

SL NO - 3375/26

L-3343/26



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 643843

Q-8-1392560/26

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

Additional District Sub Registrar
Burdwan, Dt.-Purba Bardhaman

02 JUN 2026

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
AGREEMENT**

**THIS DEVELOPMENT POWER OF ATTORNEY is made
on this 2nd June 2026.**

Page | 1

Sl. No. 4229 Date 31/12/25
Sold To Prasenjit Nandi and others
Add. R.O. Chatterjee Road, Lakurdi, Purba Bardhaman
Stamp Rs. 100/-
This Stamp Paper No. 26 DEC 2025
Purba Bardhaman No. 177 On 26/12/25
Stamp Vender-TAPAS PAL
Burdwan A.D.S.R. Office, Purba Bardhaman
Licence No.-01/15-18

713102

Signature



Additional District Sub Registrar
Burdwan, Dt.-Purba Bardhaman

02 JUN 2026

KNOWN ALL MEN BY THESE PRESENTS THAT WE,

1. Goursundar Mukherjee S/O – Dinesh Chandra Mukherjee, aged about 36⁺ years , by Nationality – Indian, by faith – Hindu, Occupation – Service, residing at Vill- Galigram, P.O.- Galigram , P.S. - Aushgram , Dist – Purba Bardhaman – Pin – 713126, PAN – BPCPM3649M.
2. Prasenjit Nandi S/O- Subhas Chandra Nandi, aged about 38⁺ years by Nationality – Indian, by faith – Hindu, Occupation – Service, residing at R.B.Chatterjee Road, Lakurdi, Kalindipara, P.S.- Burdwan Sadar, Dist – Purba Bardhaman – Pin – 713102, PAN – AHWPN5824E.

Herein after referred to and called as the **“OWNERS” / “PRINCIPAL”**

(which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART, do hereby appoint, nominate, and constitute**

SKYSCRAPER ,PAN- AFFFS4875M, a partnership firm having place of business at Kshetia P.O. – Kshetia, P.S. – Dewandighi, Dist – Purba Bardhaman, Pin – 713102 represented by its Partners

1. Chiranjit Dutta S/O Prabir Kumar Dutta aged about 41⁺ years, by Nationality – Indian, by faith – Hindu, Occupation – Service, residing at Vill- Kshetia, P.O.-



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Kshetia, P.S. Dewandighi, Dist – Purba Bardhaman , Pin – 713102. PAN – AWEPD7411N.

2. Prasenjit Nandi S/O- Subhas Chandra Nandi, aged about 38⁺ years , by Nationality – Indian, by faith – Hindu, Occupation – Service, residing at R.B Chatterjee Road , Lakurdi, Kalindipara,P.S.- Burdwan Sadar, Dist – Purba Bardhaman – Pin – 713102, PAN – AHWPN5824E.
3. Goursundar Mukherjee S/O – Dinesh Chandra Mukherjee, aged about 36⁺ years , by Nationality – Indian, by faith – Hindu, Occupation – Service, residing at Vill- Galigram, P.O.- Galigram , P.S. - Aushgram , Dist – Purba Bardhaman – Pin – 713126, PAN – BPCPM3649M.

As our true and **lawful Attorney** in our name, in our stead, and on our behalf to do and perform the undernoted, acts matters ,Deeds and/or things pertaining to our schedule mention property .

WHEREAS We are absolute owners in respect **ALL THAT** piece and parcel of the land , fully and particularly mentioned in the schedule of this Deed , described herein below , and we are well seized and possessed of the same as absolute owners by without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the aforesaid and below mentioned Schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, we could not construct building on the said plot.



