



AT 622983

পশ্চিমবঙ্গ পশ্চিম বঙ্গাব্দ WEST BENGAL

*It is hereby certified that the Endorsement,
Cheer's and the Signature Sheet's
Attached to this document
is part of the Document.*

Additional District Sub Registrar
Burwan, Dt.-Purba Bardhaman

Santimoy Roy
P.O. Bardhaman

Rumpa Bhuiyan

22.08.20

22 AUG 2025

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

1. **MR. SANTIMOY ROY**, Son of Late Durgapada Roy, Nationality Indian, by

faith Hindu, by occupation- Advocate, residing at Vill, P.O. & P.S. -

Khandaghosh, Dist - Purba Bardhaman, PIN- 713142, West Bengal,

PAN: AFOPR7000Q;

Barnali Roy
Rumpa Bhuin

2. **MRS. BARNALI ROY**, Wife of Santimoy Roy, Nationality Indian, by faith Hindu, by occupation- Housewife, residing at Vill, P.O. & P.S. - Khandaghosh, Dist - Purba Bardhaman, PIN- 713142, West Bengal, PAN: BNJPR2907L
3. **MRS. RUMPA BHUIN**, Wife of Kartick Bhuin, Nationality Indian, by faith Hindu, by occupation- Business, residing at Ambagan Natun Colony, P.O.- Sripally, P.S.- Bardhaman, Dist - Purba Bardhaman, PIN - 713103 PAN:CEUPB7707K; **SEND GREETINGS:-**

WHEREAS the Executants/Executors of this Power of Attorney are the Owner of the immovable properties consisting of a plot of land with a construction and which is more particularly described in **Schedule** hereunder written.

AND WHEREAS Executant/Executor of this Power of Attorney being the Owner intended and proposed to develop the said **Schedule** mentioned property construction and erecting and constructing new Multi-Storied building with units and car parking spaces therein and to utilize the land to aid and support the process of construction of the Multi-Storied building inclusive of Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities and intended to sell on ownership basis to the intending purchaser/purchasers.

AND WHEREAS in connection to such proposal, Executant/Executor of this Power of Attorney being the Owner had executed and registered Deed of Development Agreement being Deed No. I- 3206 for the year 2024 registered at the Office of the A.D.S.R, Burdwan being incorporated and registered in the Book No: I, Volume No. 0203-2024, Pages from 80575 to 80641 and one further Supplementary Development Agreement being Deed

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No. I- 6243 for 2025 registered at ADSR, Burdwan in favour of the Developer only being "**M/S JAI MATA DI CONSTRUCTION**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Kalibazar West Lane, Ward No. 09 of Burdwan Municipality, P.O. Burdwan, P.S. Bardhaman Sadar & Dist. Purba Bardhaman, Pin - 713101, PAN. **AASFJ3876B**, represented by its Managing Partner namely **SRI AMIT KUMAR SONKAR**, S/o Sri Dilip Kumar Sonkar, by Nationality Indian, by faith Hindu, by occupation Business, resident of Bahilapara, Burdwan, P.O. Burdwan, P.S. Bardhaman Sadar & Dist. Purba Bardhaman, Pin - 713101; PAN. **AXJPS2762D**; for Development and Construction of the said project over the **First Schedule** mentioned land and in the said Agreement the Executant/Executor of this Power of Attorney being the OWNER have already confirmed that for purpose of the said Agreement, one Registered Development Power of Attorney will be executed in favour of the Developer, i.e., the Holder of this Power of Attorney and for the same purpose Executant/Executor of this Power of Attorney being the OWNERS are hereby executing this Power of Attorney.

AND WHEREAS Executant/Executor of this Power of Attorney being the OWNER are currently unable to attain and manage all matters regarding the construction and also regarding the other paper-works due to their health problem and also due other occupations and habitation issues.

AND WHEREAS due to the physical ailments and other businesses Executant/Executor of this Power of Attorney being the OWNER frequently reside out of the town which clearly disable Executant/Executor of this Power of Attorney being the Owner from appending their signature to various deeds, documents, consents and other instruments therefore Executant/Executor of this Power of Attorney being the OWNERS appoint

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the DEVELOPER Firm namely "**M/S JAI MATA DI CONSTRUCTION**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Kalibazar West Lane, Ward No. 09 of Burdwan Municipality, P.O. Burdwan, P.S. Bardhaman Sadar & Dist. Purba Bardhaman, Pin - 713101, **PAN. AASFJ3876B**, represented by its Managing Partner namely **SRI AMIT KUMAR SONKAR**, S/o Sri Dilip Kumar Sonkar, by Nationality Indian, by faith Hindu, by occupation Business, resident of Bahilapara, Burdwan, P.O. Burdwan, P.S. Bardhaman Sadar & Dist. Purba Bardhaman, Pin - 713101; **PAN. AXJPS2762D**; as the attorney or agent of the Executant / Executor of this Power of Attorney being the Owner with full power to construct proposed new building/apartments by developing the same in the **First Schedule** mentioned land and thereafter stated on the behalf of the Executant/Executor of this Power of Attorney being the Owner and in the names of the Executant/Executor of this Power of Attorney being the Owner and which the said attorney have agreed to do and the same hereby been executed in regard to the terms to which Executant/Executor of this Power of Attorney being the Owner agreed upon as per the Deed of Development Agreement and subsequent Supplementary Agreement registered at the Office of the ADSR, Burdwan.

