. L. D. S. R.

16 AUG 2023

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

**THIS DEED OF POWER OF ATTORNEY is executed on this
Day of 16th day of August Two Thousand Twenty three**

TO ALL TO WHOM THESE PRESENTS SHALL COME that me,

SMT. KAMALA DAS @ SMT. KAMALA RANI DAS (PAN: CEDPD7657Q), (Aadhar Card No. 9092 1063 6291), wife of Sri Ajay Kumar Das, Daughter of late Ananta Kumar Dey, by Nationality: Indian, by Caste: Hindu, by Profession: House Wife, resident of 5 No. Ichlabad, Chandmari Road, PO: Sripally, P.S: Bardhaman Sadar, District: Purba Bardhaman, West Bengal, PIN - 713103, West Bengal, hereinafter called the EXECUTANT do hereby appoint, nominate and constitute—

ক্রমিক নং..... ১২০৪ তারিখ..... ১০.৮.২০২৩
 কামাল হাম -
 জেলা..... মাদারীয়া
 নাম..... ১০০
 মূল্য.....
 বর্তমান মালিকানা-১ ১০১১
 নতুন মালিক ডাবিগ.....
 নতুন মালিকের মতিফ.....
 নতুন মালিকের, বর্তমান সদর রেজিস্ট্রী অফিস
 নং-৮/৭৭-৭৮



**Additional District Sub-Registrar
 BURDWAN**

16 AUG 2023

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M/S. SUSANTA GHOSH, (A sole proprietorship firm) (PAN: AGMPG3013B), having its registered office at Kalibazar West, P.O.-Burdwan, P.S.-BurdwanSadar, District-PurbaBardhaman, PIN -713101, represented by its sole proprietor MR. SUSANTA GHOSH, Aadhaar No. 907370128559, Son of RampadaGhosh, by Nationality: Indian, by Religion: Hindu, by Occupation: Business, resident of Kalibazar West, P.O. Burdwan, P.S. BurdwanSadar, District -PurbaBardhaman, PIN - 713101, West Bengal, hereinafter called as DEVELOPER as my constituted true and lawful attorney, in my name and on my behalf, to do perform and execute all or any of the following acts, deeds and things in respect of the properties described in the SCHEDULE below in my name and which the said attorney have agreed to do.

WHEREAS I am the absolute owner of land measuring an area of **ALL THAT THE PIECE AND PARCEL** of homestead land measuring more or less 14 decimal, R.S. Plot No. 869 (Eight Hundred Sixty Nine), L.R. Plot No. 2458 (Two Thousand Four Hundred Fifty Eight) measuring an area more or less 14 decimal, at Mouza - Ichlabad, J.L. No. 75, Class : Danga now Bastu, Mahalla : G T Road East End, PO-Sripally, P.S-Burdwan Sadar in the District of Purba Bardhaman under Burdwan Municipality Ward No. 11 vide Holding No. 1, PIN - 713103 under the Jurisdiction at A.D.S.R. office at Burdwan. More fully and particularly described in the 'First' schedule hereunder written and hereinafter referred to as 'Said Property'.

AND WHEREAS after acquiring the above noted property the Owner herein became the owner of the above said property and she mutated here name in the records at L.R. Settlement in L.R. Khatian No. 1791 and she have been seizing, possessing and enjoying the same with full right, title and interest and without any encumbrance from any corner whatsoever till date.

AND WHEREAS the Land Owner proposed to developer the said property and to construct a multi-storied residential building consisting of several flats / rooms / units / car parking spaces and other units thereon and intended to sale / transfer the flats / units / car parking spaces and other units on Ownership basis to the intending purchaser / purchasers.



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AND WHEREAS the owner who have no knowledge of Construction of multi storied Building on the basis at the sanction plan at the said property, and decided to construct the same with a developer.

AND WHEREAS the land owner inadequate to attain to all the matters necessary for development at the property and for constructional work and other paper works for proposed multi-storied building over the schedule mention property as well as to transfer the proposed flats/units / car parking spaces and other units of the as per terms & conditions of the Development Agreement being No. 6666 of 2023 registered at the office of A.D.S.R. Burdwan, and due to facing various problems and smooth completion of the project the owner mutually agreed and decided to sign and execute a Power of Attorney in favourof the said Developer M/S. SUSANTA GHOSH, (A sole proprietorship firm) (PAN: AGMPG3013B),having its registered office at Kalibazar West, P.O.- Burdwan, P.S.-Burdwan Sadar, District-Purba Bardhaman, PIN -713101, represented by its sole proprietor MR. SUSANTA GHOSH,Aadhaar No. 907370128559, Son of Rampada Ghosh, by Nationality: Indian, by Religion: Hindu, by Occupation: Business, resident of Kalibazar West, P.O.-Burdwan, P.S.-Burdwan Sadar, District -Purba Bardhaman, PIN - 713101, West Bengal.