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AND WHEREAS we have entered into an Development agreement **dated on 23.03.2026 with SKYSCRAPER ,PAN-AFFFS4875M**, a partnership firm having place of business at Kshetia P.O. – Kshetia, P.S. – Dewandighi, Dist – Purba Bardhaman, Pin – 713102 represented by its Partners

1. Chiranjit Dutta S/O Prabir Kumar Dutta
2. Prasenjit Nandi S/O- Subhas Chandra Nandi,
3. Goursundar Mukherjee S/O – Dinesh Chandra Mukherjee

which was duly registered **on 30.03.2026** in the office of the A.D.S.R Bardhaman and recorded as **Deed No. 020301898 Book I for year the 2026**, Volume No – 0203-2026 page from 103054 to 103103 for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

AND WHEREAS one of the conditions contained in the said agreement is that we shall grant Development Power of Attorney in favour of the Developers to carry out the Development work and also for transfer the flats (A1,B1,C1,D1, A2,B2,C2,D2, A3,B3,C3,D3) and open Garage 248 sq.ft(more or less) and Covered garage 1057 Sq.ft (more or less) and (commercial apartment in Ground Floor 31 Sq.meter or super Build area 444 sq.ft(more or less), carpet area 299 sq.ft and covered area 334 sq.ft) .

The intending Purchasers from the Developers Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work .We, therefore appoint the said developers, described in this Deed above, as our true and lawful Attorneys for the purpose



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hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained.

Terms and Conditions of Development Power:

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorneys shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the concerned Municipal Authority



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upon giving proper acknowledgement and or receipts for the same.

3. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference **Development Agreement** and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference **Development Agreement** and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorneys or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our said Attorneys shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the





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choice of our said Attorneys in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorneys shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as our said Attorneys shall think fit and proper.

5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, colliers, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and on such terms and conditions as our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.



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7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and on such terms and conditions as our said Attorneys shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .
9. To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
10. In terms of the said reference **Development Agreement** and to sign and execute all conveyance, Deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorneys shall think fit and proper to



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admit receipts of consideration and to execute and to register the same according to the provisions of law.

11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.
13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference development agreement, and to give valid and effectual receipts and discharges for the same.



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14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify complaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent me before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.



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15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our property building or documents, which may arise hereafter between us and any other person, firm or company on such terms as our said Attorneys may think fit and proper.

16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid **Development Agreement** and other things, which our said Attorneys shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as we, could do the same by us personally and/or jointly.

17. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs

GA



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relating thereto as effectually as we ourselves could do personally.

18. We do hereby ratify and confirm and agree and covenant with our said Attorneys shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorneys.
19. We do hereby agree and confirm that our Attorneys in every respect if they wanted to do so **and vice-versa** in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developers.
20. To execute the sale deed in favour of the prospective purchasers and to receive consideration them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit executive thereof on behalf of the owner executants and to do all thinks, acts and deeds necessary to complete the registration of such documents before the registration authority and to receive the consideration amount on behalf of the Owners and to deposit the said amount in the Bank Accounts of the Owners.

JA



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- 21.** To receive the entire amount of the consideration amount the all purchasers and to receive the consideration amount on behalf of the Owners in respect of their allocation and remaining amount of the said consideration amount of the remaining Flats and parking spaces , commercial spaces are to be adjust by the Developers being the power of Attorney Holder in lieu of the expenses and investment the Developer Firm, incurred and made as per the terms and condition of this agreement.
- 22.** To deliver the possession in favour of the buyer on be half of the Executants/ Executors of this power of Attorney being the owners.
- 23.** Generally to Act as the Attorney or Agent of the Executants/ Executors of this power of Attorney being the owners in relation to the matter aforesaid and all other matters in which the Executants/ Executors of this power of Attorney being the owners may be interested or concerned and on behalf of the Executants/ Executors of this power of Attorney being the owners to execute and to do all Deeds , acts or things as fully and effectual in all respect as the Executants/ Executors of this power of Attorney being the owners and/or themselves to do if personally present.





