81-8460/22 I-8467

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL AG 880298

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

Additional District Sub-Registrar BURDWAN

10 AUG 2022

DEVELOPER POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT

SRI DEB KUMAR DAN, PAN : ALEPD1933A, son of Late Pran Krisna Dan, Indian by Nationality, Hindu by Religion, Retired person by Occupation, resident of Sankharipukur, Sadarghat Road, P.O. Sripally, P.S. Burdwan Sadar, District - Purba Bardhaman, PIN 713103, West Bengal hereinafter called and known as the owner send the following greetings :-

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Sl. No. 2066 Date 02/8/22

Name Deb Kumar Dan.

Address Burdwan

Value of Stamp

Date of Purchase from Burdwan Treasury-1 14 JUL 2022

Stamp Vendor - JOYANTA DAS

Sadar Registry Office (Burdwan)

Licence No. 9/2010-11

Signature Joyanta Das

Additional District Sub-Registrar
BURDWAN

10 AUG 2022

WHEREAS the party of the FIRST PART herein is the absolute owner and possessor of ALL THAT the piece and parcel of land situated at Mouza-Sankharipukur, J.L No. 38, appertaining to **(1)** R.S Khatian No. 81/85, under R.S Plot No. 173, corresponding to L.R. Plot No. 384, under L.R Khatian No. 421/2, classification as Viti, measuring an area 0.11 acre or 11 decimals, **(2)** R.S Khatian No. 89, under R.S Plot No. 174, corresponding to L.R. Plot No. 385 under L.R Khatian No. 421/2, classification as Viti, measuring an area 0.08 acre or 8 decimals, **(3)** R.S. Khatian No. 90, under R.S. Plot No. 174/527, corresponding to L.R, Plot No. 383, under L.R. Khatian No. 421/2, classification as Viti, measuring an area 0.07 acre or 7 decimals, in total measuring an area of landed property 0.26 acre, with old structure standing thereon, within Ward No. - 15, Mahalla - Shankaripukur, Holding No. 103, under Burdwan Municipality, P.S.- Burdwan Sadar & District - Purba Bardhaman, which is morefully described in the schedule herein below and he also muted his name in the office at Burdwan Municipality of Sankharipukur, P.O. Sripally, P.S. Burdwan Sadar in the District of Purba Bardhaman, PIN - 713103. Morefully and particularly described in the schedule 'A' 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 he has mutated his name in the records at L.R. Settlement

Contd.. Next Page

Additional District Sub-Registrar
BURDWAN

10 AUG 2022

in L.R. Khatian No. 421/2 and he 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 develope 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.

AND WHEREAS the owner who has no technical knowledge of Construction of multi storied Building on the basis of the sanction plan of 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 of 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/rooms / units / car parking spaces and other units of the save as per terms & conditions of the Development Agreement being No. 8459 of 2022 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 favour of the said Developer Private Limited Com.

Contd.. Next Page

Additional District Sub-Registrar
BURDWAN

10 AUG 2022

BARDHAMAN S. S. CONSTRUCTION PRIVATE LTD." (PAN : AAICB0767A) a Private Ltd. Com. (CIN No. U70109WB2018PTC228544), having its registered office at Kali Bazar, P.O. Burdwan, P.S. Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, West Bengal **represented by its Authorised Director : SRI SUSANTA GHOSH, PAN : AGMPG3013B, son of Sri Rampada Ghosh, by Nationality Indian, by faith Hindu, by occupation Business, resident of Kali Bazar, P.O. Burdwan, P.S. Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, West Bengal**

