

10924

P10781/25



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AM 868589

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Paschim Bardhaman
10 NOV 2025

POWER OF ATTORNEY AFTER REGISTRATION OF
DEVELOPMENT AGREEMENT

Contd. Page-02


AOR

Sl. No. 871 Date 10/11/25
Sold to Bidisha Nikanta
Address Dibrugarh
Value of Stamp 50
Date of Purchase of the stamp paper
from Treasury 16 OCT 2025
Name of the Treasury from
Durgapur

Chatterjee
Sannat Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 NOV 2025

JW ALL MEN BY
We, [1] Mr. SEJAMEL
6909 1632 0059 | son o
Business, by nationality- I
Para, AMC at Raniganj, P
Bengal. [2] TAPAS DUT

KNOW ALL MEN BY THESE PRESENTS THAT

We, [1] **Mr. SEJAMEL HOQUE** [Pan No- ABIPH6131N , Aadhaar No- 6909 1632 0059] son of Bani Israil, by faith- Muslim, by occupation : Business, by nationality- Indian, residing at M N Ghosh Road, Ronai, Idgah Para, AMC at Raniganj, P.O+P.S-Raniganj, Dist-Paschim Bardhaman, West Bengal. [2] **TAPAS DUTTA** [Pan No-ANIPD1944P , Aadhaar No- 5308 1356 8222] son of Shashthi Dutta by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Gopalganj, Mejia, P.O+ P.S-Mejia, Dist-Bankura, Pin-722134, West Bengal.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

BIDISHA NIKETAN [Pan No-AASFB9813E] having its principle place of business at 2/12, Rocky Path, Moulana Azad City Centre, P.O-Durgapur-16, P.S- Durgapur, Dist- Paschim Bardhaman, West Bengal represented by one of its partner **Mr. BISWABIJOY SUTTRADHAR** (Pan No-BEPPS5320M , Aadhaar No-494694708781) son of Rasamay Sutradhar, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at 5/8 Mahiskapur Road, P.O-Durgapur-05, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, Pin-713205.

And whereas the schedule below land originally belongs to the present LANDOWNERS, who acquired the schedule mentioned land by way of regd deed of sale being no-7616 of 2023 & 10748 of 2022 and name of the present LANDOWNERS duly recorded in LR records of right under Khatian no-LR-2065,2245 and the LANDOWNERS are owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS the LANDOWNERS desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Gram Panchayat up to maximum limit of floor as per sanction plan of the Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the LANDOWNERS could not be able to take any steps for the said development and as such the LANDOWNERS are searching a Developer for the said development works.



AND WHEREAS v
vide Development
before ADSR offi
and by construction
of so many flats, a
concerned Authorit
lack of sufficient t



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 NOV 2025

AND WHEREAS we have already entered with an agreement for development vide **Development Agreement being no- 10775 of 2025, duly before ADSR office at Durgapur** in respect of the schedule mentioned land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Gram Panchayet and/or any other concerned Authority/Authorities but due to our engagement in other affairs and lack of sufficient times we are not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such we are in need to execute this power of attorney by appointing our developer company.

By force of this Power of Attorney our lawful attorney shall be able to do any acts as follows either singly or jointly :-

1. To appear before the office of Gram Panchayet or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. To submit any building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before Gram Panchayet or B.L.& L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
3. To deposit any fees or charges in the office of Gram Panchayet or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.

to enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.

8. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in our name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
12. To execute any affidavit or bond or any documents in favour of customer or office.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
16. To execute any sale deed or agreement to sale in favour of their customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.



force of Registered Development Agreement being no-
10775 of 2025 duly before ADSR office at Durgapur, our
attorney has every right to get loan by creating mortgage of the property as
described in schedule for completion of the total project at time own risk.

19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. This power of attorney is revocable in nature.
21. That by virtue of this development power of attorney, the developer has no right to sale the landowner's allocation flat.

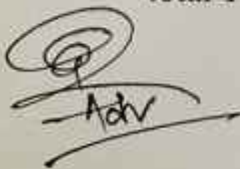
And Generally to do all acts deeds and thing which our said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as we could do the same.

AND we hereby whatsoever our said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if we are personally present.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT piece and parcel of **Bastu Land** measuring area of **18.63 Decimal** comprising in, **RS Plot no-472 corresponding to Plot No-LR- 472, under LR Khatian No- 2065, 2245** under Mouza-Bansole, J.L No-209, P.S- Durgapur, Dist-Paschim Bardhaman, West Bengal which is butted and bounded as follows : North: Plot No-472. East : 20 ft wide Kancha road, West: Plot No-471, South : Plot No-472.