AND WHEREAS SMT. KAMALA RANI DAS @ SMT. KAMALA DAS (PAN:CLDPD7657Q), (Aadhar Card No. 9092 1063 6291), Wife of Sri Ajay Kumar Das, Daughter of Late Ananta Kumar Dey, by Nationality : Indian, by Caste : Hindu, by Profession : House Wife, Resident of 5 No. Ichlabad, Chandmari Road, PO-Sripally, P.S-Bardharnan Sadar, District-Purba Bardhaman, West Bengal, PIN - 713103, West Bengal, who have agreed to carry of the work of Construction and Development of proposed multi-storied residential building over the schedule mentioned property as per term and conditions of the Registered Development Agreement being No. 6666 of 2023 registered at the office of A.D.S.R. Burdwan as my attorney or agent with full power to develop proposes building and also to sale / transfer the flats / units / car parking spaces and other units on ownership basis to the intending

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purchaser / purchasers and hereafter stated on behalf of me and in my name and which the said attorney have agreed to do and for the consideration and other terms and conditions therein contained.

NOW KNOW WE ALL MEN BY THESE PRESENTS that me SMT. KAMALA RANI DAS @ SMT. KAMALA DAS (PAN:CLDPD7657Q), (Aadhar Card No. 9092 1063 6291), Wife of Sri Ajay Kumar Das, Daughter of Late Ananta Kumar Dey, by Nationality : Indian, by Caste : Hindu, by Profession : House Wife, resident of 5 No. Ichlabad, Chandmari Road, PO-Sripally, PS- BardharnanSadar, District- PurbaBardhaman, West Bengal, PIN - 713103, West Bengal.

the appointer above named doth hereby make nominate, constitute retain and appointed the said M/S. SUSANTA GHOSH, (A sole proprietorship firm) (PAN : AGMPG3013B), having its registered office at Kalibazar West, P.O.-Burdwan, P.S.- BurdwanSadar, District-PurbaBardhaman, PIN -713101, represented by its sole proprietor MR. SUSANTA GHOSH, Aadhaar No. 907370128559, Son of RampadaGhosh, by Nationality: Indian, by Religion: Hindu, by Occupation: Business, resident of Kalibazar West, PO-Burdwan, PS-BurdwanSadar, District - PurbaBardhaman, PIN- 713101, West Bengal, (hereinafter referred to as the said Attorney) to be our true and lawful Attorney with full authority and power to do and to act in our name and behalf of us to do all or any of the Acts, Deeds, matters and things namely :

1. To enter upon, hold, occupy and possess the said ALL THAT the piece and parcel of homestead land measuring more or less 14 decimal R.S. Plot No. 869 (Eight Hundred Sixty Nine), L.R. Plot No. 2458 (Two Thousand Four Hundred Fifty Eight), measuring an area more or less 14 decimal, at Mouza - Ichlabad, J.L. No.- 75, Class : Danga now Bastu, Mahalla: G T Road East End, PO-Sripally, PS-Burdwan Sadar in the District of Purba Bardhaman under Burdwan Municipality, Ward No. 11 vide Holding No. 1, PIN - 713103, along with easement rights upon all common passages which is more fully and particularly described in First Schedule here under written hereinafter called and referred to as the said schedule property within the jurisdiction of the office at the Additional District Sub-Registrar office Burdwan, which is more fully and particularly described in the First Schedule hereunder written and hereinafter referred to as said property and for the said



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Additional District Sub-Registrar
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property to do all acts deeds matters and things as the said Attorney shall think proper for the construction of multi-storied residential building.

2.To take charge or look after, manage, control, develop, supervise and administer the said property or portion there of as the said attorney shall think proper for successful implementation multi-storied residential building.