AND WHEREAS SRI DEB KUMAR DAN, PAN - ALEPD1933A son of Late Pran Krisna Dan, Indian by Nationality, Hindu by Religion, Retired person by Occupation, resident of Sankharipukur, Sadarghat Road, P.O. Sripally, P.S. Burdwan Sadar, District - Purba Bardhaman, Pin 713103, West Bengal who has agreed to carry out the work of Construction and Development of proposed multi-storied residential building over the schedule mentioned property as per terms and conditions of the Registered Development Agreement being No. 8459 of 2022 registered at the office of A.D.S.R. Burdwan as their attorney or agent with full power to develop proposed building and also to sale / transfer the flats / units / car parking spaces and other units on ownership basis to the intending purchaser / purchasers and hereafter stated on behalf of me and in my name and which

Contd.. Next Page

Additional District Sub-Registrar
BURDWAN

10 AUG 2022

the said attorney has agreed to do and for the consideration and other terms and conditions therein contained.

NOW KNOW ALL MEN BY THESE PRESENTS that me **SRI DEB KUMAR DAN, PAN - ALEPD1933A** son of Late Pran Krisna Dan, Indian by Nationality, Hindu by Religion, Retired person by Occupation, resident of Sankharipukur, Sadarghat Road, P.O. Sripally, P.S. Burdwan Sadar, District - Purba Bardhaman, Pin 713103, West Bengal, the appointer above named both hereby make nominate, constitute retain and appoint the said **BARDHAMAN S. S. CONSTRUCTION PRIVATE LTD." (PAN : AAICB0767A)** a Private Ltd. Com. (CIN No. U70109WB2018PTC228544), having its registered office at Kali Bazar, P.O. Burdwan, P.S. Burdwan Sadar, District - PurbaBardhaman, PIN - 713101, West Bengal **represented by its Authorised Director : SRI SUSANTA GHOSH, PAN : AGMPG3013B, son of Sri Rampada Ghosh, by Nationality Indian, by faith Hindu, by occupation Business, resident of Kali Bazar, P.O. Burdwan, P.S. Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, West Bengal** (hereinafter referred to as the said Attorney) to be my true and lawful Attorney with full authority and power to do and to act in our names and on 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 land situated at Mouza-

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

10 AUG 2022

Sankharipukur, J.L No. 38, appertaining to **(1)** R.S Khatian No. 81/85, under R.S Plot No. 173, corresponding to L.R. Plot No. 384, under L.R Khatian No. 421/2, classification as Viti, measuring an area 0.11 acre or 11 decimals, **(2)** R.S Khatian No. 89, under R.S Plot No. 174, corresponding to L.R. Plot No. 385 under L.R Khatian No. 421/2, classification as Viti, measuring an area 0.08 acre or 8 decimals, **(3)** R.S. Khatian No. 90, under R.S. Plot No. 174/527, corresponding to L.R, Plot No. 383, under L.R. Khatian No. 421/2, classification as Viti, measuring an area 0.07 acre or 7 decimals, in total measuring an area of landed property 0.26 acre, with old structure standing thereon, within Ward No. - 15, Mahalla - Shankaripukur, Holding No. 103, under Burdwan Municipality, P.S.- Burdwan Sadar & District - Purba Bardhaman, which is morefully described in the schedule herein below and he also muted his name in the office at Burdwan Municipality of Sankharipukur, P.O. Sripally, P.S. Burdwan Sadar in the District of Purba Bardhaman, PIN - 713103 alongwith easement rights upon all common passages which is morefully 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, referred to as said property and for the said property to do all acts deeds matters and things

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Additional District Sub-Registrar
BURDWAN

10 AUG 2022

as the said Attorney shall think proper for the construction of multi-storied residential building.

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

3. To appear and represent the appoint 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 laying erected at the said premises or portions thereof.

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Additional District Sub-Registrar,
BURDWAN

10 AUG 2022

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.

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 may 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

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Additional District Sub-Registrar
BURDWAN

10 AUG 2022

construction of the new multi-storied building or other structures in or upon the land comprised in the said premises and for the 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 Attorney or he 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 plaints, written statements,

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

10 AUG 2022

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.

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 judgement 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

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Additional District Sub-Registrar
BURDWAN

20 AUG 2022

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 / appoint any arbitrator (if any dispute).

