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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the Endorsement
Sheet and the Signature Sheet
attached to this document
are part of the Document.

AS 762655

[Handwritten signature]

Additional District Sub-Registrar
BURDWAN

25 APR 2025

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTRATION OF DEVELOPMENT AGREEMENT)

**THIS DEVELOPMENT POWER OF ATTORNEY (AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT) IS MADE ON
THIS 25TH DAY OF APRIL' TWO THOUSAND AND TWENTY
FIVE (2025) AT BURDWAN, PURBA BURDWAN.**

TO ALL TO WHOM THESE PRESENTS SHALL COME, THE

**LAND OWNER : - (1) SMT. SANGEETA BARUI, wife of Mr. Arun
Kumar Barui (PAN : AGHPB9881H), AADHAR : 3646 5915 2184,
by faith - Hindu, by occupation - Business, resident of 35/1, J.N.**

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[Handwritten signature]
Dipankar Roy
Adv.

22.9.25

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স্মিক নং _____ তারিখ _____
ক্রেতা Sangeeta Barui and others

সাক্ষি _____

স্ট্যাম্পের মূল্য 100/-

North 24 Parganas

বর্তমান ট্রেজারী ১নং স্ট্যাম্প খসি তারিখ 11.9.25

স্ট্যাম্প ভেডার সঞ্জয় আচার্য্য

জেলা জজ আদালত (বর্তমান)

লাইসেন্স নং- ১/২০৫০৫

Sangeeta Barui



Additional District Sub Registrar, Bardhaman

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Tewari Road, Dum Dum Cantonment, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal **(2) MR. RAAJ BARUI**, son of Mr. Arun Kumar Barui (**PAN : BJIPB7663Q**), AADHAR : 9892 1177 0845, by faith - Hindu, by occupation - Business, resident of 35/1, J.N. Tewari Road, Dum Dum Cantonment, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, **SEND GREETINGS :-**

WHEREAS the Executants/Executors of this Power of Attorney are the OWNER of the immovable properties consisting of a plot of land and which is more particularly described in **First Schedule** hereunder written.

AND WHEREAS Executants/Executors of this Power of Attorney being the Owner intended and proposed to develop the said **First Schedule** mentioned property construction and erecting and constructing new multi- storied building with flats and car parking spaces therein and to utilize the land to aid and support the process of construction of the multi-storeyed residential building inclusive of Flats/ Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities and intended to sell on ownership basis to the intending purchaser/purchasers.

AND WHEREAS in connection to such proposal, Executants/ Executors of this Power of Attorney being the Owners hereby execute a Regd. Development Agreement being No.2834... In the year 2025,

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execution dated 24/04/2025, in the office of A.D.S.R., Burdwan in favour of the Developer : **"SHREE GANPATI HANUMATE DEVELOPER"** (PAN : AFBFS7558B), a partnership business, having its registered office at 35/1, J.N. Tewari Road, Dum Dum Cantonment, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, represented through its managing partner : **MR. ARUN KUMAR BARUI**, son of ~~Ram~~ Ekbal Barui (PAN : ADTPB2681A), AADHAR : 3074 8952 1849, by faith - Hindu, by occupation - Business, residing at 35/1, J.N. Tewari Road, Dum Dum Cantonment, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, for Development and Construction of the said project over the **First Schedule** mentioned land and in the said Executants/Executors of this Power of Attorney being the **Land Owners** has already confirmed that for purpose of the Development Agreement, one Registered Power of Attorney will be executed in favour of the Developer : **"SHREE GANPATI HANUMATE DEVELOPER"** (PAN : AFBFS7558B), a partnership business, having its registered office at 35/1, J.N. Tewari Road, Dum Dum Cantonment, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, represented through its managing partner : **MR. ARUN KUMAR BARUI**, son of Ram Ekbal Barui (PAN : ADTPB2681A), AADHAR : 3074 8952 1849, by faith - Hindu, by occupation - Business, residing at 35/1, J.N. Tewari Road, Dum Dum Cantonment, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal **i.e. the Holder of this Power of Attorney** and for the same purpose Executants/Executors of this Power of Attorney being the Land Owners are hereby executing this Power of Attorney.