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THE SCHEDULE ABOVE REFERRED TO

(PROPERTY DETAILS)

All That piece and parcel of the aforesaid land measuring Area 0.10 Acre or 10 decimal more or less, lying and situated in R.S. Plot Number - 695 & corresponding L.R. plot Number -2029, recorded in R.S. Khatian Number -112 and corresponding L.R. Khatian Numbers 14513, 14521 at Mouza – Ichlabad, J.L. Number-75, under Police Station Burdwan Sadar, in the district of Purba Bardhaman under the jurisdiction of Burdwan Municipality , ward no – 11, recorded as Holding No- 174/1 with Newly Constructed G+3 Multistoried incomplete structure thereon which is having total constructed area of 9880 Sq.Ft comprising in 4 different floors including the ground floor and 3 different floors whereas the ground floor has 2470 Sq.Ft. and each of the rest said floor 2470 Sq.Ft.

BUTTED AND BOUNDED AS FOLLOWS:

On the North: R.S Plot No – 695(p)

On the South: Residential house of Sukumar Ghosh

On the East: 15 Feet wide Municipality Pucca Road.

On the West : R.S Plot No – 695(p)

SA



Additional District Sub Registrar
Burdwan, U.P.-Purba Bardhaman

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IN WITNESS WHEREOF principal, Attorney and Witness after knowing the purpose and meaning of this Deed, made over and read over to them by the witness in their another tongue and after satisfaction put their signature in good health and open mined on 2nd June 2026.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of the following

WITNESSES:-

Sankari Rani Adhikary
1. **Sankari Rani Adhikary**
D/O – Late Shyasundar Adhikary
Alamganj, Balirbagan
P.O.- Natunganj
P.S. – Burdwan Sadar
Dist – Purba Bardhaman
Pin -713102
Deb Kumar Rajak
2. **Deb Kumar Rajak**
S/O – Ram Das Rajak
Alamganj, Balirbagan
P.O.- Natunganj
P.S. – Burdwan Sadar
Dist – Purba Bardhaman
Pin -713102

Drafted by me as per instructions of the Parties hereto
Read over and Explained by me and
Prepared in my office: -

Sankari Rani Adhikary
Sankari Rani Adhikary
Burdwan District Judges Court
Advocate
Enrolment No- F/449/332/ 2014

1. *Gour Sundar Mukherjee*
2. *Prasenjit Nandi*

SIGNATURE OF THE OWNERS

1. *Chinnjit Dutt*
2. *Prasenjit Nandi*
3. *Gour Sundar Mukherjee*

SIGNATURE OF THE DEVELOPERS

Chinnjit Dutt
SKYSCRAPER
Partner



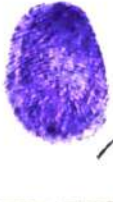
Additional District Sub Registrar
Sardar, Dt.-Punjab, Saranamen

02 JUN 2026

SKYSCRAPER

Partner

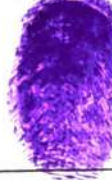
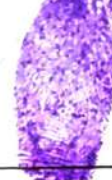
Attorney :

LEFT HAND						 <i>Chiranjit Dutta</i>
	THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND						

SIGNATURE OF Attorney

Chiranjit Dutta

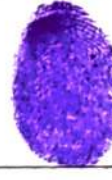
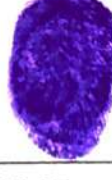
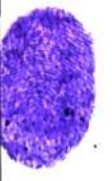
Attorney :

LEFT HAND						 <i>Prasenjit Mondal</i>
	THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND						

SIGNATURE OF Attorney

Prasenjit Mondal

Attorney :

LEFT HAND						 <i>Goun Sunda Mukherjee</i>
	THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND						

