

2024/25

1992/25



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पश्चिम बंगाल WEST BENGAL
Additional District Sub-Registrar
BURDWAN

13 MAR 2025

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEED OF POWER OF ATTORNEY is executed on this Day of 13th day of March Two Thousand Twenty-Five

TO ALL TO WHOM THESE PRESENTS SHALL COME that I, **MR. RAHAMAT ALI MONDAL**, (PAN no. ACLPA6933F) S/o Sāukat Ali Mondal, by faith Islam, by Occupation: Business, an Indian National and residing at Goda North, P.O. Rajbati, P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713102;

Hereinafter referred and called the OWNER (which express on shall unless excluded his/their and his/their respective heirs, executors, administrators, legal representative and assigns) of the party of the **FIRST PART.**

----- Hereinafter called the **EXECUTANT** do hereby appoint, nominate and constitute

Contd.

Sub Adv

13 MAR 2025



For and on behalf of
S.B. Construction
Puja Banerjee
Banerjee Mukherjee

S B CONSTRUCTION (PAN no. AFMFS2772L) a Partnership Firm duly incorporated under the Indian Partnership Act 1932, having its registered office at 59 Pilkhana Lane, Holding no. 59/1, Ward no. 33, Burdwan P.O. & P.S.-Burdwan District Purba Bardhaman, Pin- 713104, represented through its Managing Partners namely--

(1) SRI BISWAJIT MUKHERJEE son of Sri Arun Mukherjee, (PAN: BEXPM0813H) by faith Hindu, by Occupation - Business, resident of Rajganj Kalabagan P.O.-Natunganj, P.S. - Burdwan District - Purba Burdwan, Pin -713302, W.B.,

(2) PUJA BANERJEE W/o- Sri Satak Banerjee (PAN : BHDPB4915N) by faith Hindu, by Occupation - Business, resident of Mahatab Road, Kabindra Bhaban P.O.-Rajbati, P.S. - Burdwan District - Purba Burdwan, Pin -713304, W.B.,

hereinafter called as **DEVELOPER** as my constituted true and lawful attorney, in my name and on my behalf, to do perform and execute all or any of the following acts, deeds and' things in respect of the properties described in the SCHEDULE below in my name and which the said attorney have agreed to do.

WHEREAS I am the absolute owner of land measuring an area of ALL THAT the piece and parcel of the land with structure at R.S. Plot No. 1560, bearing R.S Khatian no. 952/1, L.R. Plot no. 1694, L.R. Khatian No. 8041, Class -Bastu' measuring a total defined & demarcated area of 3276.94 Sq. Ft within Mouza - Goda, J.L. No. 26, comprises Municipal Holding no.284/1/N, bearing M.P Sub-Plot no. 2, Mahalla - Goda (North), Ward No. 26, within limit Burdwan Municipality, P.S. Burdwan & Dist. Purba Bardhaman, PIN-713104 under the Jurisdiction at A.D.S.R. office at Burdwan. More fully and particularly described in the 'First' schedule hereunder written and hereinafter referred to as 'Said Property'.

AND WHEREAS after acquiring the above noted property the Owner herein became the owner of the above said property and he mutated his name in the records at L.R. Settlement in L.R Khatian No. 1694 classification as Bastu, total measuring an area 3276.94 Sq. Ft, and he has been seizing, possessing and enjoying the same with full right, title and interest and without any encumbrance from any corner whatsoever till date.

Rahamat Ali Mondal
S B Construction
Puja Banerjee
Bardhaman

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

AND WHEREAS the land owner inadequate to attain to all the matters necessary for development at the property and for constructional work and other paper works for proposed multi-storied building over the schedule mention property as well as to transfer the proposed flats/units/car parking spaces and other units of the as per terms & conditions of the Development Agreement being No. ...1989. of 2025 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 **S B CONSTRUCTION** (PAN no. AFMFS2772L) a Partnership Firm duly incorporated under the Indian Partnership Act 1932, having its registered office at 59 Pilkhana Lane, Holding no. 59/1, Ward no. 33, Burdwan P.O. & P.S.- Burdwan District Purba Bardhaman, Pin- 713104, represented through its Managing Partners namely--

(1) **SRI BISWAJIT MUKHERJEE** son of Sri Arun Mukherjee, (PAN: BEXPM0813H) by faith Hindu, by Occupation - Business, resident of Rajganj Kalabagan P.O.-Natunganj, P.S. - Burdwan District - Purba Burdwan, Pin -713302, W.B.,

(2) **PUJA BANERJEE** W/o- Sri Satak Banerjee (PAN : BHDPB4915N) by faith Hindu, by Occupation - Business, resident of Mahatab Road, Kabindra Bhaban P.O.-Rajbati, P.S. - Burdwan District - Purba Burdwan, Pin -713304, W.B.