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AND WHEREAS Executants/Executors of this Power of Attorney being the Owner are currently unable to attain and manage all matters regarding the construction and also regarding the other paper-works due to their health problem and also due other occupations and habitation issues.

AND WHEREAS due to the physical ailments and other businesses Executants/Executors of this Power of Attorney being the OWNERS frequently reside out of the town which clearly disable Executants/Executors of this Power of Attorney being the OWNERS from appending our signature to various deeds, documents, consents and other instruments therefore Executants/Executors of this Power of Attorney being the OWNERS the DEVELOPER Firm namely "**SHREE GANPATI HANUMATE DEVELOPER**" (PAN : **AFBFS7558B**), a partnership business, having its registered office at 35/1, J.N. Tewari Road, Dum Dum Cantonment, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, represented through its managing partner : **MR. ARUN KUMAR BARUI**, son of Ram Ekbal Barui (PAN : **ADTPB2681A**), AADHAR : 3074 8952 1849, by faith - Hindu, by occupation - Business, residing at 35/1, J.N. Tewari Road, Dum Dum Cantonment, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, as the Attorney or Agent of the Executants/Executors of this Power of Attorney being the OWNERS with full power to construct proposed new building/apartments by developing the same in the **First Schedule** mentioned land and thereafter stated on the behalf of the Executants/Executors of this Power of Attorney being the OWNERS and in the names of the Executants/

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Executors of this Power of Attorney being the OWNERS and which the said attorney have agreed to do and the same hereby been executed in regard to the terms to which Executants/Executors of this Power of Attorney being the OWNERS agreed upon as per the Agreement for Development.

**NOW KNOW ALL MEN BY THESE PRESENTS THAT,
EXECUTANTS / EXECUTORS OF THIS POWER OF ATTORNEY
BEING THE OWNERS NAMELY :**

(1) **SMT. SANGEETA BARUI**, wife of Mr. Arun Kumar Barui (**PAN : AGHPB9881H**), AADHAR : 3646 5915 2184, by faith - Hindu, by occupation - Business, resident of 35/1, J.N. Tewari Road, Dum Dum Cantonment, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal (2) **MR. RAAJ BARUI**, son of Mr. Arun Kumar Barui (**PAN : BJIPB7663Q**), AADHAR : 9892 1177 0845, by faith - Hindu, by occupation - Business, resident of 35/1, J.N. Tewari Road, Dum Dum Cantonment, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, **do hereby nominate constitute** and appoint **"SHREE GANPATI HANUMATE DEVELOPER"** (**PAN : AFBFS7558B**), a partnership business, having its registered office at 35/1, J.N. Tewari Road, Dum Dum Cantonment, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, represented through its managing partner : **MR. ARUN KUMAR BARUI**, son of Ram Ekbal Barui (**PAN : ADTPB2681A**), AADHAR : 3074 8952 1849, by faith - Hindu, by occupation - Business, residing at 35/1, J.N. Tewari Road, Dum Dum Cantonment, P.O. & P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, to be his true &

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lawful Attorney with full authority and power to do and execute all acts, deeds and things mentioned below from and on behalf of them and in his name viz.

1. To work, manage, control and supervise the management of all and administer the properties of the Executants/Executors of this Power of Attorney being the OWNERS as mentioned in below.
2. To sign all letters (including the written consent of the Executants/Executors of this Power of Attorney being the OWNERS to the developer or prospective buyers or agreements with such prospective buyers) deeds, documents consents, applications, receipts and discharges for moneys received on the behalf of the Executants/Executors of this Power of Attorney being the OWNERS, assurances or any other instruments requiring the signature of the Executants/Executors of this Power of Attorney being the OWNERS.
3. To appear before the Burdwan Municipality / BDA and to do all acts deeds and things in relation to the completion of mutation in the names of the Executants/Executors of this Power of Attorney being the OWNERS and to sign on giving acknowledgements receipt on behalf of the Executants/Executors of this Power of Attorney being the OWNERS.
4. For the more better and more effectual execution of the powers and authorities aforesaid, the attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall be entitled to present and/or to acknowledge any of the various

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deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the OWNERS, assurances or any other instrument requiring the signature of the Executants/Executors of this Power of Attorney being the OWNERS before the Registrar, Notary, Oath, Commissioner or other public authorities as if the same was duly executed by the Executants/Executors of this Power of Attorney being the OWNERS and to do and perform all or any other acts, deeds and things in connection therewith, as may be necessary or expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Executants/Executors of this Power of Attorney being the OWNERS personally.