3.To appear and represented the appointers before the Burdwan Municipality, Courts, Police authorities, Revenue office, Block Land and Land Reform office, WBSE authorities, Sub-Divisional Land and Land Reform office, District Land and Land Reform office, District Registrar office, Additional District Sub Registrar office, District Magistrate's Office, Sub-Divisional office, District Board, office of Burdwan Development Authority, Fire Brigade Authority and other Government Authorities and/or departments. Central and State in connection with the development of the said premises and/or construction of the proposed multi-storied building and further to sign execute and deliver all necessary letters, statements applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.

4.To demolish or cause to be demolished existing old residential building / structure whatsoever lying erected at the said premises or portions thereof.

5.To apply for and obtain all necessary sanctions permission No Objection and clearances from the appropriate authority(s) and/or departments or any other appropriate authority or authorities for development of the said land and/or construction of the multi-storied building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.

6.To apply in writing to competent authority for grant of permission to develop the said property and to construct multi-storied building consisting of several flats/rooms/units/car parking spaces and other units there on in its place and for that purpose to sign all application and other papers and to appear before the competent authority and to give him all the papers and information as required and to do all acts and things necessary for the purpose of obtaining permission for the multi-storied residential building.

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**Additional District Sub-Registrar
BURDWAN**

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7.To apply for and obtain all necessary elevations and other specifications duly sanctioned and/or approved by the authorities and other Government authorities, Fire Brigade Authorities, Police Authorities and/or departments as any from time to time be necessary or required for the development of the said property and /or demolition of existing structures comprised in the said property and/or construction of the new multi-storied building or other structures in or upon the land comprised in the said premises and for he said purpose to sign, execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.

8.To apply for and obtain water, sewerage, telephone, telex, electricity, Gas and other public utility services in or upon the said premises and/ or the new multi-storied building and other structures that may hereafter be created and the same in such more or names is the said Attorneys or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declaration, under takings and bounds also to do all acts deeds matters and things as the said Attorney shall think proper.

9.To make necessary application and sign all papers, to appear before the competent authorities and to pay necessary fees and premium required for getting the plan sanction and to do all other acts and things as may be necessary for getting the plans of the proposed multi-storied building sanction by the competent authorities and other authorities.

10.To institute and/or prosecute all or any suit, appears, revisions, writ petition, verify complaints, written statements, petition, objections, memorandum of appeal, and petition, objection and application or other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and / or the development there of and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

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Additional District Sub-Registrar
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11.To accept service at any summons, notice, writ issued by any court and to represent in such court of civil, criminal or tribunal or before any office whatsoever.

12.To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.

13.To defend and/or contest all or any suits, appeals, revisions, writ petition, verify plaints, written statement, petition, objections, memorandum of appeal and petition objection and application or other legal proceeding or litigations and legal proceeding civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.

14.To sign, execute, affirm and verify all plaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigation on the said Attorney shall think proper.

15.To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relation to the said premises or portions thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall think proper.

16.To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new multi storied building to proper Court of Law.

17.To apply for the inspection of and to inspect any judicial records any records of any office or offices.

18.To retain and appoint advocates and lawyers for prosecuting and/or defending and any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said Attorney think proper.

19.To negotiate for sale of the proposed flats/units/car parking spaces except land owner's allocation of the best price available and to settle the consideration amount with the intending purchasers.



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20. To receive, realize and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats/units/car parking spaces and other spaces of the Developer's allocation as well as owner's allocation (with the consent of land owner) and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

21. To sign and execute Agreement for sale, Deed of Conveyance, documents and papers for sale on ownership basis or otherwise transfer or disposal or the several flats/units/car parking spaces and other saleable spaces of the Developer's Allocated portion of the proposed multi-storied building (except land owner's allocation) and for the said purpose to do all acts deeds matters and things for only Developer's allocation.

22. To execute the sale deed of all the flats/unit/car parking spaces in favour of prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on my behalf and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.

23. To retain and appoint Architects, Engineers, Contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.

24. From time to time to apply for and have the plan modified, renewed, varied and/or rectified by the authority and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorney shall think proper.

25. To execute the agreement for sale and / or sale deed flats / units / car parking space in favour of the prospective purchaser on Developer Allocation and to receive consideration from the intending purchaser/s and to present for registration all such documents as may be necessary in favour of prospective purchaser/s on developer allocation and admit execution thereof on behalf and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority on developer allocation.