NOW KNOW ALL MEN BY THESE PRESENTS THAT, EXECUTANTS / EXECUTORS OF THIS POWER OF ATTORNEY BEING THE OWNERS NAMELY

- 1. MR. SANTIMOY ROY**, Son of Late Durgapada Roy, Nationality Indian, by faith Hindu, by occupation- Advocate, residing at Vill, P.O. & P.S. - Khandaghosh, Dist - Purba Bardhaman, PIN- 713142, West Bengal, **PAN: AFOPR7000Q**;



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2. **MRS. BARNALI ROY**, Wife of Santimoy Roy, Nationality Indian, by faith Hindu, by occupation- Housewife, residing at Vill, P.O. & P.S. – Khandaghosh, Dist – Purba Bardhaman, PIN- 713142, West Bengal, **PAN: BNJPR2907L; and**
3. **MRS. RUMPA BHUIN**, Wife of Kartick Bhuin, Nationality Indian, by faith Hindu, by occupation- Business, residing at Ambagan Natun Colony, P.O.- Sripally, P.S.- Bardhaman, Dist – Purba Bardhaman, PIN – 713103 **PAN: CEUPB7707K**; do hereby nominate constitute and appoint "**M/S JAI MATA DI CONSTRUCTION**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Kalibazar West Lane, Ward No. 09 of Burdwan Municipality, P.O. Burdwan, P.S. Bardhaman Sadar & Dist. Purba Bardhaman, Pin - 713101, **PAN. AASFJ3876B**, represented by its Managing Partner namely **SRI AMIT KUMAR SONKAR**, S/o Sri Dilip Kumar Sonkar, by Nationality Indian, by faith Hindu, by occupation Business, resident of Bahilapara, Burdwan, P.O. Burdwan, P.S. Bardhaman Sadar & Dist. Purba Bardhaman, Pin - 713101, **PAN. AXJPS2762D**; to be his/her/their true & lawful Attorney with full authority & power to do and execute all acts, deeds and things mentioned below from and on behalf of him and in him names viz.

1. To work, manage, control and supervise the management of all and administer the properties of the Executant/Executor of this Power of Attorney being the OWNER as mentioned in below.
2. To sign all letters (including the written consent of the Executant/Executor of this Power of Attorney being the OWNER to the developer or prospective buyers or agreements with such prospective

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buyers) deeds, documents consents, applications, receipts and discharges for moneys received on the behalf of the Executant/Executor of this Power of Attorney being the Owners, assurances or any other instruments requiring the signature of the Executant/Executor of this Power of Attorney being the Owners.

3. To appear before the Burdwan Municipality and to do all acts deeds and things in relation to the completion of mutation in the names of the Executant/Executor of this Power of Attorney being the OWNER and to sign on giving acknowledgements receipt on behalf of the Executant/Executor of this Power of Attorney being the Owners.
4. For the more better and more effectual execution of the powers and authorities aforesaid, the attorney of the Executant/Executor of this Power of Attorney being the OWNER shall be entitled to present and/or to acknowledge any of the various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executant/Executor of this Power of Attorney being the Owners, assurances or any other instrument requiring the signature of the Executant/Executor of this Power of Attorney being the OWNER before the Registrar, Notary, Oath, Commissioner or other public authorities as if the same was duly executed by the Executant/Executor of this Power of Attorney being the OWNER and to do and perform all or any other acts, deeds and things in connection therewith, as may be necessary or expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Executant/Executor of this Power of Attorney being the OWNER personally.

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5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executant/Executor of this Power of Attorney being the Owners, assurances or any other instrument requiring the signature of the Executant/Executor of this Power of Attorney being the OWNER and signed by them under these presents and hand over the same for safe custody.
6. To present the Executant/Executor of this Power of Attorney being the OWNER if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immovable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on behalf of the Executant/Executor of this Power of Attorney being the OWNER for the purpose of conducting the litigations, if any, as the said attorney of the Executant/Executor of this Power of Attorney being the OWNER shall think fit and proper to do so, whether as plaintiff or defendant, or as appellant or respondent as the case may be.
7. To sign verify and affirm by affidavit, if the occasion so arises, of all plaints written statements, petitions, Memorandum of Appeal, Stay Applications and all other legal document for the purpose of filing the same in Court and to give all necessary instructions for the due prosecution or the defense of such litigation of the said immovable property specifically mentioned in the **First Schedule** hereinafter.
8. For the aforesaid propose or any of them to do everything which is generally required to be done in connection with the signing or execution of any of the abovementioned documents usually to be done

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by the Executant/Executor of this Power of Attorney being the OWNER and to sign generally on behalf of any in our name including the approval of the said document or documents. Purchaser of flats may be required if necessary and for that purpose the said attorney of the Executant/Executor of this Power of Attorney being the OWNER is hereby authorized and empowered to appear before the Registrar or Sub-Registrar or Joint- Registrar or Deeds and Assurances or any other registering authority officer of officers as occasioned shall or may require.

