

380/25

P-397/25



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

AR 938397

पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

2-27/25  
187551/25  
20/01/25

Additional District Sub-Registrar  
BURDWAN

20 JAN 2025

Bishu Prasad Ghosh  
Shahari Ghosh

NIRMAN  
Rajendra  
Proprietor

Chatterjee  
Doh

DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT/CONSTRUCTION AGREEMENT

Sl. No. 3200 Date 08/01/2028  
Name. fozz gnrh twice thi  
Address. 700  
Value of Stamp. 17 MAY 2024  
Date of Purchase from Burdwan Treasury-1  
Stamp Vendor - JOYANTA DAS  
Sadar Registry Office (Burdwan)  
Licence No.-6/2010-11 Signature [Signature]



A

JOYANTA DAS  
Sadar Registry Office, Burdwan

Additional District Sub-Registry  
BURDWAN  
20 JAN 2025

(2)

Bishnu Prasad Ghosh  
Shabari Ghosh

NIRMAN

Raju Dutta  
Proprietor

KNOW YE ALL BY THESE PRESENTS that We, on 20.01.2025

- (1) **MR. BISHNU PRASAD GHOSH** son of Late Sankar Prasad Ghosh, having Income Tax Permanent Account No (PAN) "AEJPG7016B", Aadhaar No 731683110324.
- (2) **MRS. SHABARI GHOSH**, wife of Mr. Bishnu Prasad Ghosh, having Income Tax Permanent Account No. (PAN) "AHRPG7791G", Aadhaar No. 345148369473, both are by faith - Hindus, by Occupation - Business, both residing at Bhangakuthi, G.T. Road, Burdwan, Post Office and Police Station - Burdwan, PIN - 713101, in the District of Purba Burdwan, both are Indian Citizen, hereinafter called the **PRINCIPALS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrator, representatives and assigns), as Owners/ land owners of the **Schedule** mentioned property and the Developer/Promoter/Attorney as named herein, on 20th day of January, 2025 have entered into a Development/Construction Agreement, the same also being the **Registered Deed No. 380** for the year 2025 of the office of the **ADSR Burdwan, AND WHEREAS** in pursuance of the said Registered Development/ Construction Agreement, we the Principals/Owners herein, do hereby appoint :

**MR. RAJU DUTTA** son of Late Badal Dutta, having Income Tax Permanent Account No. (PAN) "AFYPD4033R", by faith - Hindu, by occupation - Business, residing at 9,

Contd. Next Page



(3)

Bishnu Prasad Ghosh  
Shahari Ghosh

NIRMAN  
Rajendra  
Proprietor

Gorakhabasi Road, Post Office and Police Station - Dum Dum, Kolkata - 700 028, Indian Citizen, the sole Proprietor of "NIRMAN", a Proprietorship firm, having its office at Premises No. 13 Dum Dum Road, P.O. - Motijheel, P.S. Nagerbazar, Pin - 700074, Ward No. 22, Dist. - North 24 Parganas, as our true and lawful Attorney, for us in our names and on our behalf to do inter alia the following Acts, Deeds and Things in connection with our property mentioned in the schedule hereunder written;

1. To sign in the Building Plan or revised plan (if necessary) in our names for construction of the building and to obtain the same on completion of legal formalities.
2. To sign execute, submit and take delivery of site plan, building plan, application /s , certificate, completion certificate or any addition/ alteration, Revised Plans, documents, statements, undertaking Affidavit, Indemnity Bond, declaration, related papers as may be required for having the said plan/s to be sanctioned and/or sanction plans modified and/or altered by Burdwan Municipality, in respect to our piece of land in the name of the principals.
3. To deposit the fees for obtaining revised sanction plan from the Burdwan Municipality in the name of the principals.
4. To raise construction at the said premises on the basis of the sanctioned plan for construction of the building duly approved and sanctioned by the competent authority, with the costs

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(4)

Bishun Prasad Ghosh  
Shahari Ghosh

NIRMAN  
Rajadutta  
Proprietor

and expenses of the Attorney Entirely, as per the terms, conditions and specifications of the said Registered Development/Construction Agreement entered and executed by and between the principals and the Attorney.

5. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale of the Flat/Flats/Units except the flats & garages of Owners' Allocation as per the said Development/Construction Agreement of the new building to be constructed at the said premises described in the schedule hereunder written to any purchaser/ Purchasers at his own risk at such price which our said attorney in his absolute discretion, thinks proper and/or cancel or repudiate the same in the manner he deems fit and proper for and on our behalf.
6. To allow the intending purchaser/purchasers to inspect the original title deeds of the property, sanctioned plan and others relevant documents of the title of the property for and on our behalf.
7. To appoint employees/agents for constructing the new building as per the sanctioned plan at such remuneration/wages as the said attorney may think fit proper and to discharge the employee/agents as and when necessary and same will be at the complete discretion of the Attorney at his own risk and liabilities.
8. To maintain the property to be constructed at the said premises, to apply for water connection, supply of electric

Dr. Chatterjee Adv.

Contd. Next Page

( 5 )

Bishu Prasad Ghosh  
Shalvari Ghosh

MIRMAN  
Rajendra  
Proprietor

energy, sewer connection and other acts and Deeds, which are required/necessary for the construction of the building at the demised premises for and on our behalf at the costs and expenditures of the attorney.

9. To apply for permit for cement and building construction material whenever those will be required in connection with construction of the new building and to take delivery of the same when made so available for and on our behalf at his own costs and expenditures as well as risks and liabilities without any liability on the part of the principals.
10. To obtain necessary certificates of completion of the building from competent authority of Burdwan Municipality, for and on our behalf.
11. To receive and accept any consideration against as aforesaid, any compensation, interest, profits issues in any manner whatsoever whether in money, Bank drafts, pay orders, cheques or other movable goods or property actionable claim or in any other from whatsoever and to give receipt therefrom in full or partial discharge of the receipt of such consideration and to negotiate, endorse, accept discount or otherwise assign any promissory note, cheque, bill or exchange hundi, draft and any other negotiable instruments or other instruments of obligation in any manner whatsoever for the purpose of cancellation or realization of the money in respect of such instruments for and on our behalf. *in respect of Developer's Allocation.*

*B. Datta*  
*Pr.*



(6)

Bishm Prasad Ghosh  
Shalvari Ghosh

NIRMAN  
Rajendra  
Proprietor

12. To deliver possession, actual or constructive, as the case may be in such manner as may be feasible to the transferee or the proposed transferee and to accept or to take possession of such properties, obtained or to be obtained in exchange of in part or full payment of the consideration payable in respect of the transfer of all or any of the properties at the demised premises in such manner as may be feasible, expedient or necessary in the circumstances of each of such deeds for and on our behalf, in respect of only the Developer's/ Promoter's Allocation, as per the said Development Agreement, without having any right or authority to deal with the Owners' Allocation.
13. To do all acts, deeds and things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and to institute, commence, procure, carry on or defend or resist all be added as a party or be non-suited or withdraw the same concerning our property or any part thereof, or concerning anything which we may be party in any court in Civil, Criminal Revenue or Revisional jurisdiction including special jurisdiction of the High Court under Article 226 of constitution of India, before Income Tax Authorities and to sign and verify all complaints, written statement, accounts, inventories, to accept service of all summons, notices and other judicial process, to execute any judgment decree or order and to appoint and engage any solicitors, Advocate and to sign and to execute any vakalatnama, warrant of attorney or other authorities to act and plead for and on our behalf at the costs and expenses of the Attorney.

Contd. Next Page

(7)

Bishu Boshad Ghosh  
Shalari Ghosh

NIRMAN  
Rajendra  
Proprietor

14. To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts., claims and disputes between the Developer/Promoter and any other person/s including intending purchaser/purchasers of the Developer/Promoters' Allocation in respect of the premises to be constructed, to compound or comprise the same for and on our behalf, at the costs and expenses of the Attorney.
15. To sign and execute all other deeds, instruments and assurances which our said attorney shall consider necessary and to enter into such covenants as may be required for fully and effectively conveying the said property to be constructed as we could do ourselves if present, only and exclusively in respect of the Developer's/Promoter's Allocation, under the said Development Agreement.
16. To present any Deed of Agreement, Deed or Deeds of Sale, Conveyance or Conveyances, Deed of Amalgamation or other documents for registration as and when executed by and to admit execution by him and sign in receipt of consideration and submit before the Sub-Registrar or Registrar having authority for and to have it registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary for the transferring and/or conveying the said property to such Purchaser or Purchasers as fully and effectually in all respect we could do the same ourselves in respect of only and exclusively the Developer's/Promoter's allocation, under the said Development Agreement.