SIGNATURE OF Attorney

Goun Sunda Mukherjee

SKYSCRAPER

Chiranjit Dutta
Partner

SKYSCRAPER

Partner

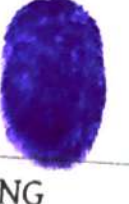
Additional District Sub Registrar
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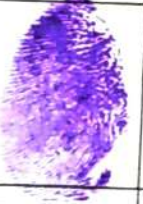
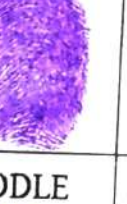
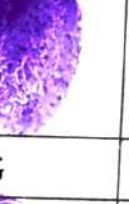
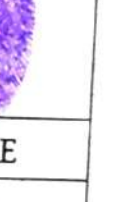
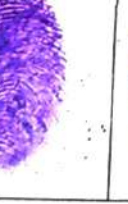
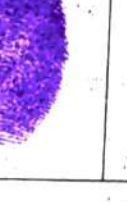
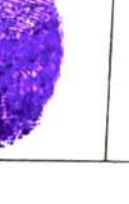
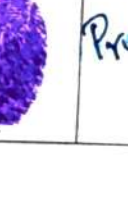
FINGER PRINTS OF BOTH HANDS

Principal :

LEFT HAND						 <i>Gaur Sunder Mukherjee</i>
	THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND						

SIGNATURE OF principal Gaur Sunder Mukherjee

Principal :

LEFT HAND						 <i>Praveenjit Nandi</i>
	THUMB	FORE	MIDDLE	RING	LITTLE	
RIGHT HAND						

SIGNATURE OF Principal Praveenjit Nandi



Additional District Sub Registrar
Bardwan, Dt.-Purba Bardhaman

02 JUN 2026





BURDWAN BAR ASSOCIATION
ESTD 1924
PH. No. 0342 2663385
IDENTITY CARD



Name: SANKARI RANI ADHIKARY (Advocate)

Enrolment No.: FM49332 OF 2014 BAR COUNCIL OF WEST BENGAL

Address: VILL-GOPALPUR, P.O-SABANG SITYAM SUNDAR PUR
P.S- SABANG, DIST-PASCHIM MEDINIPUR, PIN-721155
VIA-JALCHAK (WB)

Contact No.: 9775538717




SANKARI RANI ADHIKARY


LATA MUKHERJEE

Sankari Rani Adhikary
Adv
02.05.2026



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

BXX2786762

পরিচয় পত্র



Elector's Name Chiranjit Dutta

নির্বাচকের নাম চিরঞ্জিত দত্ত

Father's Name Prabir Kumar Dutta

পিতার নাম প্রবীর কুমার দত্ত

Sex M

লিঙ্গ পুং

Age as on 1.1.2003 18

১.১.২০০৩-এ বয়স ১৮

Address:

Kshetiya Hindupada Kshetiya Sadar Burdwan 713102

ঠিকানা :

ক্ষেতিয়া হিন্দুপাড়া ক্ষেতিয়া সদর বর্ধমান ৭১৩১০২

(Handwritten signature)

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 270-Burdwan North

বিধানসভা নির্বাচন ক্ষেত্র : ২৭০-বর্ধমান উত্তর

District: Burdwan

জেলা: বর্ধমান

Date: 23.06.2003

তারিখ: ২৩.০৬.২০০৩

(Handwritten signature: Chiranjit)



ভারতের নির্বাচন কমিশন
পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX1462068



নির্বাচকের নাম : প্রসেনজিৎ নন্দী

Elector's Name : Prasenjit Nandi

পিতার নাম : সুভাষ নন্দী

Father's Name : Subhas Nandi

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ
Date of Birth : 24/04/1987

UWX1462068

ঠিকানা:

আর.বি.চ্যাটারজী রোড সংলগ্ন লাকুডি এলাকা, বর্ধমান,
বর্ধমান (সদর), বর্ধমান- 713102

Address:

AAR.BI.CHYATARJI ROD SANGLN
LAKUDDI ELAKA, BARDHAMAN,
BURDWAN (SADAR), BURDWAN- 713102

(Signature)

Date: 07/03/2013

260-বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচন নিবন্ধন
আধিকারিকের স্বাক্ষরে অনুমোদিত

Facsimile Signature of the Electoral
Registration Officer for

260-Burdwan Dakshin Constituency

টিকার পরিবর্তন হলে লাকুডি ইলাকা জেটার সিলে নাম লেখা ও এই
নামের লাকুডি সিলে পরিবর্তন পাওয়ার জন্য টিকিট করে এই
পরিবর্তনের সময়টি 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.