9. AND thereby ratify and confirm and agree to ratify and confirm and agree to whatsoever the attorney of the Executant/Executor of this Power of Attorney being the OWNER shall lawfully do or purport to do or cause to be done by virtue of these presents and the Executant/Executor of this Power of Attorney being the OWNER further agree and undertake that all the signatures executed by them on any indentures or deeds or documents or applications or receipts or discharges of money received on behalf of the Executant/Executor of this Power of Attorney being the OWNER or any other instrument requiring our signature in connection with and all acts, deeds and things in connection therewith and lawfully done by the said attorney of the Executant/Executor of this Power of Attorney being the OWNER shall be construed as being signed and/or executed by the Executant/Executor of this Power of Attorney being the OWNER and/or done by themselves.
10. To execute and effect all repairs, alterations, constructions major or minor, that may be deemed necessary for the purpose of maintenance of the property mentioned above and to engage labours, contractors,

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job-men, technicians and engineers for such purpose and to enter into contracts for the same in the name of the Executant/Executor of this Power of Attorney being the Owners.

11. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
12. To enter into, make sign, execute and register and do all such things, contracts, agreements, receipts, deeds, payment assignments, transfers, conveyances, releases, assurances, instruments, notices and things and may be in the opinion of the said attorney necessary, usual or convenient for the exercise of any of the power herein conferred on the said attorney.
13. To prepare building plan, design work and to put signature on behalf of the Executant/Executor of this Power of Attorney being the OWNER as the lawful attorney of the Executant/Executor of this Power of Attorney being the OWNER in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in the name of the Executant/Executor of this Power of Attorney being the OWNER and on behalf of the Executant/Executor of this Power of Attorney being the OWNER in connection with the building plan or necessary modify the building plan and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, splayed corner, and strip of land relating thereto and receive the same from the said Burdwan Municipality or any other competent authority against acknowledgement receipt on behalf of the Executant/Executor of this

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Power of Attorney being the OWNER as the lawful attorney of the Executant/Executor of this Power of Attorney being the Owners.

14. To appear for and on behalf of the Executant/Executor of this Power of Attorney being the OWNER in office of the WBSEDCL, West Bengal Electricity Supply, Burdwan Municipality or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for and obtain permanent connection of water, electricity drainage and sewerage to the said premises.
15. To sign, execute and verify and file all plaints, suits, written statement, written objection, pleadings, application, complaints, memorandum of appeal, arose objection reply affidavit and sign all other papers to be filed before Civil Court, Criminal Court, administrative authorities Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on behalf of the Executant/Executor of this Power of Attorney being the Owners. And the Executant/Executor of this Power of Attorney being the OWNER do hereby ratify, agree and undertake to ratify and conform all acts deeds the attorney of the Executant/Executor of this Power of Attorney being the OWNER shall lawfully do, execute, and perform or cause to be done executed or performed by virtue of power of attorney.
16. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board or any other local authority.

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17. To appoint an architect and to get the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities concerned in respect of the proposed building.
18. To make necessary applications and signed all papers, to appear before the Burdwan Municipality, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities.
19. To develop and construct proposed building on the said plot and to utilize the land to aid and support the process of construction of the multistoried residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plans and according to specifications & other requirements of the Burdwan Municipality and for the purpose to imply contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.
20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.
21. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally/required for a building.
22. To pay any deposit and pay moneys required to be deposited with the Burdwan Municipality and other authorities for getting the plans

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sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposit which are refundable.

23. To pay all the taxes to the concern authority relating to the said property until the completion of the building.
24. To file or defend any suit on behalf of the Executant/Executor of this Power of Attorney being the OWNER regarding the **First 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/Executor of this Power of Attorney being the Owners.
25. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
26. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
27. To file and receive back any documents, 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 acknowledgment receipt.
28. To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal or before any office whatsoever.
29. To apply for ~~the~~ inspection of and to inspect any Judicial records any records of any office or offices.
30. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds,



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assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of this present or to or in which the Executant/Executor of this Power of Attorney being the Owner are or may be party or any way interested.

31. To negotiate for sale of the **First Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount for the Developer's Allocation.
32. To execute, sign and enter into an agreement for sale on behalf of the Executant/Executor of this Power of Attorney and execute the agreement for sale by receiving the advance amount in respect of the all types of Units and Parking Spaces and to appear before the registering authority and presenting the same & shall admit execution and in respect of the all types of Units and Parking Spaces and to receive the consideration amount in respect of the all types of Units and Parking Spaces.
33. To sign, admit and execute the sale deed in favour of the prospective purchasers in respect of the all types of Units and Parking Spaces and to receive consideration from them in respect of the all types of Units and Parking Spaces and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owners/executants in respect of the all types of Units and Parking Spaces and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount for all types of Units and Parking Spaces. (relating to developer's allocation)