It is hereby declared that the full name, colour passport size photograph and finger print of each finger of both the hands of all the LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.


Adv

WITNESS WHEREOF the parties have executed on this 10th day of November 2025 before ADSR office at Durgapur.

Witnesses:

1.

Bhakti Pal
S/o. Brindyaiah Pal
Durgapur - 16

Sejal Hossain

Tapas Dutta

Signature Of The Executant

2. Souma Mukherjee
S/o Mr. Jaled Baran Mukherjee
City Centre, Durgapur - 16.

BIDISHA NIKETAN
Biswajit Roy Sutta Dasgupta
Partner

Signature of our attorney duly
Attested by us

Sejal Hossain

Tapas Dutta

Signature Of The Executant

Drafted by me and typed in our office

Pranmita Banerjee
Advocate
W.D. 700 of 2011

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

						
Thums	ডজনী/1st Finger	মধ্যমা/Middle	অনামিকা/Ring	কনিষ্ঠা/Small Finger		
Thums	ডজনী/1st Finger	মধ্যমা/Middle	অনামিকা/Ring	কনিষ্ঠা/Small Finger		

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Passport size photograph & finger print of both hands attested by me.

স্বাক্ষর *Sajid Hossain*
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল/Thums	ডজনী/1st Finger	মধ্যমা/Middle	অনামিকা/Ring	কনিষ্ঠা/Small Finger	
ডান হাত Right Hand						
	বৃদ্ধাঙ্গুল/Thums	ডজনী/1st Finger	মধ্যমা/Middle	অনামিকা/Ring	কনিষ্ঠা/Small Finger	

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Passport size photograph & finger print of both hands attested by me.

স্বাক্ষর *Tapas Kumar*
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল/Thums	ডজনী/1st Finger	মধ্যমা/Middle	অনামিকা/Ring	কনিষ্ঠা/Small Finger	
ডান হাত Right Hand						
	বৃদ্ধাঙ্গুল/Thums	ডজনী/1st Finger	মধ্যমা/Middle	অনামিকা/Ring	কনিষ্ঠা/Small Finger	

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Passport size photograph & finger print of both hands attested by me.

স্বাক্ষর *Birwal Bibi*
Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো
	বৃদ্ধাঙ্গুল/Thums	ডজনী/1st Finger	মধ্যমা/Middle	অনামিকা/Ring	কনিষ্ঠা/Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Passport size photograph & finger print of both hands attested by me.

স্বাক্ষর
Signature

DETAILS OF IDENTIFIER WITH PHOTO

Name: Bhakta Pal

FATHER/HUSBAND/NAME: Baidynath Pal

3. OCCUPATION : Law Clerk

4. PERMANENT ADDRESS :

VILLAGE/TOWN : Gourbazar,

POST OFFICE : Gourbazar

POLICE STATION : Faridpur,

PIN : 713377

DISTRICT: Paschim Bardhaman

STATE : West Bengal

5. RELATIONSHIP WITH SELLER/BUYER Client

6. AADHAR NO.: 469709749013

PAN:

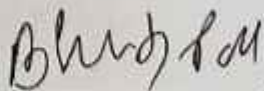
EPIC NO.:

I, Bhakta Pal as identifier identifying the executants of the concerned deed (Query No.) _____.

FINGER PRINT & PHOTOCOPY

LEFT HAND						
RIGHT HAND						

Date


IDENTIFIER SIGNATURE

Government of West Bengal

Office of the Block Land & Land Reforms Officer

ফরিদগুদ-দুর্গাপুর, পশ্চিম বর্ধমান



ভাষা: দা

সিদ্ধান্ত/স্বাক্ষরিত নাম: বর্ধী দা

নিজ

P.S.: দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 21/02/2024

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 20/03/2024 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN.2024.2302.88)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (In Acres)	Classification as per ROR	Classification for which permission accorded
বনশোল, 209, দুর্গাপুর	2065	472		432	0.1000	ডাঙ্গা	কমার্শিয়াল বাস্তু

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

Tapas B. M.