1220034

Prasenjit Nandi



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
BWN2903334



নির্বাচকের নাম : গৌড় সুন্দর মুখার্জী

Elector's Name : Gour Sundar Mukherjee

পিতার নাম : দিনেশ চন্দ্র মুখার্জী

Father's Name : Dinesh Chandra Mukherjee

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 19/04/1989
Date of Birth

BWN2903334

ঠিকানা:
গলি গ্রাম গঙ্গারামপুর আউশগ্রাম বর্ধমান 713126

Address:
GOLIGRAM GANGARAMPUR
AUSHGRAM BURDWAN 713126

Date: 24/11/2008

273-আউশগ্রাম (তপসিনী বাড়ি) নির্বাচন ক্ষেত্রের
নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral
Registration Officer for

273-Ausgram (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ডেউটার লিটে নাম
ডোলা ও একই নম্বরের নতুন সক্রিয় পরিচয়পত্র পাওয়ার
জন্য নিম্নলিখিত ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
relevant Form for including your name in the
changed address and to obtain the card

Gour Sundar Mukherjee


Goursunder Mukherjee
Father: DINESHCHANDRA MUKHERJEE
DOB: 1904/1989
Male
9042 0956 6888

आधार - आम आदमी का अधिकार


Address: Gangarampur,
Bardhaman, Goligram,
West Bengal, 713125
9042 0956 6888
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

Gour Sunder Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT
गौर सुन्दर मुखर्जी
DINESH CHANDRA MUKHERJEE
19/04/1989
Permanent Account Number
BPCPM3649M
गौर सुन्दर मुखर्जी
Signature

भारत सरकार
GOVT. OF INDIA



Gour Sundar Mukherjee

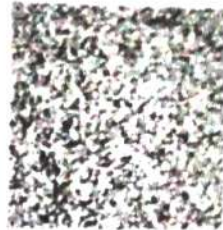
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHWPN5824E



नाम : Name
PRASENJIT NANDI

पिता का नाम : Father's Name
SUBHASH CHANDRA NANDI

जन्म की तारीख :
Date of Birth
24/04/1987

हस्ताक्षर : Signature

18092018

Prasenjit Nandi

ভারত সরকার
Government of India

প্রেসেন্জিট নন্দি
Prasenjit Nandi

জন্ম তারিখ: (DOB 24/04/1987)
Male

8365 6871 4512

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

Address: S/O. Subhash
Chandra Nandi, R 8
CHATTERJEE ROAD,
LAKURDI KALINDIPARA,
Goda (P), Lakurdi,
Bardhaman, West Bengal
713102

8365 6871 4512

1847
1847 2025 1847

help@uidai.gov.in

UIDAI

www.uidai.gov.in

Prasenjit Nandi



ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় আইডি / Enrollment No. : 1058/22330/01178

To
Chiranjit Dutta
কিরঞ্জিত দত্ত
Khetia
Kshetia, Bardhaman
West Bengal - 713102
9232581632

05/05/2014



KL910359089FT
91035908



আপনার আধার সংখ্যা / Your Aadhaar No. :

2127 7116 5730

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



কিরঞ্জিত দত্ত
Chiranjit Dutta
পিতা : প্রবীর কুমার দত্ত
Father : Prabir Kumar Dutta

জন্ম তারিখ / DOB : 25/07/1984
লিঙ্গ : Male

2127 7116 5730



আধার - সাধারণ মানুষের অধিকার

Chiranjit Dutta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHIRANJIT DUTTA

PRABIR KUMAR DUTTA

25/07/1984

Permanent Account Number
AWEPD7411N

Chiranjit Dutta
Signature



Chiranjit Dutta

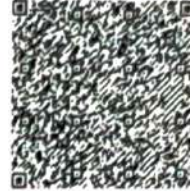
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFFFS4875M