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Shri R. Bhattacharya
S. Bhattacharya
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34. To receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount in respect of the all types of Units and Parking Spaces. *only Developer's allocation*
35. To Register the agreement for Sale Deed and/or also Sale Deed in favour of the prospective purchasers in respect of the Developer's allocated Units and Parking Spaces in any Registering Office by representing the OWNER and by signing on their behalf and by admitting any document and deed on their behalf 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 behalf of the owner/ executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount for all types of Units and Parking Spaces. *only Developer's allocation*
36. Not to Sale or Deal with Owner's Exclusive Allotted Portions by any means whatsoever at all.
37. To the intent as above; the Executant, the above named principal hereby agree and undertake to confirm and ratify all and whatever acts, deeds and things the DEVELOPER cum Attorney shall do or cause to be done by virtue of the power and liabilities conferred on it by these presents and will not cause or initiate to revoke and will not revoke this power of attorney and will not revoke any power of this instrument and will not cancel this instrument until the tenure of the Development Agreement is completed.
38. To deliver the possession in favour of the buyer on behalf of the Executant/Executor of this Power of Attorney being the Owners.

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39. Generally to Act as the Attorney or Agent of the Executant/Executor of this Power of Attorney being the Owner in relation to the matter aforesaid and all other matters in which the Executant/Executor of this Power of Attorney being the Owner may be interested or concerned and on behalf of the Executant/Executor of this Power of Attorney being the Owner to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Executant/Executor of this Power of Attorney being the Owner and/or themselves to do if personally present.

To the intent as above, the Executant, the above named principal hereby agree and undertake to confirm and ratify all and whatever acts, deeds and things the DEVELOPER cum Attorney shall do or cause to be done by virtue of the power and liabilities conferred on it by these presents and shall be valid till completion of the sale of all however the Executor is eligible to revoke the power in the event of any constructional failure or failure to fulfill the construction by the DEVELOPER within promised period as enumerated in the main Development Agreement.

The Confirming Parties namely SRI BISWAJIT SARKAR, S/o Late Hiren Sarkar, by Nationality Indian, by faith Hindu, by occupation Business, resident of Chotonilpur, Chotobalidanga, P.O. Sripally, P.S. Bardhaman Sadar & Dist. Purba Bardhaman, Pin - 713103; PAN. BKTPS9545Q; and SRI SUVAJIT GHOSH DASTIDAR, S/o Sri Sankar Ghosh Dastidar, by Nationality Indian, by faith Hindu, by occupation Business, resident of Baranilpur Government Colony, Near Jagarani Sangha Club, P.O. Sripally, P.S. Bardhaman Sadar & Dist. Purba Bardhaman, Pin - 713103; PAN. BPPPD0285R declare and admit that they do not have any right, title, authority and power or any such right whatsoever in nature in respect of the Development Work and the present Schedule mentioned property and all parties to this Deed unanimously declare and admit that this instant Deed will be the operative Power of Attorney for the Development Project upon the SCHEDULE mentioned property and shall be construed as the main Development Power of Attorney.

IN WITNESSES WHEREOF, the EXECUTORS, the POWER OF ATTORNEY HOLDER, WITNESSES after knowing the purpose and meaning of this deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on 11th Day of August, 2025.

THE SCHEDULE ABOVE REFERRED TO
(Property Details)

ALL THAT PIECE AND PARCEL OF THE LAND a little more or less 12 Decimals i.e., 0.12 Acres comprising in R.S. Plot No. 450/4039, L.R. Plot No. 962, appertaining Old Khatian No - 1403, L.R. Khatian No. 44510, 44511 &

Dambuarkar

Paramita Roy

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44512, Nature/Class Bastu lying and situate at Mouza: Nari, J.L. No. 70, Ward No. 7, Holding No. 119, Mahalla: Kalna Road with Two Storied Residential Building thereon having covered area of 2186 Sq. Ft. (Ground Floor - 1589 Sq. Ft & First Floor - 597 Sq. Ft) within the jurisdiction of Burdwan Municipality. Office & P.S. Burdwan, Dist. Purba Bardhaman, in the State of West Bengal.

AND THE SAID PREMISES IS BUTTED AND BOUNDED BY.

In the North:	R.S. Plot No- 449/4736 & 6 Ft. wide Drain with Dhalai Road;
In the South :	R.S. Plot No- 450/4040, Residential Flat Building;
In the East:	Residential Building;
In the West :	R.S. Plot No- 449/4038 & 18 Ft. wide Municipal Road:

TOTAL AREA OF PROPERTY GIVEN FOR DEVELOPMENT: 12

DECIMALS I.E., 0.12 AGRES. (*The proper demarcation of the said property the said property has been detailed and annexed in the Development Agreement being Deed No. I- 3206 for the year 2024 registered at the Office of the A.D.S.R., Burdwan being incorporated and registered in the Book No. I, Volume No. 0203-2024, Pages from 80575 to 80641*)

The Property is having Holding No. "119" of Ward No. 07, Mahalla – Kalna Road within the limit of Burdwan Municipality.

Revenue payable to the State of West Bengal through B.L & L.R.O.,
Burdwan- I.