AND WHEREAS MR. RAHAMAT ALI MONDAL, (PAN no. ACLPA6933F) S/o Saukat Ali Mondal, by faith Islam, by Occupation: Business, an Indian National and residing at Goda North, P.O. Rajbati, P.S. Barddhaman, Dist. Purba Bardhaman, Pin-713102, the appointer above named doth hereby make nominate, constitute retain and appointed the said **S B CONSTRUCTION** (PAN no. AFMFS2772L)

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a Partnership Firm duly incorporated under the Indian Partnership Act 1932, having its registered office at 59 Pilkhana Lane, Holding no. 59/1, Ward no. 33, Burdwan P.O. & P.S.-Burdwan District Purba Bardhaman, Pin- 713104, represented through its Managing Partners namely-- (1) SRI BISWAJIT MUKHERJEE son of Sri Arun Mukherjee, (PAN: BEXPM0813H) by faith Hindu, by Occupation - Business, resident of Rajganj Kalabagan P.O.-Natunganj, P.S. - Burdwan District - Purba Burdwan, Pin -713302, W.B., (2) PUJA BANERJEE W/o- Sri Satak Banerjee (PAN : BHDPB4915N) by faith Hindu, by Occupation - Business, resident of Mahatab Road, Kabindra Bhaban P.O.-Rajbati, P.S. - Burdwan District - Purba Burdwan, Pin -713304, W.B. (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 name and behalf of me 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 ALL THAT piece and parcel of the land ~~with structure~~ at R.S. Plot No. 1560, bearing R.S Khatian no. 952/1, L.R. Plot no. 1694, L.R. Khatian No. 8041, Class Bastu' measuring a total defined & demarcated area of 3276.94 Sq. Ft within Mouza - Goda, J.L. No. 26, comprises Municipal Holding no.284/1/N, bearing M.P Sub-Plot no. 2, Mahalla -Goda (North), Ward No. 26, within limit Burdwan Municipality, P.S. Burdwan & Dist. Purba Bardhaman, along with easement rights upon all common passages which is more fully and particularly described in First Schedule here under written hereinafter called and referred to as the said schedule property within the jurisdiction of the office at the Additional District Sub-Registrar office Burdwan, which is more fully and particularly described in the First Schedule hereunder written and hereinafter referred to as said property and for the said property to do all acts deeds matters and things as the said Attorney shall think proper for the construction of multi-storied residential building.

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

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S. B. Construction

Pijush Banerjee

Pranab Kumar

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

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

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

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

7. To apply for and obtain all necessary elevations and other specifications duly sanctioned and/or approved by the authorities and other Government authorities, Fire Brigade Authorities, Police Authorities and/or departments as any from

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time to time be necessary or required for the development of the said property and /or demolition of existing structures comprised in the said property and/or construction of the new multi- storied building or other structures in or upon the land comprised in the said premises and for he said purpose to sign, execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.

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

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

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

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.

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Pija Banerjee*

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

13. To defend and/or contest all or any suits, appeals, revisions, writ petition, verify complaints, 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 complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigation on the said Attorney shall think proper.

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

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

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

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

19. To negotiate for sale of the proposed flats/units/car parking spaces except land owner's allocation of the best price available

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Adv*

Robert A. Mowbray

*S B Construction
Pty Ltd*

George M. M. M.

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 as well as owner's allocation (with the consent of land owners) and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

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

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

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

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

25. To execute the agreement for sale and/or sale deed flats/units/ car parking spaces in favour of the prospective purchaser on Developer Allocation and to receive consideration

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from the intending purchaser/s and to present for registration all such documents as may be necessary in favour of prospective purchaser/s on developer allocation and admit execution thereof on behalf and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority on developer allocation.

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

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

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

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

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

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

S B. Construction
Pujar Bhangar

For and to the world,
S.B. Construction
Pija Boudja
Boudja Boudja

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

AND THE PRINCIPAL SO HEREBY FURTHER DECLARE that my 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.