नाम / Name
SKYSCRAPER

09022024

निगमन / गठन की तारीख
Date of Incorporation / Formation
02/01/2024

SKYSCRAPER

Chiranjit Dutta
Partner

Major Information of the Deed

Deed No :	I-0203-03393/2026	Date of Registration	02/06/2026
Query No / Year	0203-8001392560/2026	Office where deed is registered	
Query Date	01/06/2026 3:49:49 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SANKARI RANI ADHAKARI BURDWAN,Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9002855072, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 3/-		Rs. 1,85,55,820/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 400/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020301898/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

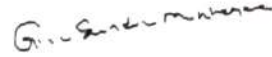
District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Ichelabad Road, Mouza: Ichhlabad, ,
Ward No: 11 Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2029	LR-14513	Bhiti	Bhiti	0.05 Acre	1/-	40,90,910/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2029	LR-14521	Bhiti	Bhiti	0.05 Acre	1/-	40,90,910/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			10Dec	2 /-	81,81,820 /-	
		Grand Total :			10Dec	2 /-	81,81,820 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	9880 Sq Ft.	1/-	1,03,74,000/-	Structure Type: Structure Lift Facility,
Gr. Floor, Area of floor : 2470 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 2470 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 2470 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 3, Area of floor : 2470 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9880 sq ft	1 /-	103,74,000 /-	

Principal Details :

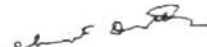
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr Prasenjit Nandi Son of Mr Subhash Chandra Nandi Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	Photo  02/06/2026	Finger Print  LTI 02/06/2026 Captured	Signature  02/06/2026
R.B. Chatterjee Road, City:- Burdwan, P.O:- Lakurdi, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: AHxxxxxx4E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office				
2	Name Mr Goursundar Mukherjee (Presentant) Son of Mr Dinesh Chandra Mukherjee Executed by: Self, Date of Execution: 02/06/2026 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office	Photo  02/06/2026	Finger Print  LTI 02/06/2026 Captured	Signature  02/06/2026

Vill - Goligram, City:- Gushkara, P.O:- Goligram, P.S:-Ausgram, District:-Purba Bardhaman, West Bengal, India, PIN:- 713126 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: BPxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/06/2026
 , Admitted by: Self, Date of Admission: 02/06/2026 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYSCRAPER Vill- Kshetia, City:- Burdwan, P.O:- Kshetia, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AFxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Chiranjit Dutta Son of Mr Prabir Kumar Dutta Date of Execution - 02/06/2026, , Admitted by: Self, Date of Admission: 02/06/2026, Place of Admission of Execution: Office	Photo  Jun 2 2026 2:44PM	Finger Print  Captured LTI 02/06/2026	Signature  02/06/2026
	Vill - Kshetia, City:- Burdwan, P.O:- Kshetia, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AWxxxxxx1N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SKYSCRAPER (as Partner)			
2	Name Mr Prasenjit Nandi Son of Mr Subhash Chandra Nandi Date of Execution - 02/06/2026, , Admitted by: Self, Date of Admission: 02/06/2026, Place of Admission of Execution: Office	Photo  Jun 2 2026 2:42PM	Finger Print  Captured LTI 02/06/2026	Signature  02/06/2026
	R.B. Chatterjee Road, City:- Burdwan, P.O:- Lakurdi, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AHxxxxxx4E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SKYSCRAPER (as Partner)			

Name	Photo	Finger Print	Signature
Mr Goursundar Mukherjee Son of Mr Dinesh Chandra Mukherjee Date of Execution - 02/06/2026, , Admitted by: Self, Date of Admission: 02/06/2026, Place of Admission of Execution: Office	 Jun 2 2026 2:42PM	 Captured LTI 02/06/2026	 02/06/2026
Vill - Goligram, City:- Gushkara, P.O:- Goligram, P.S:-Ausgram, District:-Purba Bardhaman, West Bengal, India, PIN:- 713126, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: BPxxxxxx9M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SKYSCRAPER (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs SANKARI RANI ADHIKARI Daughter of Mr SHYAMSUNDAR ADHIKARI BURDWAN JUDGES COURT, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman . District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
	02/06/2026	02/06/2026	02/06/2026
Identifier Of Mr Prasenjit Nandi, Mr Goursundar Mukherjee, Mr Chiranjit Dutta, Mr Prasenjit Nandi, Mr Goursundar Mukherjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Prasenjit Nandi	SKYSCRAPER-0.05 Acre