Government of West Bengal
Office of the Block Land & Land Reforms Officer
ফরিদপুর-দুর্গাপুর, পশ্চিম বর্ধমান



সেজায়েশ ইক

পিতা/স্বামীর নাম: বানী ইসরাইল

রোনাই রানীগড় পশ্চিম বর্ধমান

P.S.: দুর্গাপুর

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 21/02/2024

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 20/03/2024 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2024/2302/85)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
বনশোল, ২০৫, দুর্গাপুর	2245	472		329	0.0863	ডাসা	কমার্সিয়াল বাস

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979. if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

Sej and Houle

Banglarbhumi - বাংলার ভূমি

জেলা: পশ্চিম বর্ধমান
ব্লক: ফরিদপুর-দুর্গাপুর
মৌজা: বনশোল

10/11/2025,17:07:37)
209 থানা: দুর্গাপুর

নং :	2245
স্বত্বের নাম :	সেজাম্মেল হক
জাতা/স্বামী :	বারী ইসরাইল
স্বত্বের ধরণ :	ব্যক্তি
ঠিকানা :	রোনাই রানীগঞ্জ পশ্চিম বর্ধমান
জমির পরিমাণ:	0.0863 একর
দাগের সংখ্যা :	1
খতিয়ান তৈরীর তারিখ :	05/10/2023

অত্রস্বত্বের দাগের বিবরণ ও পরিমাণ:

(* দাগের অত্রস্বত্বের জমির যথার্থ পরিমাণ, দাগের মধ্যে অত্রস্বত্বের অংশ অনুসারে নির্ধারিত হইবে।)

দাগ নং	শ্রেণী	অংশ	অংশ পরিমাণ(একর)	দখলদার	মন্তব্য
472	ভাঙ্গা	0.0329	0.0863	Nil	Nil Remarks

Sejammel Hossain

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



192025260333258488

GRN Date: 192025260333258488
10/11/2025 18:30:04
BRN : 8211303409855
Gateway Ref ID: 684775349020
GRIPS Payment ID: 101120252033325847
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBICPay Payment Gateway
BRN Date: 10/11/2025 18:29:43
Method: State Bank of India UPI
Payment Init. Date: 10/11/2025 18:30:04
Payment Ref. No: 8003039117/3/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms BIDISHA NIKETAN
Address: DURGAPUR-713216
Mobile: 8250537504
Period From (dd/mm/yyyy): 10/11/2025
Period To (dd/mm/yyyy): 10/11/2025
Payment Ref ID: 8003039117/3/2025
Dept Ref ID/DRN: 8003039117/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8003039117/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	200
2	8003039117/3/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 500

IN WORDS: FIVE HUNDRED ONLY.

PAID

Major Information of the Deed

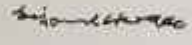
Deed No :	I-2306-10781/2025	Date of Registration	10/11/2025
Query No / Year	2306-8003039117/2025	Office where deed is registered	
Query Date	10/11/2025 6:15:34 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	P BANDYOPADHYAY DURGAPUR, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 11,46,453/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230610775/2025		

Land Details :

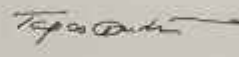
District: Paschim Bardhaman, P.S:- Durgapur, Gram Panchayat: ICHHAPUR, Mouza: Bansole, Pin Code : 713363

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-472	LR-2245	Bastu	Bastu	8.63 Dec	5,31,073/-	Width of Approach Road: 20 Ft., , Project Name :
L2	LR-472	LR-2065	Bastu	Bastu	10 Dec	6,15,380/-	Width of Approach Road: 20 Ft., , Project Name :
		TOTAL :		18.63Dec	0 /-	11,46,453 /-	
	Grand Total :			18.63Dec	0 /-	11,46,453 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sejamel Hoque (Presentant) Son of Banl Israil Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office		 Captured	
		10/11/2025	LT1 10/11/2025	10/11/2025

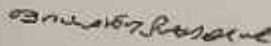
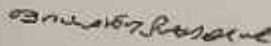
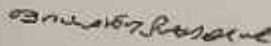
Ghosh Road, Ronai, Idhah Para, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX3, PAN No.: abxxxxxx1n, Aadhaar No: 69xxxxxxxx0059, Status :Individual, Executed by: Self, Date of Execution: 10/11/2025, Admitted by: Self, Date of Admission: 10/11/2025, Place : Office