5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the OWNERS, assurances or any other instrument requiring the signature of the Executants/Executors of this Power of Attorney being the OWNERS and signed by them under these presents and hand over the same for safe custody.
6. To present the Executants/Executors of this Power of Attorney being the OWNERS if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immovable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on behalf of the

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Executants/Executors of this Power of Attorney being the OWNERS for the purpose of conducting the litigations, if any, as the said attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall think fit and proper to do so, whether as plaintiff or defendant, or as appellant or respondent as the case may be.

7. To sign verify and affirm by affidavit, if the occasion so arises, of all plaints written statements, petitions, Memorandum of Appeal, Stay Applications and all other legal document for the purpose of filing the same in Court and to give all necessary instructions for the due prosecution or the defense of such litigation of the said immovable property specifically mentioned in the **First Schedule** hereinafter.
8. For the aforesaid purpose or any of them to do everything which is generally required to be done in connection with the signing or execution of any of the above mentioned documents usually to be done by the Executants/Executors of this Power of Attorney being the OWNERS and to sign generally on behalf of any in his name including the approval of the said document or documents which the Purchaser/s of flats may require if necessary and for that purpose the said Attorney of the Executants/Executors of this Power of Attorney being the OWNERS are hereby authorized and empowered to appear before the Registrar or Sub-Registrar or Joint- Registrar or Registrar of Assurances or any other registering authority officer of officers as occasioned shall or may require AND thereby ratify and confirm and agree to ratify and

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confirm and agree to whatsoever the attorney of the Executants/ Executors of this Power of Attorney being the OWNERS shall lawfully do or purport to do or cause to be done by virtue of these presents and the Executants/Executors of this Power of Attorney being the OWNERS further agree and undertake that all the signatures executed by them on any indentures or deeds or documents or applications or receipts or discharges of money received on behalf of the Executants/Executors of this Power of Attorney being the OWNERS or any other instrument requiring our signature in connection with and all acts, deeds and things in connection therewith and lawfully done by the said attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall be construed as being signed and/or executed by the Executants/Executors of this Power of Attorney being the OWNERS and/or done by themselves.

9. To leave out and to transfer by way of gift a strip of land in favour of Burdwan Municipality on the front attached with the access road to fulfil the required criteria of existing Municipal Building Rules for maintaining the Floor Area Ratio (FAR) of the Building Plan being the sanctioned plan of Burdwan Municipality and also the other plan/plans for construction of the building as submitted by the DEVELOPER and at the costs of the DEVELOPER before the Burdwan Municipality in order to construct Multi -Storied Building comprised with Residential Flats and Parking Spaces and shall include any amendments thereto or modifications thereof made or caused by the DEVELOPER which is duly sanctioned by the Burdwan Municipality.

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10. To execute and effect all repairs, alterations, constructions major or minor, that may be deemed necessary for the purpose of maintenance of the property mentioned above and to engage labours, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for the same in the name of the Executants/Executors of this Power of Attorney being the OWNERS.
11. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
12. To enter into, make sign, execute and register and do all such things, contracts, agreements, receipts, deeds, payment assignments, transfers, conveyances, releases, assurances, instruments, notices and things and may be in the opinion of the said attorney necessary, usual or convenient for the exercise of any of the power herein conferred on the said attorney.
13. To prepare building plan, design work and to put signature on behalf of the Executants/Executors of this Power of Attorney being the OWNERS as the lawful attorney of the Executants/Executors of this Power of Attorney being the OWNERS in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in the name of the Executants/Executors of this Power of Attorney being the OWNERS and on behalf of the Executants/Executors of this Power of Attorney being the OWNERS in connection with the building plan or necessary modify the building plan and regularize the modification or changes and

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sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, splayed corner, and strip of land relating thereto and receive the same from the said Burdwan Municipality or any other competent authority against acknowledgement receipt on behalf of the Executants/Executors of this Power of Attorney being the OWNERS as the lawful attorney of the Executants/Executors of this Power of Attorney being the OWNERS.