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Goursundar Mukherjee	SKYSCRAPER-0.05 Acre

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Prasenjit Nandi	SKYSCRAPER-4940.00000000 Sq Ft
2	Mr Goursundar Mukherjee	SKYSCRAPER-4940.00000000 Sq Ft

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Ichelabad Road, Mouza: Ichhlabad, , Ward No: 11 Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2029, LR Khatian No:- 14513	Owner:প্রসেনজিত নন্দী, Gurdian:মৃডাচ চন্দ্র নন্দী, Address:নিজ , Classification:ডিটি, Area:0.05000000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 2029, LR Khatian No:- 14521	Owner:গৌরমুন্দর মুখার্জী, Gurdian:দিনেশচন্দ্র মুখার্জী, Address:নিজ , Classification:ভিটি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
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Endorsement For Deed Number : I - 020303393 / 2026

On 01-06-2026

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 1,85,55,820/-



Indradip Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 02-06-2026

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 02-06-2026, at the Office of the A.D.S.R. Bardhaman by Mr Goursundar Mukherjee , one of the Executants.

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

Execution is admitted on 02/06/2026 by 1. Mr Prasenjit Nandi, Son of Mr Subhash Chandra Nandi, R.B. Chatterjee Road, P.O: Lakurdi, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Private Service, 2. Mr Goursundar Mukherjee, Son of Mr Dinesh Chandra Mukherjee, Vill - Goligram, P.O: Goligram, Thana: Ausgram, , City/Town: GUSHKARA, Purba Bardhaman, WEST BENGAL, India, PIN - 713126, by caste Hindu, by Profession Private Service

Indetified by Mrs SANKARI RANI ADHIKARI, , , Daughter of Mr SHYAMSUNDAR ADHIKARI, BURDWAN JUDGES COURT, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-06-2026 by Mr Chiranjit Dutta, Partner, SKYSCRAPER, Vill- Kshetia, City:- Burdwan, P.O:- Kshetia, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mrs SANKARI RANI ADHIKARI, , , Daughter of Mr SHYAMSUNDAR ADHIKARI, BURDWAN JUDGES COURT, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Advocate

Execution is admitted on 02-06-2026 by Mr Prasenjit Nandi, Partner, SKYSCRAPER, Vill- Kshetia, City:- Burdwan, P.O:- Kshetia, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mrs SANKARI RANI ADHIKARI, , , Daughter of Mr SHYAMSUNDAR ADHIKARI, BURDWAN JUDGES COURT, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Advocate

Execution is admitted on 02-06-2026 by Mr Goursundar Mukherjee, Partner, SKYSCRAPER, Vill- Kshetia, City:- Burdwan, P.O:- Kshetia, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mrs SANKARI RANI ADHIKARI, , , Daughter of Mr SHYAMSUNDAR ADHIKARI, BURDWAN JUDGES COURT, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/06/2026 12:34PM with Govt. Ref. No: 192026270074098658 on 02-06-2026, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 9199660907819 on 02-06-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4229, Amount: Rs.100.00/-, Date of Purchase: 31/12/2025, Vendor name: T PAL
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/06/2026 12:34PM with Govt. Ref. No: 192026270074098658 on 02-06-2026, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 9199660907819 on 02-06-2026, Head of Account



Indradip Ghosh
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 0203-2026, Page from 162346 to 162375
being No 020303393 for the year 2026.



Digitally signed by Indradip Ghosh
Date: 2026.06.03 16:15:52 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 03/06/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.