SI No	Name	Photo	Finger Print	Signature
2	Mr Tapas Dutta Son of Mr Shashthi Dutta Executed by: Self, Date of Execution: 10/11/2025 Admitted by: Self, Date of Admission: 10/11/2025, Place : Office	 10/11/2025	 Captured 10/11/2025 LTI	 10/11/2025
Gopalganj, Mejia, City:- Not Specified, P.O:- Mejia, P.S:-Mejia, District:-Bankura, West Bengal, India, PIN:- 722134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX4, PAN No.: anxxxxxx4p, Aadhaar No: 53xxxxxxxx8222, Status :Individual, Executed by: Self, Date of Execution: 10/11/2025, Admitted by: Self, Date of Admission: 10/11/2025, Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Bidisha Niketan 2/12, Rocky Path, Moulana Azad City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Date of Incorporation: XX-XX-2XX7, PAN No.: aaxxxxxx3e, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> <tr> <td>Mr Biswabijoy Sutradhar Son of Mr Rasamay Sutradhar Date of Execution - 10/11/2025, , Admitted by: Self, Date of Admission: 10/11/2025, Place of Admission of Execution: Office</td><td> Nov 10 2025 8:46PM</td><td> Captured 10/11/2025 LTI</td><td> 10/11/2025</td></tr> </table> 5/8, Mahiskapur Road, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX9, PAN No.: bexxxxxx0m, Aadhaar No: 49xxxxxxxx8781 Status : Representative, Representative of : Bidisha Niketan (as Partner)	Name	Photo	Finger Print	Signature	Mr Biswabijoy Sutradhar Son of Mr Rasamay Sutradhar Date of Execution - 10/11/2025, , Admitted by: Self, Date of Admission: 10/11/2025, Place of Admission of Execution: Office	 Nov 10 2025 8:46PM	 Captured 10/11/2025 LTI	 10/11/2025
Name	Photo	Finger Print	Signature						
Mr Biswabijoy Sutradhar Son of Mr Rasamay Sutradhar Date of Execution - 10/11/2025, , Admitted by: Self, Date of Admission: 10/11/2025, Place of Admission of Execution: Office	 Nov 10 2025 8:46PM	 Captured 10/11/2025 LTI	 10/11/2025						

Details :

BHAKTA PAL son of BAIDYANATH PAL GOURBAZAR, City:-, P.O:- GOURBAZAR, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713381	Photo	Finger Print	Signature
		 Captured	
	10/11/2025	10/11/2025	10/11/2025
Identifier Of Sejamel Hoque, Mr Tapas Dutta, Mr Biswabijoy Sutradhar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sejamel Hoque	Bidisha Niketan-8.63 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapas Dutta	Bidisha Niketan-10 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Gram Panchayat: ICHHAPUR, Mouza: Bansole, Pin Code : 713363

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 472, LR Khatian No:- 2245		Owner Name not selected by applicant.
L2	LR Plot No:- 472, LR Khatian No:- 2065		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230610781 / 2025

On 10-11-2025

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 18:37 hrs on 10-11-2025, at the Office of the A.D.S.R. DURGAPUR by Sejamel Hoque, 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 11,46,453/-

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

Execution is admitted on 10/11/2025 by 1. Sejamel Hoque, Son of Bani Israil, M N Ghosh Road, Ronai, Idhah Para, P.O: Raniganj, Thana: Raniganj, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Muslim, by Profession Business, 2. Mr Tapas Dutta, Son of Mr Shashthi Dutta, Gopalganj, Mejia, P.O: Mejia, Thana: Mejia, Bankura, WEST BENGAL, India, PIN - 722134, by caste Hindu, by Profession Business

Indetified by Mr BHAKTA PAL, , Son of BAIDYANATH PAL, GOURBAZAR, P.O: GOURBAZAR, Thana: Faridpur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713381, by caste Hindu, by profession Others

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

Execution is admitted on 10-11-2025 by Mr Biswabijoy Sutradhar, Partner, Bidisha Niketan, 2/12, Rocky Path, Moulana Azad City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr BHAKTA PAL, , Son of BAIDYANATH PAL, GOURBAZAR, P.O: GOURBAZAR, Thana: Faridpur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713381, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by by online = Rs 200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2025 6:29PM with Govt. Ref. No: 192025260333258488 on 10-11-2025, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 8211303409855 on 10-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 811, Amount: Rs.50.00/-, Date of Purchase: 10/11/2025, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2025 6:29PM with Govt. Ref. No: 192025260333258488 on 10-11-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 8211303409855 on 10-11-2025, Head of Account

Santanu Pal

**Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2025, Page from 208028 to 208046
being No 230610781 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.11.18 17:41:40 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 18/11/2025

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.