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

Contd.. Next Page

Additional District Sub-Registrar
BURDWAN

10 AUG 2022

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.

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 (except land owner's allocation) 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 portion allocated to Developer of the proposed multi-storied building (except land owner allocation) and for the said purpose to do all acts deeds matters and things for only Developer's allocation.

22. To retain and appoint Architects, Engineers, Contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the

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Additional District Sub-Registrar
BURDWAN

10 AUG 2022

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.

23. 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.

24. It is to be noted hereto that these presents are being granted unto and in favour of the said Attorney considertion money to be paid.

25. 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.

26. 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.

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

10 AUG 2022

27. 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.

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

AND me the said appointer above named do 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.

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

10 AUG 2022

"A" SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID LAND)

ALL THAT the piece and parcel of land situated at Mouza-Sankharipukur, J.L No. 38, appertaining to **(1)** R.S Khatian No. 81/85, under R.S Plot No. 173, corresponding to L.R. Plot No. 384, under L.R Khatian No. 421/2, classification as Viti, measuring an area 0.11 acre or 11 decimals, **(2)** R.S Khatian No. 89, under R.S Plot No. 174, corresponding to L.R. Plot No. 385 under L.R Khatian No. 421/2, classification as Viti, measuring an area 0.08 acre or 8 decimals, **(3)** R.S. Khatian No. 90, under R.S. Plot No. 174/527, corresponding to L.R, Plot No. 383, under L.R. Khatian No. 421/2, classification as Viti, measuring an area 0.07 acre or 7 decimals, in total measuring an area of landed property 0.26 acre, with old structure standing thereon, within Ward No. - 15, Mahalla - Shankaripukur, Holding No. 103, under Burdwan Municipality, P.S.- Burdwan Sadar & District - Purba Bardhaman, which is morefully described in the schedule herein below and he is also muted his name in the office at Burdwan Municipality of Sankharipukur, P.O. Sripally, P.S. Burdwan Sadar in the District of Purba Bardhaman, PIN - 713103

Butted and Bounded as follows :

On the North	:	Rashbehari Bose Road
On the South	:	House of Profullo Mondal & Ors.
On the East	:	House of Late Amiya Batabyal
On the West	:	Chayachabi Abasan

Contd.. Next Page

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Additional District Sub-Registrar
BURDWAN

10 AUG 2022

IN WITNESSES WHERE OF we the parties above named and attorney have hereunto set our respective hand and seals on 10th Day of August, 2022.

WITNESS :

1. Pisus Dutta
S/o Uday Dutta
Kosoi, Sadar
Burdwan
713407

Debkumar Dan

SIGNATURE OF THE EXECUTANTS

I accept this Power

2. Subhamoy Bhattacharya
S/o- Uday Kr. Bhattacharya
Ogram, Burdwan
713168

Bardhaman S S Construction Private Limited
Susanta Ghosh
Director

SIGNATURE OF THE ATTORNEY HOLDER

Drafted by me & typed in my office : –

Sanchita Choudhury

Sanchita Choudhury
Advocate
Enrolment No. F/1053/849/2012
Computerised typed by : –

Sri Sandip Roy
Solutions
Judge Court Compound (South)
P.O. & District - Burdwan-1

Additional District Sub-Registrar
BURDWAN

10 AUG 2022

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

Deb Kumar Dan

SIGNATURE

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

Susanta Ghosh

Susanta Ghosh

SIGNATURE

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

SIGNATURE

Additional District Sub-Registrar
BURDWAN

10 AUG 2022

भारत सरकार
Government of India

Pijus Dutta
DOB : 06/05/1994
MALE

03/09/2015

8657 9987 0635

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Address: S/O: Uday Dutta, Karori,
Barddhaman, West Bengal, 713407