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

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

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

ALL THAT piece and parcel of Bastu Class of land with structure at R.S. Plot No. 1560, bearing R.S Khatian no. 952/1, L.R. Plot no. 1694, L.R. Khatian No. 8041 measuring a total defined & demarcated area of 3276.94 Sq. Ft within Mouza - Goda, J.L. No.26, comprises Municipal Holding no.284/1/N, bearing M.P Sub - Plot no. 2, Mahalla -Goda (North), Ward No. 26, within limit Burdwan Municipality, P.S. Burdwan & Dist. Purba Bardhaman

On North - 20'-0" Wide Non-metal Road

On East - R.S Plot no. 1560

On South - Sub-Plot no. 3 Community Space

On West-23'-0" Wide Municipal Road

2802 JAN 81

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

IDENTIFICATION OF THE ATTORNEY HOLDER

S B CONSTRUCTION (PAN no. AFMFS2772L) a Partnership Firm duly incorporated under the Indian Partnership Act 1932, having its registered office at 59 Pilkhana Lane, Holding no. 59/1, Ward no. 33, Burdwan P.O. & P.S.-Burdwan District Purba Bardhaman, Pin-713104, represented through its Managing Partners namely--

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(2) **PUJA BANERJEE** W/o- Sri Satak Banerjee (PAN : BHDPB4915N) by faith Hindu, by Occupation - Business, resident of Mahatab Road, Kabindra Bhaban P.O.-Rajbati, P.S. - Burdwan District - Purba Burdwan, Pin -713304, W.B. , **as Developer.**

N.B. - The words "with Structure" has been omitted by using Per.

Signed, Sealed, and Delivered in the presence of:

WITNESS:

1. **Amit Kr Pramanick**
S/o - Masha Sudan Pramanick
R/o - Aludanga Sadhanpur
P.O. & P.S. - Burdwan, Dist -
Purba Bardhaman P.I.R.
- 713101

2. **Shambhu Nath Chakraborty**
Gobindatala, Kanchan Nagar
Purba Bardhaman
713102

Rahmat Ali Mondol
SIGNATURE OF THE EXECUTANT

Puja Banerjee

S B Construction

SIGNATURE OF THE ATTORNEY

Drafted by me & typed in my office:

Suman Bez.

Mr. Suman Bez

(Advocate)

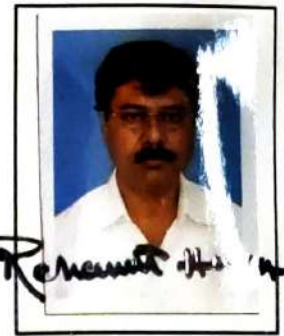
Burdwan District Judges' Court

En. No. P/361/2011

Rahmat Ali Mondol

FINGER PRINTS

				
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger
				
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger



Ramant H. Mawt

Ramant H. Mawt
Signature

				
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger
				
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger



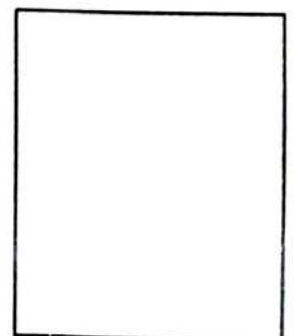
Puja B. Mawt
Signature

				
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger
				
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger



Ambis. Mawt
Signature

Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger



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Signature

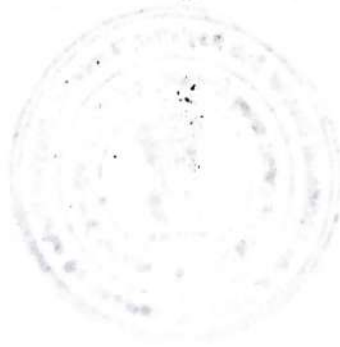
সাক্ষীর হস্তাঙ্গুলীর টিপ ছাপ ও ফটো

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



★ উপরের ছবি ও টিপ ছাপ গুলি
আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর : Amit Kr Pramanick





Office of the BURDWAN MUNICIPALITY

101, G.T.ROAD, BURDWAN MUNICIPALITY, PURBA BARDHAMAN, 713101

PROPERTY TAX RECEIPT

Assessee Id : 4320721 Assessment No. : 2610204320721 Old. No.: Holding No : 284/1/N

