

ক্রমিক নং- 5950
ইং তার 28/8/2025
নাম Gouran Dutta
বাসস্থান Joghimpur
থানা Duhin
মুদা 10/10/2025
শ্রী দেবদাস মুখার্জী
বাকুড়া সদর প্যাম্প ভেডার



District Sub-Registrar
Bankura

Tintu Gupta
S/o - Bijoy Gupta
Ashram Para Bankura
POST + Dist - Bankura
Pin - 722101

28 AUG 2025

Do hereby state and declare and follows:

Whereas We are absolute owner of the "BASTU" Land Measuring area of total 0.1300 Acres, under Plot No- 448/6760 R.S. 789 L.R, L.R. Khatian No- 19272, J.L. No- 211 of Mouza- Bankura, P.O & P.S.- Bankura, Dist- Bankura, Ward No- 10 under Bankura Municipality.

And Whereas we entered into Development Agreement with **BANKURA NIRMAN PROJECTS PRIVATE LIMITED** [PAN No- AAKCB7254N] A Company incorporated according to Companies Act 2013, Registered office at 253/C, Bhuban Villa Apartment, Pratapbagan, Bankura, P.S. & DIST- Bankura, Pin- 722101, West Bengal and the same has been duly registered before the D.S.R., Bankura vide Deed No- I-010105136/2025, Dated 26/08/2025

WHEREAS We do hereby nominate constitute and appoint one of the Director of **BANKURA NIRMAN PROJECTS PRIVATE LIMITED** SRI RAJA MUKHERJEE S/O- NOTAN MUKHERJEE [PAN NO- AMLPM3408K] by faith- Hindu, by Nationality Indian, by Occupation- Bussiness, resident of Vill & P.O.- Rajgram, P.S. & DIST- Bankura, Pin- 722146, West Bengal and another Director of **BANKURA NIRMAN PROJECTS PRIVATE LIMITED** SRI SUBHAJIT MAJEE S/O- LATE TAPAN MAJEE [PAN NO- DBMPM0678A] by Faith- Hindu, by Nationality- Indian, by Occupation- Bussiness, resident of Schooldanga, Bankura, West Bengal, Pin- 722101 as our Lawful Attorney to do and perform the following acts, deeds, and things on our behalf in connection with our Landed Property.

1. To apply, received and modify sanctioned plan from Bankura Municipality and/or such other authority or authorities.
2. To manage and supervise the construction of multi-storeyed building to be raised on our property (details of which has given in the schedule below). That will be constructed on the cost of the developer i.e. above partners of "BANKURA NIRMAN PROJECTS PRIVATE LIMITED."

3. To represent us before the D.S.R/ A.D.S.R, Bankura to present agreement of sale/lease deeds and to executed all such deeds of conveyance for selling the flats/apartment/parking spaces etc. of which will be constructed over the above our Landed property mentioned in the schedule. Save and except those flats which are allotted in favour of the Land Owner.

4. To Book the flats/apartment/parking spaces etc. Directly to the prospective buyers and to collect the moneys partly/or in full consideration over the allocated portion of the Developers.

5. To make, sign, and verify all documentation, applications or raise objection to appropriate authorities for all and any License, permission or consent etc in connection with the arrangement and development of the schedule mentioned property.

6. If any legal proceedings are required to be taken in connection with the work of development and construction or if any Legal action is taken against us in connection with the same project to prosecute and refund such legal proceedings and for the purpose to sign, declare and file all pleadings, affidavits, applications etc to engage advocate and to do all acts and things required to be done in our behalf.

7. To settle all dispute & whom so ever arising out of construction project on the scheduled mentioned property.

8. To appear before the office of authority of Govt or Municipal corporation or Labour Dept. or Land Revenue Office or Income Tax office or any other act, to represent the matters regarding the proposed development and construction.

And I do hereby agree to ratify by all acts and things lawfully done by the said all attorneys by exercising power is given to them.

That by virtue of this power of attorney our said attorney shall not acquired right, title and interest over the above and schedule of mentioned plot.

That Power of Attorney is revocable after handing over the flats to the prospective buyers.

No financial transaction held between us at time of execution of this Development Power Of Attorney.

SCHEDULE

All that piece and parcel of "BASTU" Land Measuring area of total 0.1300 Acres, under R.S. Plot No- 448/6760 & L.R. Plot No. 789, L.R. Khatian No- 19272, J.L. No- 211 of Mouza- Bankura, P.O & P.S.- Bankura, Dist- Bankura, Ward No- 10 under Bankura Municipality .