B. Boshad Ghosh



( 8 )

Bishnu Poshad Ghosh  
Shahari Ghosh

NIRMAN  
Rainsutter  
Proprietor

And we hereby agree to ratify and confirm all and whatsoever other act/s our said attorney shall lawfully do, execute or perform or cause to be done executed or perform in connection with the sale of the said property under and by virtue of these presents, in pursuance of the Registered Development/Construction Agreement dated .09.2024, notwithstanding no express power in that behalf is hereunder provided.

#### SCHEDULE OF THE PROPERTY

**ALL THAT** piece and parcel of a plot of "BASTU" land measuring an area about 2.5 Decimals comprised in **L.R. Dag No. 890, 05** Decimals comprised in **L.R. Dag No. 891** and 2.5 Decimals comprised in **L.R. Dag No. 892**, being Total Area of 10 Decimals equivalent to **06 Cottahs 23.9 Sq.ft.** more or less, under **L.R. Khatian No. 17200** and **17202** (R.S. Dag No. 496/974 under R.S. Khatian No. 824) at **Mouza - Bahirsarbamangala**, J.L No. 42, Holding No. 156/3, at Mahalla - Keshabganj, within the limit of Ward No. 01 of the Burdwan Municipality, Police Station - Burdwan, PIN : 713101 in the District of Purba Bardhaman.

#### The property is butted and bounded as follows :

ON THE NORTH : Vacant Land of Sanjukta Dutta & Sima Mondal.  
ON THE SOUTH : House of A.M. Mallick.  
ON THE EAST : House of Giyasuddin.  
ON THE WEST : 20' ft wide Krishnapur Road

Contd. Next Page

IN WITNESS WHEREOF, WE the Principals herein as well as our said Attorney have hereunto set and subscribed our respective hands and seals on this the 20th day of January, 2025.

SIGNED SEALED AND DELIVERED

At Burdwan in presence of :-

WITNESSES :

Bishu Pasha Ghosh  
Shahari Ghosh

1. Rajul-Kumar Sah.  
Sobowalal Sah.  
Laxmipur Math.  
Purba - Burdwan  
Pin - 713101

SIGNATURE OF THE PRINCIPALS

NIRMAN  
Rajendra .

2. Barun Chatterjee  
S/O Subir Kumar Chatterjee  
Will Bahi East Lane  
Telmarapara Burdwan - 01

SIGNATURE OF THE ATTORNEY

Drafted by me :

Barun Chatterjee  
(Barun Chatterjee) Adv.  
Advocate

Enrolment No. WB/635/2010

District Judge's Court, Purba  
Bardhaman

Computerised typed by :

Anjan Karmakar  
(Anjan Karmakar)

"SOLUTIONS"

Court Compound (South), Burdwan

## হস্তাঙ্গুলীর টিপছাপ ও ফটো

গ্রহীতাঃ-

বাম হাত	কনিষ্ঠা	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুল
					
ডান হাত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
					



স্বাক্ষরঃ Bishu Prasad Ghosh

গ্রহীতাঃ-

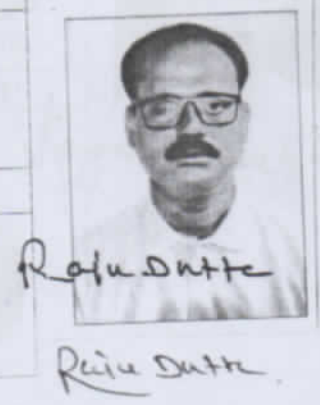
বাম হাত	কনিষ্ঠা	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুল
					
ডান হাত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
					



স্বাক্ষরঃ Shalini Ghosh

দাতাঃ-

বাম হাত	কনিষ্ঠা	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুল
					
ডান হাত	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
					



স্বাক্ষরঃ Rajendra Dutta



শনাক্তকারীর সচিত্র বিবরণ

নাম : Ranjeet Kumar Sah  
 পিতা / স্বামীর নাম : Lt. Grewal Sah  
 পেশা : Business  
 স্থায়ী ঠিকানা : Kanpur Math  
 গ্রাম : Berhman  
 পোস্ট অফিস :  
 থানা :  
 জেলা :  
 পিন :  
 রাজ্য :  
 দলিলের বিক্রেতা/দাতাগণের সহিত সম্পর্ক :  
 আধার / প্যান / ভোটার কার্ড নং :  
 আমি (শনাক্তকারী) :  
 অত্র দলিলের কোয়ারী নং :

বিক্রেতা/দাতাগণকে শনাক্ত করিলাম।

বাম হস্তের পাঁচ আঙ্গুলের ছাপ	কনিষ্ঠা	অনামিকা	মধ্যমা	চর্জনী	বৃদ্ধাঙ্গুল
					
ডান হস্তের পাঁচ আঙ্গুলের ছাপ	বৃদ্ধাঙ্গুল	চর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
					