14. To appear for and on behalf of the Executants/Executors of this Power of Attorney being the OWNERS in office of the WBSEDCL, West Bengal Electricity Supply, Burdwan Municipality or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for and obtain permanent connection of water, electricity drainage and sewerage to the said premises.
15. To sign, execute and verify and file all complaints, suits, written statement, written objection, pleadings, application, complaints, memorandum of appeal, arose objection reply affidavit and sign all other papers to be filed before Civil Court, Criminal Court, administrative authorities Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on behalf of the Executants/Executors of this Power of Attorney being the OWNERS. And the Executants/Executors of this Power

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of Attorney being the OWNERS do hereby ratify, agree and undertake to ratify and conform all acts deeds the attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall lawfully do, execute, and perform or cause to be done executed or performed by virtue of power of attorney.

16. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board or any other local authority.
17. To appoint an architect and to get the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities concerned in respect of the proposed building.
18. To make necessary applications and signed all papers, to appear before the Burdwan Municipality, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities.
19. To develop and construct proposed building on the said plot and to utilize the land for the process of construction of the Multi Storied residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plan and according to specifications & other requirements of the Burdwan

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Municipality and for the purpose to imply contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.

20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.
21. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally/required for a building.
22. To pay any deposit and pay moneys required to be deposited with the Burdwan Municipality and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposit which are refundable.
23. To pay all the taxes to the concern authority relating to the said property until the completion of the building.
24. To file or defend any suit on behalf of the Executants/Executors of this Power of Attorney being the OWNERS regarding the **First Schedule** mentioned property and sign, verify complaints, 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 of this Power of Attorney being the OWNERS.

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25. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
26. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
27. To file and receive back any documents, 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 acknowledgment receipt.
28. To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal or before any office whatsoever.
29. To apply for the inspection of and to inspect any Judicial records any records of any office or offices.
30. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of this present or to or in which the Executants/Executors of this Power of Attorney being the OWNERS are or may be party or any way interested.

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31. To execute, sign and enter into an agreement for sale on behalf of the Executants/Executors of this Power of Attorney being the Owner in respect of the Developer's Allocation and execute the agreement for sale by receiving the advance amount in respect of the Developer's Allocation and to appear before the registering authority and presenting the same and shall admit for execution and registration in respect of the Developer's Allocation and to receive the consideration amount on behalf of the Developer's Allocation and to deposit the said amount in the Bank Accounts of the DEVELOPER.
32. To sign, admit and execute the sale deed in favour of the prospective purchasers and to receive consideration money from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the DEVELOPER and to deposit the said amount in the Bank Accounts of the DEVELOPER.
33. To receive the entire amount of the consideration amount directly from the Purchaser(s) and/or from any Financial Institution and/or Bank and/or Investor (individual or Juristic Entity) for selling the flats and parking spaces from all the purchasers and to

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receive the consideration amount.

34. To Register the agreement for Sale Deed and/or also Sale Deed in favour of the prospective purchasers before any Registering Office by representing the LAND OWNERS and by signing on their behalf and by admitting any document and deed on their behalf 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 behalf of the owner/ executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.
35. To deliver the possession in favour of the buyer on behalf of the Executants/Executors of this Power of Attorney being the OWNER.
36. Generally to Act as the Attorney or Agent of the Executants/Executors of this Power of Attorney being the OWNERS in relation to the matter aforesaid and all other matters in which the Executants/Executors of this Power of Attorney being the OWNERS may be interested or concerned and on behalf of the Executants/Executors of this Power of Attorney being the OWNERS to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Executants/Executors of this Power of Attorney being the OWNERS and/or themselves to do if personally present.

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The photos, finger prints, signatures of **LAND OWNERS / EXECUTANTS** and the **DEVELOPER / POWER OF ATTORNEY HOLDER** is annexed herewith in separate sheets, which will be treated as the part of this Power of Attorney.