Butted and Bounded as under:

ON THE NORTH : Gouri Kumar De.

ON THE SOUTH : Mrigendra Nath De.











ON THE EAST : 30 ft wide road. ✓

ON THE WEST : LR Plot No 786.

The landed property is situated under Bankura Municipality near Ramananda Sarani Road within Ward No. 10 near Shristi Diagnostic Centre, Bankura.











Handwritten signature and initials in the bottom left corner.

SPECIMEN FORM FOR TEN FINGERPRINTS

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



SELLER Name: GOUTAM DUTTA Signature: Goutam Dutta

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					













Bank: **Nirman Projects Pvt. Ltd.**

Director

Bankura Nirman Projects Pvt. Ltd.

SELLER/BUYER Name: SUBHARIT MAITI Signature: Subrat Maiti

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



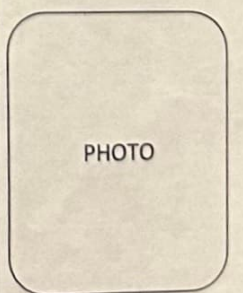
Bank: **Nirman Projects Pvt. Ltd.**

Director

Bankura Nirman Projects Pvt. Ltd.

SELLER/BUYER Name: RAJA MUKHERJEE Signature: Raja Mukherjee

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand	/				
Right Hand	/				



SELLER/BUYER Name: Signature:

IN WITNESSES WHEREOF the executants and the attorney holders set and subscribe their respective hands on this 28th day of August, 2025 in free and fare state of mind and health.

WITNESSES:-

Tintu Gupta
S/o - Bijoy Gupta
Ashram Pora Bankura
Post + Dist - Bankura
Pin - 722101

Apurba Kumar Goswami
Advocate, Bankura.

Surendra Datta
S/o Surendra Datta
Baha Bahar.
Bankura.

It is hereby declared that the full, color passport size photograph and finger prints of each finger of both hands of Land Owners and Developed are attested in additional pages in this Development Power of Attorney/Deed being No.-1 (A) i.e., in total number of pages and these will be treated as part of this deed.

Drafted by:

Apurba Kumar Goswami
[APURBA KUMAR GOSWAMI]

Advocate

Bankura District Session's & Judge's Court,

Enrolment No. : F 601/5853

Type by:

Kanchan Maitra.
[Kanchan Maitra]
Bankura Court Compound

Goutam Datta

SIGNED AND DELIVERED
BY the OWNER/FIRST PART

Bankura Nirman Projects Pvt. Ltd.

Subjit Mitter
Director

Bankura Nirman Projects Pvt. Ltd.

Raja Ulukharya
Director

SIGNED AND DELIVERED BY
THE DEVELOPERS/SECOND PART



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260237532138

GRN Details

GRN: 192025260237532138 Payment Mode: SBI Epay
GRN Date: 28/08/2025 12:31:21 Bank/Gateway: SBIEpay Payment Gateway
BRN : 3620563786746 BRN Date: 28/08/2025 12:31:36
Gateway Ref ID: 2993301786 Method: IDBI Bank-Retail NB
GRIPS Payment ID: 280820252023753212 Payment Init. Date: 28/08/2025 12:31:21
Payment Status: Successful Payment Ref. No: 8002452045/4/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms Bankura Nirman Projects Private Limited
Address: 253/C, Bhuban Villa Apartment, Pratapbagan, Bankura
Mobile: 7362943140
Period From (dd/mm/yyyy): 28/08/2025
Period To (dd/mm/yyyy): 28/08/2025
Payment Ref ID: 8002452045/4/2025
Dept Ref ID/DRN: 8002452045/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8002452045/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	832
Total				832

IN WORDS: EIGHT HUNDRED THIRTY TWO ONLY.