Name of the Assessee : RAHAMAT ALI MONDAL

Ward No : 26 Locality/Street : GODA (NORTH)

Received the sum of Rs. 422.00 (in words) RUPEES FOUR HUNDRED TWENTY-TWO ONLY
on account of property tax and surcharge as detailed below :

Receipt Date : 13/09/2024
Receipt No : 2024-2025/O/5709
Bill Receipt No. :

	Details of Arrear Received (Year wise)					Current (2024-2025)				
	Year (Others)	2021-2022	2022-2023	2023-2024	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March	Total Amount
PropertyTax	0.00	0.00	0.00	181.14	181.14	60.38	60.38	60.38	60.38	422.66
RebateOnPropertyTax	0.00	0.00	0.00	0.00	0.00	0.00	-3.02	-3.02	-3.02	-9.06
SurchargeAmt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	8.45	8.45	0.00	0.00	0.00	0.00	8.45
Total Amount :										422.05
Round-off Amount :										-0.05
Net Amount :										422.00

Pay Mode: Online, Amount: 422.00

Bank Transaction ID : ZHD59OA011PWB9

Collecting Sarkar/Counter :

Paid At : Municipality



Authorised Signatory

Rahmat Ali Mondal



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0647/10148/00688

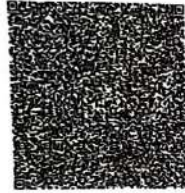
To
Rahamat Ali Mondal

S/O: Sowkat Ali Mondal,
GODA MONDALPARA,
VTC: Goda (P), PO: Lakurdi,
Sub District: Burdwan - I, District: Bardhaman,
State: West Bengal, PIN Code: 713102,
Mobile: 9332110379

85419679



KF854196792F1



आपका आधार क्रमांक / Your Aadhaar No. :

3705 0213 1544

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Rahamat Ali Mondal
DOB: 10/01/1973
Male

3705 0213 1544

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 27/12/2021

Address: S/O: Sowkat Ali Mondal, GODA MONDALPARA, Goda (P), Bardhaman, West Bengal, 713102



3705 0213 1544



1947



help@uidai.gov.in



www.uidai.gov.in

Rahamat Ali Mondal

आयकर विभाग
INCOME TAX DEPARTMENT
SAHAMAT ALI MONDAL
SAUKAT ALI MONDAL
10/01/1973
 Permanent Account Number
ACLP6933F
Saukat Ali Mondal
 Signature

भारत सरकार
GOVT. OF INDIA

02052015

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लीडिंग:
 आयकर पैन सेवा इकाई, एनएसडीएल
 5वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी, 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

Saukat Ali Mondal



भारत सरकार

GOVERNMENT OF INDIA



बिस्वाजित मुखर्जी

Biswajit Mukherjee

जन्मतिथि/ DOB: 20/07/1985

पुरुष / MALE



4319 2903 5384

आमार आधार, आमार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

Address:

S/O: अरुण मुखर्जी, राजगंज,
कलाबाग, बर्द्धमान (एम),
बर्द्धमान,
पश्चिम बंग - 713102

S/O: Arun Mukherjee, rajganj,
kalabagan, Bardhaman (m),
Bardhaman,
West Bengal - 713102

4319 2903 5384

MEERA AADHAAR, MERI PEHACHAN

Biswajit Mukherjee

INCOME TAX DEPARTMENT



GOVT. OF INDIA

BISWAJIT MUKHERJEE

ARUN MUKHERJEE

20/07/1985

Formative Account Number

BEXPNO13H

Biswajit Mukherjee

Signature



Biswajit Mukherjee



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

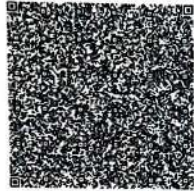
Enrollment No. : 0648/00906/38868

To
PUJA BANERJEE

C/O: Satak Banerjee,
MAIN GATE KRISHNASHIRE PARK,
MAHATAB ROAD, KABINDRA BHABAN,
VTC: Bardhaman (m), PO: Burdwan Rajbari,
Sub District: Bardhaman, District: Bardhaman,
State: West Bengal, PIN Code: 713104,
Mobile: 9609178534



KF700707053F1



आपका आधार क्रमांक / Your Aadhaar No. :