WITNESSES

1. Sh. Sabir
210. Sh. Morshed
Burdwan, 713101.

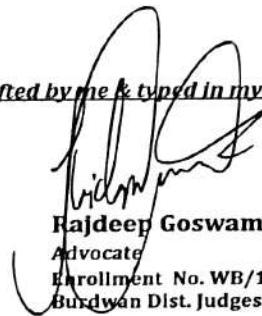
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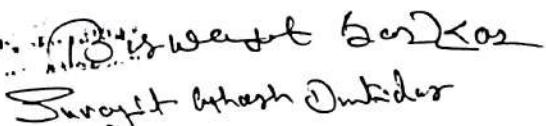
SIGNATURES OF THE EXECUTORS

2. Pintal school
VILL KAPISHET
P.O + P.S - Khandaghat
DIST - Purulia Burdwan
Pin - 713142 (W.B)

JAI MATA DI CONSTRUCTION
Anil Kumar Sarker
Managing Partner
SPECIMEN SEAL & SIGNATURE OF
POWER OF ATTORNEY HOLDER

Drafted by me & typed in my Office:-


Rajdeep Goswami
Advocate
Enrollment No. WB/1989/2011
Burdwan Dist. Judges Court


P. K. Sarker
Managing Partner

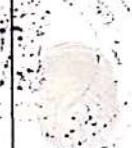
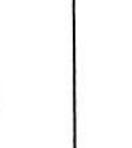
SIGNATURES OF CONFIRMING PARTIES

		Right Hand	Index	Middle	Ring	Little
		Thumb	Index	Middle	Ring	Little
Left Hand	Right Hand					
Left Hand						



Bureau of
Barker

B. Bowe Barker

		Right Hand	Index	Middle	Ring	Little
		Thumb	Index	Middle	Ring	Little
Left Hand	Right Hand					
Left Hand						



Surajit Chatterjee

Surajit Chatterjee

Right Hand Impression	Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Left Hand Impression	Thumb	Index	Middle	Ring	Little
						
						



Sandmoy Roy

SIGNATURE

Right Hand Impression	Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Left Hand Impression	Thumb	Index	Middle	Ring	Little
						
						



SIGNATURE Barnali Roy

Left Hand Impression		Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little	
	Index	Middle	Ring	Little		



SIGNATURE Rumpa Bhuiyan

Left Hand Impression		Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little	
	Index	Middle	Ring	Little		



SIGNATURE Amit Kumar Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ज्ञायी संखा संख्या कार्ड
Permanent Account Number Card