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26.To file or defend any suit on behalf of the executants/executors/owners regarding the schedule mentioned property and sign, verify plaints, written statements, petitions objections, memorandum of appeal and petitions objection and application of all kinds and to file it in any Court of Law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on behalf of the Executants / Executors.

27.It is to be noted hereto that these presents are being granted unto and in favour of the said Attorney without any consideration.

28.To file and receive back any documents and to deposit money by challan or receipt and to withdraw money from any court, cases or from any office or offices and to grant proper acknowledgement receipt.

29.To Form Housing Society / Association of the purchasers in the said new building registered under the Co-operative Societies Act or Societies Registration Act or any other Acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate.

30.And it is hereby agreed and undertaken that I shall ratify and confirm all and whatsoever my said attorney, under the power on that behalf here in before contained shall lawfully do, execute or perform in exercise of the power, authorize and liberties hereby conferred upon, under and by virtue of these presents.

31.AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

That no registration has been imposed by the State Government of West Bengal or any other Semi-Government regarding the property and no consideration money is paid to us by the Attorney till today.

AND THE PRINCIPAL SO HEREBY FURTHER DECLARE that their / our power of attorney is given in favour of the said attorney and accordingly the said attorney shall be entitled to exercise independently the powers conferred upon him by this power, in respect of the matters, related with the schedule



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mentioned property and to do whatever necessary towards the successful materialization of the Development work.

That the power of attorney will be in force till the completion and of the proposed project and registration in favour of the prospective purchasers.

AND the said appointer above named does hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney or any of them acting as aforesaid lawfully do.

**"A" SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID LAND)**

ALL THAT THE PIECE AND PARCEL of homestead land measuring about 14 Decimal, Mouza: Ichlabad, J.L. No.: 75, Sabak Khatian No.: 475 (Four Hundred Seventy Five), L.R. Khatian No. 1791 (One Thousand Seven Hundred Ninety One), R.S. Plot No. 869 (Eight Hundred Sixty Nine), L.R. Plot No. 2458 (Two Thousand Four Hundred Fifty Eight), Classification- Danga now Bastu, Area more or less 14 (Fourteen) Decimal under Holding No.1, G.T.Road East End Mohalla, Ward No. 11 within Burdwan Municipality. District-Purba Bardhaman, PS-BurdwanSadar, S.R.O. Burdwan.

The property butted and bounded as follows :

On North - Police Firing Ground

On East - 35 Ft. Chandmari Municipal Road

On South - House of Sadhan Roy

On West - Police Firing Ground

IN WITNESSES WHERE OF we the executants herein to put our signature under sound mental and physical condition and have executed this Developer Power of Attorney on this day, month and year first above written.

IDENTIFICATION OF THE ATTORNEY HOLDER

M/S. SUSANTA GHOSH, (A sole proprietorship firm) (PAN : AGMPG3013B), having its Bardhaman, PIN -713101, represented by its sole proprietor MR.

For



Additional District Sub-Registrar
BURDWAN

16 AUG 2023

SUSANTA GHOSH, Aadhaar No. 907370128559, son of Rampada Ghosh, by Nationality- Indian, by Religion- Hindu, by Occupation- Business, resident of Kalibazar West, PO-Burdwan, P.S-BurdwanSadar, District-Purba Bardhaman, PIN – 713101, West Bengal, as Developer.

Signed, Sealed, and Delivered in the presence of :

WITNESS:

1. PWS DUTTA
SUDAN DUTTA
KORAI, SASHI
Burdwan
712409

2.
Rakhi Pal
D/O - AJAY K. S. DAS
HOOGLY 712100

Kamala Das @ Kamala Rani Das
Kamala Rani Das @ Kamala Das

SIGNATURE OF THE EXECUTANT

M/S. SUSANTA GHOSH
Susanta Ghosh
Proprietor

SIGNATURE OF THE ATTORNEY HOLDER

Drafted by me & typed in my
office:-

Sanchita Choudhury
Sanchita Choudhury

Advocate

Burdwan District Judge's Court, Burdwan

Enrolment No. F/1053/849/2012



Additional District Sub-Registrar
BURDWAN











16 AUG 2023

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



Kamala Das











Singnature: *Kamala Rani Das @ Kamala Das*

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Right Hand	Thumb	Index	Middle	Ring	Little
					