4343 4160 0467

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 06/05/2014



PUJA BANERJEE
DOB: 07/01/1994
Female

4343 4160 0467

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 25/09/2021

Address: C/O: Satak Banerjee, MAIN GATE
KRISHNASHIRE PARK, MAHATAB
ROAD, KABINDRA BHABAN, Bardhaman
(m), Bardhaman, West Bengal, 713104



4343 4160 0467

1947

help@uidai.gov.in

www.uidai.gov.in

Puja Banerjee

आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
BHDPB4915N


 नाम / Name
PUJA BANERJEE

पिता का नाम / Father's Name
MILAN BANERJEE

जन्म की तारीख /
 Date of Birth
07/01/1994

12052023

हस्ताक्षर / Signature

इस कार्ड के खोने/चाने पर कृपया सूचित करें/नोट करें:
 आयकर सेवा इकाई, प्रोटेज ऑफ टेक्नोलॉजीज लिमिटेड
 (पूर्व में एनडीएल-ए गवर्नमेंस इंफ्रास्ट्रक्चर्स लिमिटेड)
 चौथी मंजिल, सप्लाय चेंबर,
 बानेर रोड, बंगलूर,
 पुणे - 411045

भारत सरकार

If this card is lost / someone's lost card is found,
 please inform / return to :
 Income Tax PAN Services Unit, Protean eGov Technologies Limited
 (formerly NSDL e-Governance Infrastructure Limited)
 4th Floor, Suppliers Chambers,
 Baner Road, Bengaluru,
 Pune - 411045
 Tel: 91-20-2721 5000, e-mail: pan@protean-tech.in

Puja Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFMFS2772L

नाम/Name
SB CONSTRUCTION

सिवन/यद्य की तारीख
Date of Incorporation/Registration
02/12/2024

20122024

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, प्रोटीजन ईगव टेक्नोलॉजीज लिमिटेड
पहली मंजिल, टाइम्स टावर, कमला मिल्स कंपाउंड,
सेनपति बापट मार्ग, लोअर पारेल,
मुंबई 400 013

भारत सरकार

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

Income Tax PAN Services Unit, Protean eGov Technologies Limited
1st Floor, Times Tower, Kamala Mills Compound,
Senapati Bapat Marg, Lower Parel,
Mumbai 400 013
Tel: 91-20-2721 8080, e-mail: info@proteantech.in
ito.systems11@income-tax.gov.in, pan.service@income-tax.gov.in

Submi Had by Binodhi Mishra



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX1547942



নির্বাচকের নাম : অমিত কুমার
প্রামানিক
Elector's Name : Amit Kr Pramanick
পিতার নাম : মধু সূদন প্রামানিক
Father's Name : Madhu Sudan
Pramanick
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : 14/10/1983

UWX1547942

ঠিকানা:

আলুডাঙ্গা, সাদনপুর মাঠ পাড়া, ওয়ার্ড নং-০৫, বর্ধমান,
বর্ধমান (সদর), বর্ধমান- 713101

Address:

ALUDANGA, SADHANPUR MATH
PARA, WARD NO-05, BURDWAN,
BURDWAN (SADAR), BURDWAN- 713101

[Handwritten signature]

Date: 20/02/2014

260-বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

260-Burdwan Dakshin Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় জেলা নির্বাচন কমিশন ও একই
নম্বরের নতুন পত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Amit Kr Pramanick

Major Information of the Deed

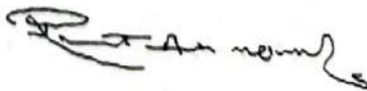
Deed No :	I-0203-01992/2025	Date of Registration	13/03/2025
Query No / Year	0203-8000747670/2025	Office where deed is registered	
Query Date	13/03/2025 3:02:23 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SUMAN BEZ Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 8145469922, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,000/-	Rs. 52,56,766/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020301989/2025 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: Goda Road, Mouza: Goda, , Ward No: 26, Holding No:284/1/N, GODA NORTH Pin Code : 713102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1694 (RS :-)	LR-8041	Bastu	Shali	3276.94 Sq Ft	1,000/-	52,56,766/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
Grand Total :					7.5097Dec	1,000 /-	52,56,766 /-	

Principal Details :