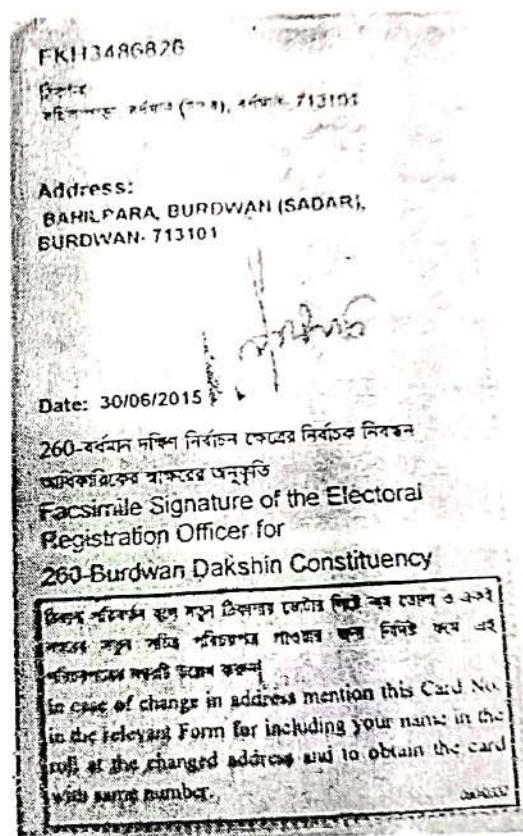
AASFJ3876B

नाम/Name
JAI MATA DI CONSTRUCTION



07072022

निर्माण / गठन की तिथि
Date of Incorporation/Formation
09/06/2022



आयकर विभाग

INCOME TAX DEPARTMENT

AMIT KUMAR SONKAR

DILIP KUMAR SONKAR

25/01/1984

Permanent Account Number

AXJPS2752D

Signature

भारत सरकार

GOVT. OF INDIA

4000

41

UPC271#



ভাৰতেৰ নিৰ্বাচন কমিশন

পৰিচয় পত্ৰ

ELECTION COMMISSION OF INDIA
IDENTITY CARD

HXN2282663



নিৰ্বাচকৰ নাম : বৰ্ণালী রায়

Elector's Name : Barnali Roy

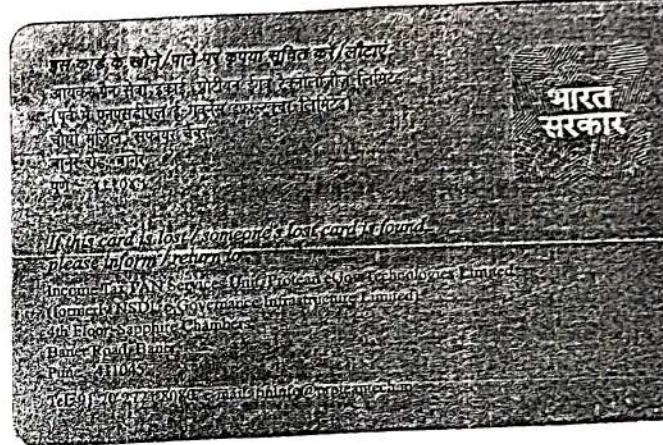
স্বামীৰ নাম : শান্তিময় রায়

Husband's Name : Shantimoy Ray

লিঙ্গ/Sex : মহিলা / F

অসম তাৰিখ : 12/06/1984

Date of Birth



Borsenhi Roy.

आयकर विभाग
INCOME TAX DEPARTMENT
RUMPA BHUIN

HARISADHAN GHOSH

26/03/1982

Permanent Account Number

CEUPB7707K

Rumpa Bhuin

Signature



भारत सरकार
GOVT. OF INDIA



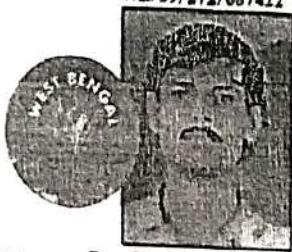
29/07/2015



ELECTION COMMISSION OF INDIA
ভাৰতৰ নিৰ্বাচন কমিশন

IDENTITY CARD
পৰিচয় পত্ৰ

WB/39/272/087422



Elector's Name নিৰ্বাচকৰ নাম	Roy Shantimay ৱায় শান্তিময়
Mother Mother পুত্ৰ/ মাতা/ মহিলা নাম	Durgapad দুর্গাপদ
Sex জেন্ডা	Male পুৰুষ
Age as on 11.95 ১১.৯৫ এ বয়স	25 ২৫

Address

Khandaghosh
Khandaghosh
Burdwan

নিৰ্বাচন
খণ্ডনোৱা
খণ্ডনোৱা
বৰ্ধমান

[Signature]

Facsimile Signature of
Electoral Registration Officer
মিৰ্জাজ. কিলান আহিজাহিজ

For 272-Khandaghosh(Sci) Assembly Constituency
২৭২-খণ্ডনোৱা (ওপঃ) নিৰ্বাচন কেৱল

Place	Burdwan
জাত	বৰ্ধমান
Date	04-03-1995
চাৰ্ট নং	০৪-০৩-১৯৯৫

रक्षाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFOPR7000Q



नाम /NAME
SANTIMOY ROY

पिता का नाम /FATHER'S NAME
DURGA PADA ROY

जन्म तिथि /DATE OF BIRTH
18-02-1968

हस्ताक्षर /SIGNATURE

Santimoy Roy

Santimoy Roy

आयकर आयुक्त, (कम्पु. अण.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Duplicate



WB/39/271/836393

विद्वान् नाम : बिश्वाजीत शर्कार
Elector's Name : Biswajit Sarkar
पिता नाम : हीरेन शर्कार
Father's Name : Hiren Sarkar
लिंग/Sex : M
Date of Birth : 00/00/1976

WB/39/271/836393

ठिकाना:
CHHOTOBALI DANGA, BAPUDHAMARI,
713103

Address:
CHHOTOBALI DANGA, BAPUDHAMARI,
BURDWAN (SADAR), BURDWAN- 713103

[Signature]

Date: 22/11/2013

260-सर्वोन्नत विकास कानूनी कार्यालय
फैसिलिटेट वार्ड अधिकारी
Facsimile Signature of the Electoral
Registration Officer for
260-Burdwan Dakshin Constituency

यदि आपका घर बदल दिया जाता है तो आपको इसका नाम बदलना चाहिए। यदि आपका घर बदल दिया जाता है तो आपको इसका नाम बदलना चाहिए।
In case of change in address mention this Card No. in the relevant Form for including your name to roll at the changed address and to obtain the card with same number.

Biswajit Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



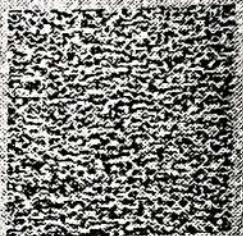
नाम / Name
BISWAJIT SARKAR

पिता का नाम / Father's Name
HIREN SARKAR

जन्म की तिथि
Date of Birth
27/08/1977

स्थायी संख्या संख्या कार्ड
Permanent Account Number Card

BKTPS9545Q



04-12-2008

प्राप्ति की तिथि
Date of Issue

प्राप्ति की तिथि
Date of Issue

Biswajit Sarkar



UWX1080928

ঠিকানা:
 পৰিবারান গভৰ্ণেণ্ট কলোনী বড়মীলপুৰ 13 বৰ্ধমান
 বৰ্ধমান (সদৰ) বৰ্ধমান 713103

Address:
**AMBAGAN GOVERNMENT COLONY
BARANILPUR13 BARDHAMAN
BARDHAMAN (SADAR) BURDWAN
713103**

(Signature)