THE FIRST SCHEDULE ABOVE REFEREED TO
(Property Details)

ALL THAT piece and parcel of bastu land measuring about **3050 Sq. ft. or 7.00 decimals** (more or less) land situated at **Mouza - Gopalnagar**, J.L. No. 78, Previous L.R. Khatian No. 1326, Present L.R. Khatian Nos. 2833 & 2824, comprised in **R.S. Plot & L.R. Plot No. 71**, within the limits of **Burdwan Municipality**, Ward No. 12, Holding No. 4/1 at Kanainatsal East Mohalla, P.O. - Sripally, P.S. - Burdwan, District - Purba Burdwan, in the State of West Bengal, which is butted and bounded as follows :

On the North : Land in L.R. Plot No. 72
On the South : 28 ft. wide Salbagan More to D.V.C. Road
On the East : Part portion of Land in L.R. Plot No. 71
On the West : Part portion of Land in L.R. Plot No. 71

IN WITNESS WHEREOF the Parties hereunto have set an subscribed their respective photo and puts their respective ten finger

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prints and signature in the separate demi paper on the day, month and year First above written in full possession of their sense and in good state of health and mind and without provocation from others.

SIGNED, SEALED AND DELIVERED
WITNESSES :

1. Anup Kumar Ghosh
38 - Hoshang Ghosh
Chhotuipur, Ambagan
Sripur, Barua
Pin 713103
2. গণপতি হানুমত
ফার্মার গণপতি
হানুমত ফার্মার

Sangeeta Barui

Raaj Barui

Signature of the LAND
OWNERS i.e. the
EXECUTANT/S.

SHREE GANPATI HANUMATE DEVELOPER
Anur Kum Barui

Signature of the
DEVELOPER i.e. the
POWER OF ATTORNEY
HOLDER.

Partner

Drafted by me & Computerised
typed in my office :

Dipankar Ray
Advocate
District Judges' Court, Burdwan
Regd No. WB - 755/2004.



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25 APR 2025

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants / Presentants									
 Sangeeta Bani	Little	Ring	Middle	Fore	Thumb				
		(Left Hand)							
									
	Thumb	Fore	Middle	Ring	Little				
	(Right Hand)								
									
 Raaj Bani	Little	Ring	Middle	Fore	Thumb				
		(Left Hand)							
									
	Thumb	Fore	Middle	Ring	Little				
	(Right Hand)								
									
 Anurag Bani	Little	Ring	Middle	Fore	Thumb				
		(Left Hand)							
									
	Thumb	Fore	Middle	Ring	Little				
	(Right Hand)								
									



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25 APR 2025

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGHPB9881H



नाम /NAME

SANGEETA BARUI

पिता का नाम /FATHER'S NAME

KADAR NATH CHOWRASIA

जन्म तिथि /DATE OF BIRTH

05-01-1973

हस्ताक्षर /SIGNATURE

Sangeeta Barui

Shahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोलकाता

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Sangeeta Barui

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAAJ BARUI

ARUN KUMAR BARUI

08/01/1993
Permanent Account Number

BJIPB7663Q

Raaj Barui
Signature



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यदि इस कार्ड को खोया / या किसी और के हाथ में मिले तो तुरंत
आयकर प्रोसेसिंग यूनिट, नई दिल्ली को सूचित करें।
संपर्क जानकारी: सफ़ायर चैंबर,
नया बरि: टेलीफोन एक्चेंज,
बंगलूर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
New Barli: Telephones Exchange,
Banglur, Pune - 411 045

Tel: 01-261-2121, 261-2122
e-mail: income@nsdl.co.in 1711 8081

Raaj Barui

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADTPB2681A



नाम /NAME
ARUN KUMAR BARUI

पिता का नाम /FATHER'S NAME
RAM EKBAL BARUI

जन्म तिथि /DATE OF BIRTH
05-03-1963

हस्ताक्षर /SIGNATURE

Arun Kumar Barui



आयकर आयुक्त, प.ब.-XI

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

Arun Kumar Barui

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखन संख्या कार्ड
Permanent Account Number Card
AFBFS7558B