PAID

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAKCB7254N

नाम / Name
BANKURA NIRMAN PROJECTS PRIVATE
LIMITED

निगमन/पटन की तारीख
Date of Incorporation/Formation
04/05/2022



2-5200/25

Major Information of the Deed



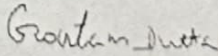
Deed No :	I-0101-05200/2025	Date of Registration	28/08/2025
Query No / Year	0101-8002452045/2025	Office where deed is registered	
Query Date	27/08/2025 6:24:55 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Goutam Dutta Jogipara Bankura,Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722101, Mobile No. : 8637000000, Status :Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 60,06,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 832/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010105136/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Ramananda Sarani, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, Pin Code : 722101

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-789 (RS :-)	LR-19272	Bastu	Bastu	0.13 Acre		60,06,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					13Dec	0 /-	60,06,000 /-	

Principal Details :



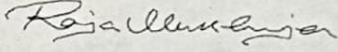


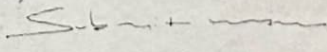
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Goutam Dutta (Presentant) Son of Late Nanigopal Dutta Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office	 <small>28/08/2025</small>	 Captured <small>LTI 28/08/2025</small>	 <small>28/08/2025</small>

Jogipara Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: acxxxxx7b, Aadhaar No: 55xxxxxxxx8144, Status :Individual, Executed by: Self, Date of Execution: 28/08/2025 , Admitted by: Self, Date of Admission: 28/08/2025 ,Place : Office


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Bankura Nirman Projects Private Limited 253/C Bhuban Vila Apartment Pratapbagan Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Raja Mukherjee Son of Mr Notan Mukherjee Date of Execution - 28/08/2025, , Admitted by: Self, Date of Admission: 28/08/2025, Place of Admission of Execution: Office		 Captured	
		Aug 28 2025 4:54PM	LTI 28/08/2025	28/08/2025
	Rajagram, City:- Bankura, P.O:- Rajagram, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722146, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: amxxxxx8k, Aadhaar No: 80xxxxxxxx0541 Status : Representative, Representative of : Bankura Nirman Projects Private Limited (as Director)			
2	Name	Photo	Finger Print	Signature
	Mr Subhajit Majee Son of Late Tapan Majee Date of Execution - 28/08/2025, , Admitted by: Self, Date of Admission: 28/08/2025, Place of Admission of Execution: Office		 Captured	
		Aug 28 2025 4:55PM	LTI 28/08/2025	28/08/2025
	Schooldanga Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: dbxxxxx8a, Aadhaar No: 33xxxxxxxx7770 Status : Representative, Representative of : Bankura Nirman Projects Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Pintu Gupta Son of Bijoy Gupta Ashram Para Bankura, City:- , P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101		 Captured	

28/08/2025	28/08/2025	28/08/2025
Identifier Of Mr Goutam Dutta, Mr Raja Mukherjee, Mr Subhajit Majee		

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Dutta	Bankura Nirman Projects Private Limited-13 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Ramananda Sarani, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 789, LR Khatian No:- 19272	Owner:গৌতম দত্ত, Gurdian:ননী যোগেশ দত্ত, Address:নিজ , Classification:বাণ, Area:0.13000000 Acre,	Mr Goutam Dutta

Endorsement For Deed Number : I - 010105200 / 2025

On 28-08-2025

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 13:20 hrs on 28-08-2025, at the Office of the D.S.R. BANKURA by Mr Goutam Dutta ,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 60,06,000/-

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

Execution is admitted on 28/08/2025 by Mr Goutam Dutta, Son of Late Nanigopal Dutta, Jogipara Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business

Indetified by Pintu Gupta, , Son of Bijoy Gupta, Ashram Para Bankura, P.O: Bankura, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

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

Execution is admitted on 28-08-2025 by Mr Raja Mukherjee, Director, Bankura Nirman Projects Private Limited, 253/C Bhuban Vila Apartment Pratapbagan Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Pintu Gupta, , Son of Bijoy Gupta, Ashram Para Bankura, P.O: Bankura, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

Execution is admitted on 28-08-2025 by Mr Subhajit Majee, Director, Bankura Nirman Projects Private Limited, 253/C Bhuban Vila Apartment Pratapbagan Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Pintu Gupta, , Son of Bijoy Gupta, Ashram Para Bankura, P.O: Bankura, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 832.00/- (E = Rs 800.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 832/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2025 12:31PM with Govt. Ref. No: 192025260237532138 on 28-08-2025, Amount Rs: 832/-, Bank: SBI EPay (SBlePay), Ref. No. 3620563786746 on 28-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5950, Amount: Rs.100.00/-, Date of Purchase: 28/08/2025, Vendor name: Debdas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2025 12:31PM with Govt. Ref. No: 192025260237532138 on 28-08-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 3620563786746 on 28-08-2025, Head of Account



Subhankar Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2025, Page from 95384 to 95397

being No 010105200 for the year 2025.



Digitally signed by SUBHANKAR PAL
Date: 2025.08.28 18:07:20 +05:30
Reason: Digital Signing of Deed.

(Subhankar Pal) 28/08/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.