8657 9987 0635

1947 help@uidai.gov.in www.uidai.gov.in

Pijus Dutta

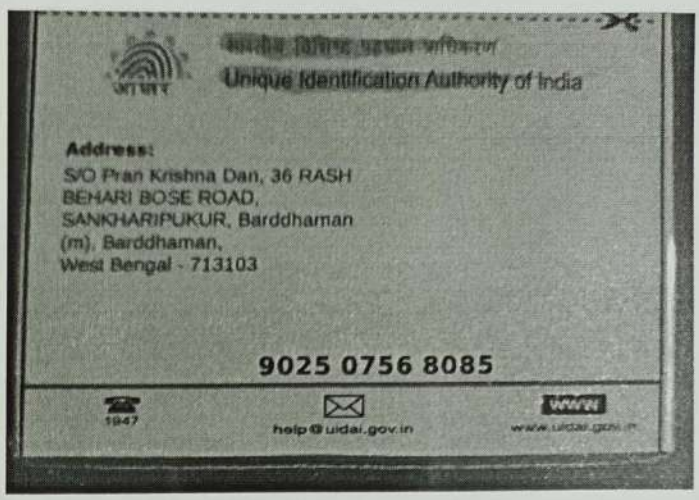
भारत सरकार
Government of India

Deb Kumar Dan

DOB: 07/07/1946
MALE

9025 0756 8085

मेरा आधार, मेरी पहचान



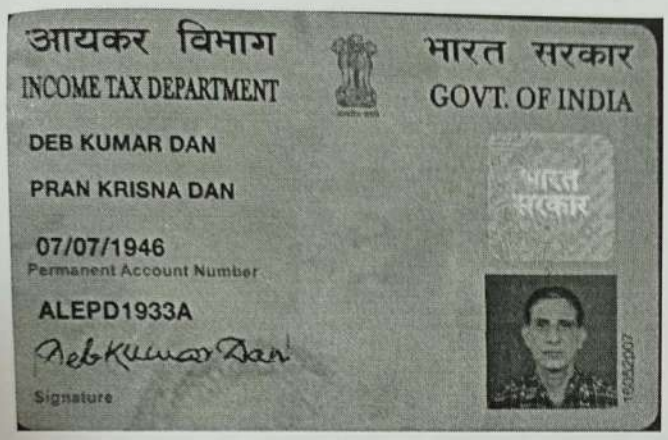
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Pran Krishna Dan, 36 RASH
BEHARI BOSE ROAD,
SANKHARIPUKUR, Barddhaman
(m), Barddhaman,
West Bengal - 713103

9025 0756 8085

1947 | help@uidai.gov.in | www.uidai.gov.in

Debkumar Dan



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

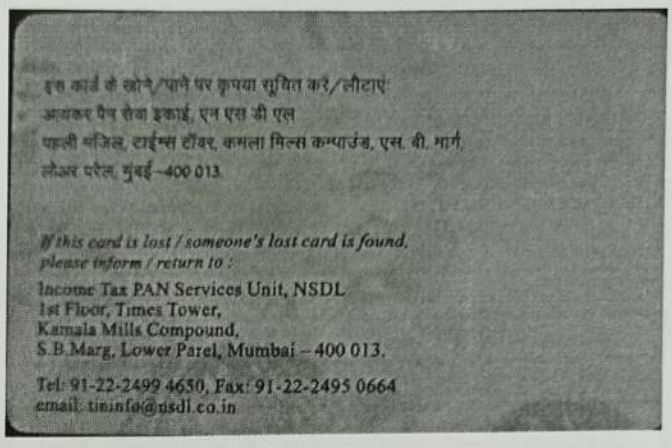
DEB KUMAR DAN

PRAN KRISNA DAN

07/07/1946
Permanent Account Number

ALEPD1933A

Signature



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कम्पाउंड, एस. बी. मार्ग,
लोअर परेल, मुंबई–400 013

If this card is lost / someone's lost card is found, please inform / return to :

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B.Marg, Lower Parel, Mumbai – 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

Debkumar Dan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUSANTA GHOSH

RAM PADA GHOSH

19/11/1978

Permanent Account Number

AGMPG3013B

Signature

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

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTITSL
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापूर,
नवी मुंबई-४०० ६१४.