Date: 24/04/2009
 260-বৰ্ধমান দক্ষিণ নিৰ্বাচন কেন্দ্ৰেৰ নিৰ্বাচক নিবৰ্ধন
 প্রক্ৰিয়াকৰণ কাৰ্যৰেৰ অনুমতি

Facsimile Signature of the Electoral
 Registration Officer for
 260-Bardhaman Dakshin Constituency

ঠিকানা পরিবৰ্তন হলে নতুন ঠিকানায় ভোটৰ লিঙ্গে নাম
 তেও়া ও একই নথৰেৰ নতুন সচিত্ৰ পরিচয়পত্ৰ পাওৱাৰ
 জন্য নিৰ্দিষ্ট বৰ্দ্ধে এই পৰিচয়পত্ৰেৰ নথৰটি উপৰে কলন।
 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

आयकर विभाग
INCOME TAX DEPARTMENT



स्थायी हेतु संख्या कार्ड
Permanent Account Number Card

BPPP00285R

पात्र / Name

BUVAJIT GHOSH DASTIDAR

पात्र का नाम / Father's Name

SAMKAR GHOSH DASTIDAR

जन्म की तिथि /

Date of Birth

02/01/1990

भारत सरकार
GOVT. OF INDIA



11092023

Sanjay Kumar Dastidar
Signature

प्रकाशन क्रमांक :
197923

Assessment No. :
161022
SANTIMAY ROY, BARNALIRAY, RUMPA BHUJIN
197923

No WB-4120140252749
Name SK SABIR
S/DW of SK
ACCTNS NERODIGHI
BURDWAN

Issue Dt. 25-08-2014

TORONTO



713101 Blood Gr. U D.O.B. 24-1
I am willing to give the following vehicle class throughout India

25-08-2014 MCWG

Non-transposed 24-08-2034 New case
Transposed 25-11-2034 Entered on

For Holder

100

Licensing Author
Burden

ELECTION COMMISSION OF INDIA
ভাৰতৰ নিৰ্বাচন কমিশন

IDENTITY CARD

নথি কাৰ্ড

WB/39/272/087422



Elector's Name
নথি কাৰ্ড নথি

Roy Shantimay
ৰায় শান্তিমায়

Mother Mother
মাতৃ/মাতা/মাতৃমা

Durgapad
দুর্গাপদ

Husband's Name
মহিলা/মাতা/মাতৃমা নথি

Male
পুরুষ

Sex
লিঙ্গ

Age as on 11.95
১১-৯৫ এ বয়স

25
২৫

Address

Khandaghosh
Khandaghosh
Burdwan

নথি

বারুয়াৰ
বারুয়াৰ
বৰুৱান

Signature

Facsimile Signature of
Electoral Registration Officer
নথি কাৰ্ড নথি কমিশন

For 272-Khandaghosh(SC) Assembly Constituency
৩৭২-খন্দাখোষ(সিসি) বিধানসভা নথি কাৰ্ড

Place	Burdwan
Time	কৰ্মসূচি
Date	04-03-1995
Signature	08-03-1995

MAJOR INFORMATION OF THE DEED

Deed No :	I-0203-06636/2025	Date of Registration	22/08/2025
Query No / Year	0203-8002303085/2025	Office where deed is registered	
Query Date	11/08/2025 2:49:02 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	RAJDEEP GOSWAMI Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9476134272, Status : Advocate		
transaction	Additional Transaction		
0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020306243/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: kalna Road upto Haier, Mouza: Nari, , Ward No: 7 Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-450/4039	RS-1403	Bastu	Bastu	12 Dec	1,70,18,184/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
	Grand Total :			12Dec	0/-	170,18,184/-	

Structure Details :

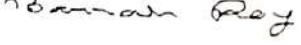
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2186 Sq Ft.	0/-	16,39,500/-	Structure Type: Structure

Gr. Floor, Area of floor : 1589 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 597 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Total : 2186 sq ft In 1 16,39,500/-

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Santimoy Roy (Presentant) Son of Late Durgapada Roy Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office	 11/08/2025	 Captured	 11/08/2025
Khandaghosh, City:- Not Specified, P.O:- Khandaghosh, P.S:-Khandaghosh, District:-Purba Bardhaman, West Bengal, India, PIN:- 713142 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: afxxxxxx0q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office				
2	Mrs Barnali Roy Wife of Mr Santimoy Roy Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office	 11/08/2025	 Captured	 11/08/2025
Khandaghosh, City:- Not Specified, P.O:- Khandaghosh, P.S:-Khandaghosh, District:-Purba Bardhaman, West Bengal, India, PIN:- 713142 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: bnxxxxxx7l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office				
3	Mrs Rumpa Bhuin Wife of Kartick Bhuin Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office	 11/08/2025	 Captured	 11/08/2025
Ambagan Natun Colony, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: CExxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office				

