

4909/25

T-4892/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AS 757509

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

Abul Alim

ANAPURNA CONSTRUCTION  
Arendra m  
Proprietor

Additional District Sub-Registrar  
BURDWAN

26 JUN 2025

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

Sl. No..... 5513 Sale Date..... 20-6-2025  
Sold to..... Abdul Alim @ Md. Abdul Alim  
of..... Burdwan  
Value Rs..... 60.0. Pusa N.....  
This Stamp Paper Purchased from Purba Bardhaman  
Burdwan Treasury No.-1, Date on..... 27 FEB 2025  
Stamp Vendor :- Golam Mohabub  
Purba Bardhaman A.D.S.R. Office, Purba Bardhaman  
Licence No.-771976/77  
Golam mohabub



Sub-Registrar, Burdwan  
District Sub-Registrar  
Burdwan

26 JUN 2025

Abdul Alim



Proprietor

KNOWN ALL MEN AND WOMEN BY THESE PRESENT THAT WE, 1.  
**ABDUL ALIM @ Md. ABDUL ALIM (AADHAAR No. 2593 2925 1178),**  
S/o Late Sabir Ali, by Religion Islam, by Nationality: Indian, by  
Occupation: Others, Resident of Bahirsarbomangla, Nazrulpally, P.O. &  
P.S. Burdwan, Dist. Purba Bardhaman, Pin-713101; **having PAN:**  
**AIRPA6211C;** hereinafter jointly referred to as the hereinafter referred  
to and called for the sake of brevity as "**PRINCIPAL**" cum "**LAND LORD**"  
(Which expression shall unless otherwise excluded by or repugnant to  
the context be deemed to mean and include each of their heirs, legal  
representatives, executors, administrators and/or assigns etc.). **SEND**  
**GREETINGS: -**

**WHEREAS** the **PRINCIPAL** herein, as lawful owners of the land, more  
fully described in the SCHEDULE hereunder, to develop multi-storied  
Residential complex thereon, consisted of several self-contained Flats,  
parking spaces and Common Spaces (IF ANY) together with other  
amenities and common facilities, as per sanctioned building Plan, have  
already entered an agreement with "**ANAPURNA CONSTRUCTION**" (A  
Proprietorship) having its Regd. Office at Holding No. 28, Becharhat  
Bypass, Baranilpur, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba  
Bardhaman, PIN - 713103 having **it's PAN. AVEPD3779J;** represented  
by its Proprietor namely **SRI ANANDA DAS**, S/o Narayan Chandra Das,  
by Nationality Indian, by faith Hindu, by occupation Business, resident  
of Baranilpur, Shantipara, P.O. Sripally, P.S. Bardhaman Sadar, Dist.  
Purba Bardhaman, PIN - 713103; **PAN. AVEPD3779J, Aadhaar No. -**  
**7750 9632 2243;** hereinafter called and referred as the **DEVELOPER**  
**cum PROMOTER**, which has been registered at the office of the **A.D.S.R.**,  
**PURBA BARDHAMAN** and recorded as **Development Agreement Deed**  
**No. 1 - 4876** **for the year' 2025.**



Additional District Sub-Registrar  
BURDWAN

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**AND WHEREAS** accordingly to materialize the aforesaid project, **We, the PRINCIPAL** herein in pursuance of terms and conditions contained in aforesaid registered Development Agreement, do hereby executing the instant Power of Attorney to nominate, constitute and appoint our **DEVELOPER** named **“ANNAPURNA CONSTRUCTION”** (A Proprietorship) having its Regd. Office at Holding No. 28, Becharhat Bypass, Baranilpur, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN - 713103 having it's **PAN. AVEPD3779J**; represented by its Proprietor namely **SRI ANANDA DAS**, S/o Narayan Chandra Das, by Nationality Indian, by faith Hindu, by occupation Business, resident of Baranilpur, Shantipara, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN - 713103; **PAN. AVEPD3779J, Aadhaar No. - 7750 9632 2243**; to be our lawfully constituted attorney to do or execute, in our names and on our behalf, all or any of the acts, deeds or things, mentioned hereunder: -

1. To work, manage, control and supervise the management of all and administer the properties of the Executants/Executors of this Power of Attorney being the Owners as mentioned in below.
2. To sign all letters (including the written consent of the Executants/Executors of this Power of Attorney being the Owner to the developer or prospective buyers or agreements with such prospective 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 Owner, assurances or any other instruments requiring the signature of the Executants/Executors of this Power of Attorney being the Owner.
3. To appear before the Burdwan Municipality and to do all acts deeds and things in relation to the completion of mutation,



Sub-Registrar, District Sub-Registrar  
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Abdul Alim

ANUPURNA CONSTRUCTION  
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Proprietor

amalgamation in the name 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 Owner.