Susanta Ghosh

विभाग
AX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAICB0767A

नाम / Name
BARDHAMAN S S CONSTRUCTION PRIVATE LIMITED

19102018

निगमन / गठन की तारीख
Date of Incorporation/Formation
18/10/2018

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंज़िल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप 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

Bardhaman S S Construction Private Limited
Susanta Ghosh
Director

Major Information of the Deed

Deed No :	I-0203-08467/2022	Date of Registration	10/08/2022
Query No / Year	0203-8002430325/2022	Office where deed is registered	
Query Date	10/08/2022 12:02:26 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SANCHITA CHOWDHURY BURDWAN,Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9477235297, 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. 2,97,81,811/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020308459/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Rashbehari Basu Sadar Ghat Rd, Mouza: Sankharipukur, , Ward No: 15 Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-173	RS-81	Bastu	Bhiti	11 Dec	1/-	1,25,99,997/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-174	RS-89	Bastu	Bhiti	8 Dec	1/-	91,63,634/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-174/527	RS-90	Bastu	Bhiti	7 Dec	1/-	80,18,180/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			26Dec	3 /-	297,81,811 /-	
	Grand Total :				26Dec	3 /-	297,81,811 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr DEB KUMAR DAN Son of Late PRAN KRISNA DAN Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office	 10/08/2022	 LTI 10/08/2022	Debkumar Dan 10/08/2022
	SANKARIPUKUR SADARGHAT ROAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx3A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BARDHAMAN S S CONSTRUCTION PRIVATE LIMITED** KALI BAZAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SUSANTA GHOSH (Presentant) Son of Mr RAMPADA GHOSH Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office	 Aug 10 2022 12:45PM	 LTI 10/08/2022	Susanta Ghosh 10/08/2022
	KALI BAZAR, 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 Status : Representative, Representative of : BARDHAMAN S S CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)			

ntifier Details :

Name	Photo	Finger Print	Signature
Mr Pijus Dutta Son of Mr Uday Dutta Village:- Karori, P.O:- Saddya, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713407			Pijus Dutta
	10/08/2022	10/08/2022	10/08/2022

Identifier Of Mr DEB KUMAR DAN, Mr SUSANTA GHOSH

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr DEB KUMAR DAN	BARDHAMAN S S CONSTRUCTION PRIVATE LIMITED-11 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr DEB KUMAR DAN	BARDHAMAN S S CONSTRUCTION PRIVATE LIMITED-8 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr DEB KUMAR DAN	BARDHAMAN S S CONSTRUCTION PRIVATE LIMITED-7 Dec

Endorsement For Deed Number : I - 020308467 / 2022

On 10-08-2022

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

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

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

Presented for registration at 11:47 hrs on 10-08-2022, at the Office of the A.D.S.R. Bardhaman by Mr SUSANTA GHOSH ,.

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 2,97,81,811/-

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

Execution is admitted on 10/08/2022 by Mr DEB KUMAR DAN, Son of Late PRAN KRISNA DAN, SANKARIPUKUR SADARGHAT ROAD, P.O: SRIPALLY, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business

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

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

Execution is admitted on 10-08-2022 by Mr SUSANTA GHOSH, DIRECTOR, BARDHAMAN S S CONSTRUCTION PRIVATE LIMITED, KALI BAZAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

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

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 Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2066, Amount: Rs.100/-, Date of Purchase: 02/08/2022, Vendor name: J Das

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 0203-2022, Page from 212128 to 212155

being No 020308467 for the year 2022.

Seal of the Additional District Sub Registrar, Burdwan, District Burdwan

Digitally signed by Sanjit Sardar
Date: 2022.08.18 16:55:27 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 2022/08/18 04:55:27 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)