Ranjeet Kumar Sah

স্থান : Berhman

তারিখ : 20/1/25

Ranjeet Kumar Sah.  
 শনাক্তকারীর স্বাক্ষর

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AFYPD4033R



नाम / Name  
RAJU DUTTA

पिता का नाम / Father's Name  
BADAL DUTTA

जन्म की तारीख /  
Date of Birth  
02/09/1974

*Raju Dutta*

हस्ताक्षर / Signature

Raju Dutta -



ভারত সরকার  
Government of India

রাজু দত্ত  
Raju Dutta



জন্মতারিখ / DOB: 02/09/1974

পুরুষ / Male

8667 7825 0274



আমার আধার, আমার পরিচয়

Unique Identification Authority of India

ঠিকানা: S/O: Badal Dutta, 9,  
Gorakhabasi Road, South  
Dumdum (m), North 24  
Parganas, Dum Dum, West  
Bengal, 700028

Address: S/O: Badal Dutta, 9,  
Gorakhabasi Road, South  
Dumdum (m), North 24  
Parganas, Dum Dum, West  
Bengal, 700028

8667 7825 0274



1947



help@uidai.gov.in

WWW

www.uidai.gov.in

Raju Dutta



भारत सरकार  
Government of India

Aadhaar No. Issued: 06/05/2014



Ranjeet Kumar Sah  
Date of Birth/DOB: 19/03/1974  
Male/ MALE

आधार पहचान का प्रमाण है, नागरिकता का जन्मतिथि का नहीं।  
इसका उपयोग सर्वोच्च (ऑनलाइन प्रमाणीकरण, या वसूला/ ऑफलाइन एप्लायर को स्कैन) के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

4585 0180 5414

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O: Mewalal Sah, G T ROAD COLLEGE  
MORE, LAKHIPUR MATH, BARDDHAMAN,  
Burdwan - I, PO: Burdwan, DIST:  
Bardhaman,  
West Bengal - 713101



Details as on: 21/05/2024

4585 0180 5414  
VID : 9119 4926 7362 7533

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

Ranjeet-Kumar Sah.

भारत सरकार  
Government of India

आधार

विष्णु प्रसाद घोष  
BISHNU PRASAD GHOSH  
जन्मतिथि / DOB : 02/02/1968  
पुरुष / Male

आधार पहचान का प्रमाण है, जायदस्ती का नहीं।  
Aadhaar is a proof of identity, not of citizenship.

7316 8311 0324

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

ठिकाना: पिता शंकर प्रसाद घोष, आशा  
बॉडी टेक्निसियन, भङ्गाकुठी ग.टि  
रोड, बर्धमान, बर्धमान, पूर्व बर्धमान,  
पश्चिमबङ्ग, 713101

Address: FATHER SANKAR  
PROSHAD GHOSH, ASHA BODY  
TECHNICIAN, BHANGAKUTHI G.T  
ROAD, BURDWAN, Burdwan - I, Purba  
Bardhaman, West Bengal, 713101

7316 8311 0324

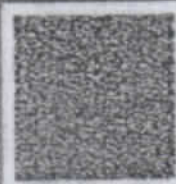
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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AEJPG7016B



नाम / Name  
BISHNU PRASAD GHOSH

पिता का नाम / Father's Name  
SANKAR PROSHAD GHOSH

जन्म तिथि / Date of Birth  
02/02/1963

हस्ताक्षर / Signature

इस कार्ड को खोने/हानि का प्रमाण प्रस्तुत करें/सादर:  
आयकर सेवा केंद्र, प्रोसेसिंग एवं टेक्नोलॉजी विभाग  
(एन आई सी आर) (नएन आई सी आर) विभाग  
कैबिनेट, नया दिल्ली  
एन आई सी आर  
पिन - 110012

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

Income Tax PAN Services Unit, Process & Technology Limited  
(Formerly NSDL e-Governance Infrastructure Limited)  
8th Floor, Sapphire Chambers,  
Bauji Road, Mumbai,  
Pune - 411047

Tel: 91-22-2721 8000, e-mail: [nsdl@pancentre.in](mailto:nsdl@pancentre.in)