Name		Photo	Finger Print	Signature
Mr Biswajit Sarkar	Son of Late Hiren Sarkar Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office		 Captured	
	11/08/2025		LTI 11/08/2025	11/08/2025
Chotonilpur Chotobalidanga, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: bkxxxxxxxx5q,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office				
5	Name	Photo	Finger Print	Signature
Mr Suvajit Ghosh Dastidar	Son of Mr Sankar Ghosh Dastidar Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office		 Captured	
	11/08/2025		LTI 11/08/2025	11/08/2025
Baranilpur, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: bpxxxxxxxx5r,Aadhaar No Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 11/08/2025 , Admitted by: Self, Date of Admission: 11/08/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JAI MATA DI CONSTRUCTION KALIBAZAR WEST LANE, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name	Photo	Finger Print	Signature
1	Mr Amit Kumar Sonkar Son of Late Dilip Kumar Sonkar Date of Execution - 11/08/2025, , Admitted by: Self, Date of Admission: 11/08/2025, Place of Admission of Execution: Office		 Captured	
	Aug 11 2025 4:00PM		LTI 11/08/2025	11/08/2025

Bahilapara, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: axxxxxx2d,Aadhaar No
 Not Provided by UIDAI Status : Representative, Representative of : JAI MATA DI CONSTRUCTION (as
 PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SK SABIR Son of Mr SK MORSED NERODIGHI, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
	11/08/2025	11/08/2025	11/08/2025
Identifier Of Mr Santimoy Roy, Mrs Barnali Roy, Mrs Rumpa Bhuin, Mr Amit Kumar Sonkar, Mr Biswajit Sarkar, Mr Suvajit Ghosh Dastidar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Santimoy Roy	JAI MATA DI CONSTRUCTION-3 Dec
2	Mrs Barnali Roy	JAI MATA DI CONSTRUCTION-3 Dec
3	Mrs Rumpa Bhuin	JAI MATA DI CONSTRUCTION-3 Dec
4	Mr Suvajit Ghosh Dastidar	JAI MATA DI CONSTRUCTION-3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Santimoy Roy	JAI MATA DI CONSTRUCTION-546.50000000 Sq Ft
2	Mrs Barnali Roy	JAI MATA DI CONSTRUCTION-546.50000000 Sq Ft
3	Mrs Rumpa Bhuin	JAI MATA DI CONSTRUCTION-546.50000000 Sq Ft
4	Mr Suvajit Ghosh Dastidar	JAI MATA DI CONSTRUCTION-546.50000000 Sq Ft

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: kalna Road upto Haier, Mouza: Nari, ,
 Ward No: 7 Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 450/4039, RS Khatian No:- 1403		

On 11-08-2025

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 13:55 hrs on 11-08-2025, at the Office of the A.D.S.R. Bardhaman by Mr Santimoy Roy .
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
1,86,57,684/-

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

Execution is admitted on 11/08/2025 by 1. Mr Santimoy Roy, Son of Late Durgapada Roy, Khandaghosh, P.O: Khandaghosh, Thana: Khandaghosh, , Purba Bardhaman, WEST BENGAL, India, PIN - 713142, by caste Hindu, by Profession Advocate, 2. Mrs Barnali Roy, Wife of Mr Santimoy Roy, Khandaghosh, P.O: Khandaghosh, Thana: Khandaghosh, , Purba Bardhaman, WEST BENGAL, India, PIN - 713142, by caste Hindu, by Profession House wife, 3. Mrs Rumpa Bhui, Wife of Kartick Bhui, Ambagan Natun Colony, P.O: Sripally, Thana: Bardhaman , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 4. Mr Biswajit Sarkar, Son of Late Hiren Sarkar, Chotonilpur Chotobaldanga, P.O: Sripally, Thana: Bardhaman , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 5. Mr Suva jit Ghosh Dastidar, Son of Mr Sankar Ghosh Dastidar, Baranilpur, P.O: Sripally, Thana: Bardhaman , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business
Indetified by Mr SK SABIR, , Son of Mr SK MORSED, NERODIGHI, P.O: BURDWAN, Thana: Bardhaman , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 11-08-2025 by Mr Amit Kumar Sonkar, PARTNER, JAI MATA DI CONSTRUCTION, KALIBAZAR WEST LANE, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101
Indetified by Mr SK SABIR, , Son of Mr SK MORSED, NERODIGHI, P.O: BURDWAN, Thana: Bardhaman , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

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 Cash Rs 0.00/-, by online = Rs 200/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2025 4:22PM with Govt. Ref. No: 192025260206374238 on 11-08-2025, Amount Rs: 200/-, Bank: SBI EPay (SBEPay), Ref. No. 9677285436823 on 11-08-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-
Description of Stamp 1. Stamp: Type: Impressed, Serial no 18769, Amount: Rs.100.00/-, Date of Purchase: 31/07/2025, Vendor name: S ACHARYYA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2025 4:22PM with Govt. Ref. No: 192025260206374238 on 11-08-2025, Amount Rs: 0/-, Bank: SBI EPay (SBEPay), Ref. No. 9677285436823 on 11-08-2025, Head of Account

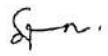
Signature

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

On 22-08-2025

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.



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 163684 to 163724
being No 020306636 for the year 2025.



[Signature]
Digitally signed by SANJIT SARDAR
Date: 2025.08.28 14:37:48 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 28/08/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.