नाम / Name
SHREE GANPATI HANUMATE DEVELOPER

14082023

निगमन / गठन की तारीख
Date of Incorporation/Formation
24/07/2023

Anurag Bari

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANUP KUMAR GHOSH

HARADHAN GHOSH

21/07/1986

Permanent Account Number

AYNPG5632R

Anup Kumar Ghosh
Signature



Anup *Kumar Ghosh*

Major Information of the Deed

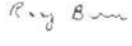
Deed No :	I-0203-02891/2025	Date of Registration	25/04/2025
Query No / Year	0203-8001132160/2025	Office where deed is registered	
Query Date	25/04/2025 1:27:35 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	DIPANAKAR ROY Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 8637840121, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 48,92,716/-		
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]:- 020302874/2025 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: Salbagan More to D.V.C. Road, Mouza: Gopalnagar, , Ward No: 12 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	LR-71	LR-2833	Bastu	Bastu	1525 Sq Ft		24,46,358/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-71	LR-2824	Bastu	Bastu	1525 Sq Ft		24,46,358/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			6.9896Dec	0 /-	48,92,716 /-	
		Grand Total :			6.9896Dec	0 /-	48,92,716 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Sangeeta Barui (Presentant) Wife of Mr. Arun Kumar Barui Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	Photo  25/04/2025	Finger Print  Captured LTI 25/04/2025	Signature  25/04/2025
35/1 J N Tewari Road, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: AGxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office				
2	Name Mr Raaj Barui Son of Mr. Arun Kumar Barui Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	Photo  25/04/2025	Finger Print  Captured LTI 25/04/2025	Signature  25/04/2025
35/1 J N Tewari Road, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: BJxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREE GANPATI HANUMATE DEVELOPER 35/1 J N Tewari Road, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Date of Incorporation:XX-XX-2XX3 , PAN No.: AFxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Arun Kumar Barui Son of Ram Ekbal Barui Date of Execution - 25/04/2025, , Admitted by: Self, Date of Admission: 25/04/2025, Place of Admission of Execution: Office	Photo  Apr 25 2025 2:21PM	Finger Print  Captured LTI 25/04/2025	Signature  25/04/2025
35/1 J N Tewari Road, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ADxxxxxx1A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHREE GANPATI HANUMATE DEVELOPER (as Sole proprietorship)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANUP KUMAR GHOSH Son of Mr HARADHAN GHOSH CHOTONILPUR AMBAGAN, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	 25/04/2025	 Captured 25/04/2025	 25/04/2025
Identifier Of Smt Sangeeta Barui, Mr Raaj Barui, Mr Arun Kumar Barui			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Sangeeta Barui	SHREE GANPATI HANUMATE DEVELOPER-1.7474 Dec
2	Mr Raaj Barui	SHREE GANPATI HANUMATE DEVELOPER-1.7474 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Smt Sangeeta Barui	SHREE GANPATI HANUMATE DEVELOPER-1.7474 Dec
2	Mr Raaj Barui	SHREE GANPATI HANUMATE DEVELOPER-1.7474 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Salbagan More to D.V.C. Road, Mouza: Gopalnagar, , Ward No: 12 Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 71, LR Khatian No:- 2833	Owner:মঙ্গীতা বাবুই, Gurdian:অবুল কুমার বাবুই, Address:নিজ , Classification:বাণ্য, Area:0.03500000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 71, LR Khatian No:- 2824	Owner: রাজ বানুই, Gurdian: অরুন কুমার বানুই, Address: ৩৫/১ জগন্নাথ ভেওয়াসী রোড দমদমা , Classification: বাগ, Area: 0.03500000 Acre,	Owner Name not selected by applicant.
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Endorsement For Deed Number : I - 020302891 / 2025

On 25-04-2025

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 13:12 hrs on 25-04-2025, at the Office of the A.D.S.R. Bardhaman by Smt Sangeeta Barui, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 48,92,716/-

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

Execution is admitted on 25/04/2025 by 1. Smt Sangeeta Barui, Wife of Mr Arun Kumar Barui, 35/1 J N Tewari Road, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 2. Mr Raaj Barui, Son of Mr Arun Kumar Barui, 35/1 J N Tewari Road, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Indetified by Mr ANUP KUMAR GHOSH, , , Son of Mr HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

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

Execution is admitted on 25-04-2025 by Mr Arun Kumar Barui, Sole proprietorship, SHREE GANPATI HANUMATE DEVELOPER, 35/1 J N Tewari Road, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr ANUP KUMAR GHOSH, , , Son of Mr HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

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 100.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 4521, Amount: Rs.100.00/-, Date of Purchase: 22/04/2025, Vendor name: S ACHARYA



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 0203-2025, Page from 74585 to 74615

being No 020302891 for the year 2025.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2025.05.02 13:18:51 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 02/05/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.