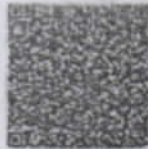


শ্রীমতী শাহবাণী গোস্বামী  
Government of India

নাম / Name  
Shaban Ghosh



জন্ম তারিখ / DOB: 01/03/1980  
লিঙ্গ / Female



3451 4836 9473

আধার - সাধারণ মানুষের অধিকার



শ্রীমতী শাহবাণী গোস্বামী  
Unique Identification Authority of India

ঠিকানা: এ. বি. রোড, শাহবাণী গোস্বামী  
কুথি, গ. টি. রোড,  
বুর্দওয়ান, বর্দমান, পশ্চিম  
বঙ্গ, ৭১৩১০১

Address: W/O: Shaban  
Proshad Ghosh, SHANGA  
KUTHI, G.T. ROAD,  
BURDWAN, Burdwan - I,  
Burdwan, Bardhaman, West  
Bengal, 713101

3451 4836 9473



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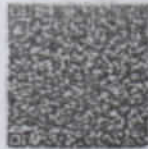


সংসদ সরকার  
Government of India

শাহী গোস্বামী  
Shahari Ghosh



জন্ম তারিখ / DOB: 01/03/1980  
লিঙ্গ / Female



3451 4836 9473

আধার - সাধারণ মানুষের অধিকার



Unique Identification Authority of India

ঠিকানা: এ. বি. রোড, শাহী গোস্বামী  
কলকাতা-৭৫, পশ্চিম বঙ্গ, ভারত  
ফোন: ১৮০০-১২৩৪৫৬, ০৩৩-১২৩৪৫৬  
ৱেবসাইট: www.uidai.gov.in

Address: W/O: Shahari  
Prashad Ghosh, BHANGA  
KUTHI, G.T. ROAD  
BURDWAN, Burdwan - I,  
Burdwan, Bardhaman, West  
Bengal, 713101

3451 4836 9473



1800 123 1234



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHABARI GHOSH

HIRANMOY SAMANTA

01/03/1980

Permanent Account Number

AHRPG7791G



Signature

*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTISI,

Plot No. 3, Sector II, CHD Belapur,

Navi Mumbai - 400 614.

यदि कार्ड खो जावे या कसमा मूळिल को/मोटाद :

आयकर पैन सेवा युनिट, UTISI,

प्लॉट नं. 3, सेक्टर II, रीडीयोर बेलपुर,

नवी मुंबई-400 614.

### Major Information of the Deed

Deed No :	I-0203-00397/2025	Date of Registration	20/01/2025
Query No / Year	0203-8000189551/2025	Office where deed is registered	
Query Date	20/01/2025 2:58:02 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	MADHUMITA CHATTERJEE Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8918127899, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 6/-	Rs. 69,09,092/-		
Stamp duty 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]:- 020300380/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



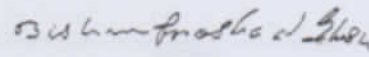


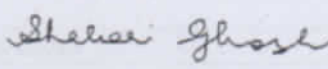
District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Krishnapur Road, Mouza: Bahirsarbamangala, , Ward No: 1, Holding No:156/3, Keshabganj Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-890	LR-17200	Bastu	Bastu	1.3 Dec	1/-	8,98,182/- Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-891	LR-17200	Bastu	Bastu	2.5 Dec	1/-	17,27,273/- Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-892	LR-17200	Bastu	Bastu	1.2 Dec	1/-	8,29,091/- Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-890	LR-17202	Bastu	Bastu	1.2 Dec	1/-	8,29,091/- Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-891	LR-17202	Bastu	Bastu	2.5 Dec	1/-	17,27,273/- Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :



L6	LR-892	LR-17202	Bastu	Bastu	1.3 Dec	1/-	8,98,182/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>10Dec</b>	<b>6 /-</b>	<b>69,09,092 /-</b>	
		<b>Grand Total :</b>			<b>10Dec</b>	<b>6 /-</b>	<b>69,09,092 /-</b>	




**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Bishnu Prasad Ghosh (Presentant )</b> Son of Late Sankar Prasad Ghosh Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office	<b>Photo</b>  20/01/2025	<b>Finger Print</b>  Captured LT1 20/01/2025	<b>Signature</b>  20/01/2025
	Bhangakuthi, 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: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AExxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office			
2	<b>Name</b> <b>Mrs Shabari Ghosh</b> Wife of Mr Bishnu Prasad Ghosh Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office	<b>Photo</b>  20/01/2025	<b>Finger Print</b>  Captured LT1 20/01/2025	<b>Signature</b>  20/01/2025
	Bhangakuthi, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AHxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office			