Susanta Ghosh

Singnature: *Susanta Ghosh*

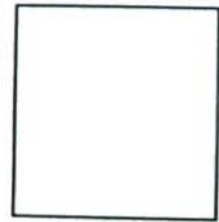
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Right Hand	Thumb	Index	Middle	Ring	Little
					



Pius Dutta

Singnature: *Pius Dutta*

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Right Hand	Thumb	Index	Middle	Ring	Little



Singnature:



**Additional District Sub-Registrar
BARDWAN**

16 AUG 2023



भारत सरकार
GOVT. OF INDIA



SH

Account Number

0013B

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

यह कार्ड खो जाने पर कृपया सूचित करें/सीटाए :
आयकर सेव सेवा यूनिट, UTIISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर
नवी मुंबई-४०० ६१४

Susanta Ghosh

विभाग
TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



18032016

KAMALA DAS

ANANTA KUMAR DEY

05/03/1965

Permanent Account Number

CLDPD7657Q

Kamala Das

Signature

इस कार्ड के खोने / पाने पर कृपया सूचित करें / नोट करें :
आपका पैन सेवा इकाई, एन एस डी एल
5 वी भवन, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, नैर डीप बंगला चौक के पास,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please 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.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Kumala Rani Das @ Kamala Das

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

ভালিকাভুক্তির নম্বর/Enrolment No.: 1058/20112/02646

Kamala Das (কমলা দাস)

W/O: Ajoy Kumar Das, 5 NO ICHHLABAD,
CHANDMARI ROAD, BARDDHAMAN, Burdwan,
Bardhaman,
West Bengal - 713103

Date: 19/12/2014

আপনার আধার সংখ্যা/ Your Aadhaar No.:

9092 1063 6291



আধার-সাধারণ মানুষের অধিকার



- সারা দেশে মানা
- আধারের জন্য আপনার একবারই ভালিকাভুক্তি করার আবশ্যকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature valid

Digitally signed by S. Indeeep Bhardwaj
Date: 2014.12.19 10:30:15 IST

- Aadhaar is valid throughout the country.
- You need to enroll only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



কমলা দাস
Kamala Das
জন্মতারিখ/ DOB: 05/03/1965
মহিলা / FEMALE



ঠিকানা:

W/O: অজয় কুমার দাস, 5
নং ইচ্ছলাবাদ, চাঁদমারী রোড,
বর্ধমান, বর্ধমান,
পশ্চিমবঙ্গ - 713103

Address:

W/O: Ajoy Kumar Das, 5 NO
ICHHLABAD, CHANDMARI ROAD,
BARDDHAMAN, Burdwan,
Bardhaman,
West Bengal - 713103

9092 1063 6291

9092 1063 6291

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

kamala Rani Das @ Kamala Das

ভারত সরকার
Government of India

শ্রীমতী
Susanta Ghosh
জন্মতারিখ / DOE 19/11/1978
পুরুষ / Male



9073 7012 8559

- সাধারণ মানুষের অধিকার

Unique Identification Authority of India

নাম:	Address
S/O: রামপদ ঘোষ, পুষ্করি	S/O Rampada Ghosh
শিলাপ বিশদ: 113 রাসলয়, রাসা	House/Bldg/Apt. 113
/রাজপথ /গলি: কালীবাজার	RATNALAYA, Street/Road/Lane
পশ্চিম, পশ্চিমবঙ্গ চিহ্ন: বর্ধমান,	KALIBAZAR WEST, Landmark
গ্রাম/উপনগর/নগর: বর্ধমান	BURDWAN, Village/Town/City
(এন), জেলা: বর্ধমান, পোস্ট	Barddhaman (n), District:
সিস্টেম বর্ধমান, রাজ্য পশ্চিম	Barddhaman, P O Burdwan,
বঙ্গ, পিনকোড: 713101	State: West Bengal, PinCode:
	713101