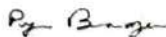
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAHAMAT ALI MONDAL (Presentant) Son of SAUKAT ALI MONDAL Executed by: Self, Date of Execution: 13/03/2025 , Admitted by: Self, Date of Admission: 13/03/2025 ,Place : Office		 Captured	
		13/03/2025	LTI 13/03/2025	13/03/2025

GODA NORTH, City:- Burdwan, P.O:- RAJBATI, P.S:-Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Muslim,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: ACxxxxxx3F,Aadhaar
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/03/2025
 Admitted by: Self, Date of Admission: 13/03/2025 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S B CONSTRUCTION 59 PILKHANA LANE, Block/Sector: WARD NO.33, HOLDING NO.59/1, Pilkhana Road, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AFxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BISWAJIT MUKHERJEE Son of Mr ARUN MUKHERJEE Date of Execution - 13/03/2025, , Admitted by: Self, Date of Admission: 13/03/2025, Place of Admission of Execution: Office	Photo  Mar 13 2025 3:59PM	Finger Print  Captured LTI 13/03/2025	Signature  13/03/2025
RAJGANJ, Block/Sector: KALABAGAN, City:- Burdwan, P.O:- NATUNGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: BExxxxxx3H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S B CONSTRUCTION (as PARTNER)				
2	Name PUJA BANERJEE Wife of SATAK BANERJEE Date of Execution - 13/03/2025, , Admitted by: Self, Date of Admission: 13/03/2025, Place of Admission of Execution: Office	Photo  Mar 13 2025 4:00PM	Finger Print  Captured LTI 13/03/2025	Signature  13/03/2025
MAHATAB ROAD, Block/Sector: KABINDRA BHABAN, City:- Burdwan, P.O:- RAJBATI, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: BHxxxxxx5N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S B CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT KR PARAMANICK Son of Mr MADHU SUDAN PARAMANICK ALUDANGA SADHANPUR, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
	13/03/2025	13/03/2025	13/03/2025
Identifier Of Mr RAHAMAT ALI MONDAL, Mr BISWAJIT MUKHERJEE, PUJA BANERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RAHAMAT ALI MONDAL	S B CONSTRUCTION-7.50967 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Goda Road, Mouza: Goda, , Ward No: 26, Holding No:284/1/N, GODA NORTH Pin Code : 713102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1694, LR Khatian No:- 8041	Owner:রহমত আলি মডল, Gurdian:সওকত আলি মডল, Address:মিজ , Classification:শালি, Area:0.07500000 Acre,	Mr RAHAMAT ALI MONDAL

Endorsement For Deed Number : I - 020301992 / 2025

On 13-03-2025

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 14:00 hrs on 13-03-2025, at the Office of the A.D.S.R. Bardhaman by Mr RAHAMAT ALI MONDAL, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 52,56,766/-

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

Execution is admitted on 13/03/2025 by Mr RAHAMAT ALI MONDAL, Son of SAUKAT ALI MONDAL, GODA NORTH, P.O: RAJBATI, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Muslim, by Profession Business

Indetified by Mr AMIT KR PARAMANICK, , , Son of Mr MADHU SUDAN PARAMANICK, ALUDANGA SADHANPUR, P.O: BURDWAN, Thana: Bardhaman

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

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

Execution is admitted on 13-03-2025 by Mr BISWAJIT MUKHERJEE, PARTNER, S B CONSTRUCTION, 59 PILKHANA LANE, Block/Sector: WARD NO.33, HOLDING NO.59/1, Pilkhana Road, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr AMIT KR PARAMANICK, , , Son of Mr MADHU SUDAN PARAMANICK, ALUDANGA SADHANPUR, P.O: BURDWAN, Thana: Bardhaman

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

Execution is admitted on 13-03-2025 by PUJA BANERJEE, PARTNER, S B CONSTRUCTION, 59 PILKHANA LANE, Block/Sector: WARD NO.33, HOLDING NO.59/1, Pilkhana Road, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr AMIT KR PARAMANICK, , , Son of Mr MADHU SUDAN PARAMANICK, ALUDANGA SADHANPUR, P.O: BURDWAN, Thana: Bardhaman

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

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 1,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4243, Amount: Rs.1,000.00/-, Date of Purchase: 12/03/2025, Vendor name: M DUTTA

Sanjit

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 51355 to 51381

being No 020301992 for the year 2025.



San.

Digitally signed by SANJIT SARDAR
Date: 2025.03.28 14:15:36 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 28/03/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.