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NIRMAN</b> Dum Dum Road, City:- Dum Dum, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: AFxxxxxx3R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
<b>Mr Raju Dutta</b> Son of Late Badal Dutta Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office			 Captured	
Jan 20 2025 3:49PM		LT1 20/01/2025	20/01/2025	
Gorakshabasi 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-1XX4 , PAN No.:: AFxxxxxx3R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NIRMAN (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RANAJEET KUMAR SAH</b> Son of Mr MEWALAL SAH LAXMIPUR MATH, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
20/01/2025	20/01/2025	20/01/2025	20/01/2025
Identifier Of Mr Bishnu Prasad Ghosh, Mrs Shabari Ghosh, Mr Raju Dutta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Ghosh	NIRMAN-0.65 Dec
2	Mrs Shabari Ghosh	NIRMAN-0.65 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Ghosh	NIRMAN-1.25 Dec
2	Mrs Shabari Ghosh	NIRMAN-1.25 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Ghosh	NIRMAN-0.6 Dec
2	Mrs Shabari Ghosh	NIRMAN-0.6 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Ghosh	NIRMAN-0.6 Dec
2	Mrs Shabari Ghosh	NIRMAN-0.6 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Ghosh	NIRMAN-1.25 Dec
2	Mrs Shabari Ghosh	NIRMAN-1.25 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Ghosh	NIRMAN-0.65 Dec
2	Mrs Shabari Ghosh	NIRMAN-0.65 Dec

### Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Krishnapur Road, Mouza: Bahirsarbamangala, , Ward No: 1, Holding No:156/3, Keshabganj Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 890, LR Khatian No:- 17200	Owner:বিশ্বু ব্রহ্মদেব ঘোষ, Gurdian:শংকর ব্রহ্মদেব ঘোষ, Address:বিজ, Classification:বাড়, Area:0.01300000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 891, LR Khatian No:- 17200	Owner:বিশ্বু ব্রহ্মদেব ঘোষ, Gurdian:শংকর ব্রহ্মদেব ঘোষ, Address:বিজ, Classification:বাড়, Area:0.02500000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 892, LR Khatian No:- 17200	Owner:বিশ্বু ব্রহ্মদেব ঘোষ, Gurdian:শংকর ব্রহ্মদেব ঘোষ, Address:বিজ, Classification:বাড়, Area:0.01200000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 890, LR Khatian No:- 17202	Owner:শবরী ঘোষ, Gurdian:বিশ্বু ব্রহ্মদেব ঘোষ, Address:বিজ, Classification:বাড়, Area:0.01200000 Acre,	Owner Name not selected by applicant.

L5	LR Plot No:- 891, LR Khatian No:- 17202	Owner:শব্বী মোব .., Gurdian:বিশ্বু ব্রহ্মদ নাম, Address:দিজ , Classification:বাগ, Area:0.02500000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 892, LR Khatian No:- 17202	Owner:শব্বী মোব .., Gurdian:বিশ্বু ব্রহ্মদ নাম, Address:দিজ , Classification:বাগ, Area:0.01300000 Acre,	Owner Name not selected by applicant.



**Endorsement For Deed Number : I - 020300397 / 2025**

**On 20-01-2025**

**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 14:27 hrs on 20-01-2025, at the Office of the A.D.S.R. Bardhaman by Mr Bishnu Prasad Ghosh , 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 69,09,092/-

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

Execution is admitted on 20/01/2025 by 1. Mr Bishnu Prasad Ghosh, Son of Late Sankar Prasad Ghosh, Bhangakuthi, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mrs Shabari Ghosh, Wife of Mr Bishnu Prasad Ghosh, Bhangakuthi, P.O: Burdwan, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife

Indetified by Mr RANAJEET KUMAR SAH, , , Son of Mr MEWALAL SAH, LAXMIPUR MATH, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Business

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

Execution is admitted on 20-01-2025 by Mr Raju Dutta, Proprietor, NIRMAN, Dum Dum Road, City:- Dum Dum, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr RANAJEET KUMAR SAH, , , Son of Mr MEWALAL SAH, LAXMIPUR MATH, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, 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 3299, Amount: Rs.100.00/-, Date of Purchase: 04/06/2024, 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 0203-2025, Page from 30400 to 30425

being No 020300397 for the year 2025.



*Sanjit*

Digitally signed by SANJIT SARDAR  
Date: 2025.02.28 14:17:59 +05:30  
Reason: Digital Signing of Deed.

(Sanjit Sardar) 28/02/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.