9073 7012 8559



Susanta Ghosh

भारत सरकार
Government of India

Pipus Dutta
DOB 06/05/1994
MALE



8657 9987 0635

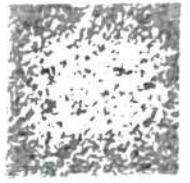
मेरा आधार, मेरी पहचान

03/09/2015



भारतीय विशिष्ट पहचान प्राधिकार
Unique Identification Authority of India

Address: S/O. Uday Dutta, Baroti,
Bardhaman, West Bengal - 713407



8657 9987 0635



help@uidai.gov.in



www.uidai.gov.in

Pipus Dutta

Major Information of the Deed

Deed No :	I-0203-06676/2023	Date of Registration	16/08/2023
Deed No / Year	0203-8002094031/2023	Office where deed is registered	
Query Date	16/08/2023 12:21:09 PM	A D S R Bardhaman, District Purba Bardhaman	
Applicant Name, Address & Other Details	Sanchita Mondal Thana Bardhaman District Purba Bardhaman, WEST BENGAL, Mobile No : 9477235297, Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs 1/-	Rs. 1,14,54,547/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020306666/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		




Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Chandmari Road, Mouza: Ichhlabad, Ward No. 11 Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2458	LR-1791	Bastu	Bastu	14 Dec	1/-	1,14,54,547/-	Width of Approach Road: 35 Ft., Project Name :
Grand Total :					14Dec	1 /-	114,54,547 /-	

Details :



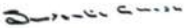
Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Smt KAMALA DAS, (Alias: Smt KAMALA RANI DAS) (Presentant) Wife of Shri AJOY KUMAR DAS Executed by: Self, Date of Execution: 16/08/2023 , Admitted by: Self, Date of Admission: 16/08/2023 ,Place : Office			
16/08/2023	LTI 16/08/2023	16/08/2023	
5 NO ICHLABAD CHANDMARI ROAD, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CLxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2023 , Admitted by: Self, Date of Admission: 16/08/2023 ,Place : Office			



Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS SUSANTA GHOSH KALIBAZAR WEST, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: AGxxxxxx3B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature	
1	Shri SUSANTA GHOSH Son of Shri RAMPADA GHOSH Date of Execution - 16/08/2023 , , Admitted by: Self, Date of Admission: 16/08/2023, Place of Admission of Execution: Office			
	Aug 16 2023 12:54PM	LTI 16/08/2023	16/08/2023	
KALIBAZARA WEST, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS SUSANTA GHOSH (as PROPERITOR)				

ails :

	Photo	Finger Print	Signature
Dutta Mr. Uday Dutta City - P.O - Saddya, P.S.- Bardhaman District - Purba Bardhaman, West Bengal, India, PIN:- 713407			
	16/08/2023	16/08/2023	16/08/2023
Identifier Of Smt KAMALA DAS, Shri SUSANTA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt KAMALA DAS	-6.3 Dec
2		-7.7 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Chandmari Road, Mouza: Ichhlabad, ,
 Ward No: 11 Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2458, LR Khatian No:- 1791	Owner: কমলা রানী দাস, Gurdian: অজয় কুমার দাস, Address: নিজ , Classification: ডাসা, Area: 0.14000000 Acre,	Owner Name not selected by applicant.

2023

Date 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 of Indian Stamp Act 1899.

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

Presented for registration at 12:07 hrs on 16-08-2023, at the Office of the A.D.S.R. Bardhaman by Smt KAMALA DAS Alias Smt KAMALA RANI DAS, Executant.

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 1,14,54,547/-

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

Execution is admitted on 16/08/2023 by Smt KAMALA DAS, Alias Smt KAMALA RANI DAS, Wife of Shri AJOY KUMAR DAS, 5 NO ICHLABAD CHANDMARI ROAD, P.O. SRIPALLY, Thana: Bardhaman, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife
Indetified by Mr Pijus Dutta, , Son of Mr Uday Dutta, Korui, P.O: Saddya, Thana: Bardhaman, Purba Bardhaman, WEST BENGAL, India, PIN - 713407, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-08-2023 by Shri SUSANTA GHOSH, PROPERITOR, MS SUSANTA GHOSH, KALIBAZAR WEST, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr Pijus Dutta, , Son of Mr Uday Dutta, Korui, P.O: Saddya, Thana: Bardhaman, Purba Bardhaman, WEST BENGAL, India, PIN - 713407, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1904, Amount: Rs.50.00/-, Date of Purchase: 16/08/2023, Vendor name: Rabisankar Ghatak



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 0203-2023, Page from 176758 to 176780

being No 020306676 for the year 2023.



Digitally signed by SANJIT SARDAR
Date: 2023.08.17 15:37:41 +05:30
Reason: Digital Signing of Deed.

Sanj

(Sanjit Sardar) 2023/08/17 03:37:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)