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, declarations, consents, applications, receipts and discharges for moneys received on behalf of the Executant/Executor of this Power of Attorney being the Owner, 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 Executants/Executors of this Power of Attorney being the Owner personally.

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 Owner, 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.



Government of India  
Ministry of Home Affairs  
State of Punjab  
District Sub-Registrar  
**BURDWAN**

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Proprietor

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 defence 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 by the Executants/Executors 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 require 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 Assurances or any other registering authority officer of officers as occasioned shall or may require.



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Sub-Registrar District Sub-Registrar  
Burdwan

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**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 himself.

**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, 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 Owner.

**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, mortgages, releases, assurances, instruments, notices and things and may be in the opinion of the said attorney



Additional District Sub-Registrar  
BURDWAN

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ANAPURNA CONSTRUCTION  
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Proprietor

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

**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,



Additional District Sub-Registrar  
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ANAPURNA CONSTRUCTION  
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Proprietor

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 Owner. 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.

**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



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Additional District Sub-Registrar  
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ANAPURNA CONSTRUCTION  
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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 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 Owner.
- 25.** To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.



Sub-Registrar Office  
Burdwan

26 JUN 2025

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ANAPURNA CONSTRUCTION  
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- 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, 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 Executants/Executors 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 on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.
- 32.** To execute, sign and enter into any kinds of Contract like an agreement for sale on behalf of the Executant/Executor of this Power of Attorney being the Owner in respect of the Developer's Allocation and execute the agreement for sale by receiving the advance amount in respect of the Developer's Allocation and to appear before the registering



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Additional District Sub-Registrar  
SARDHAM

26 JUN 2025

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authority and presenting the same & shall admit execution and registration in respect of the Developer's Allocation and to receive the consideration amount on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

**33.** To sign, admit and execute any kinds of Contract like the sale deed in favour of the prospective purchasers in respect of the Developer's Allocation and to receive consideration from them in respect of the Developer's Allocation 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 in respect of the Developer's Allocation 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 on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

**34.** To receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount on behalf of the OWNER in respect of DEVELOPER's allocation and to keep, retain and enjoy and deposit the said amount in the Bank Accounts of the DEVELOPER in respect of Developer's allocation and the said amount of the said consideration amount of the flats and parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER Firm incurred and made as per the terms and conditions of this Agreement.

**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 ALLOCATION in any Registering Office by representing the OWNER and



*Additional District Sub-Regions*  
**BURDWAN**

26 JUN 2025

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by signing on his behalf and by admitting any document and deed on his 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 on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

**36.** To deliver the possession in favour of the buyer on behalf of the Executant/Executor of this Power of Attorney being the Owner.

**37.** 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.

The **PRINCIPAL** doth hereby ratify and confirm and agree to ratify and confirm all and whatever said Attorney shall lawfully do or cause to be done in or about the premises aforesaid, within the purview and intent of these present.

AND

The **PRINCIPAL** hereby records and declares that this power of attorney shall be irrevocable and shall also be binding upon the **PRINCIPAL** and their heirs, executors, administrators, legal



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Additional District Sub-Registrar  
BURDWAN

26 JUN 2025

Abul Alim

representatives and/or assigns till completion of proposed multi-storied Residential Complex, on the land, more fully described in the Schedule hereunder and delivery of possession to individual purchaser (s) by the **DEVELOPER**.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Property Details)**

**ALL THAT PIECES AND PARCELS OF VACANT LAND** appertaining to **R.S. Khatian No. 1618, L.R. Khatian Nos. 4943**, comprising in **R.S. Plot No. 5291 & 5038** corresponding **L.R. Plot No. 2552/2621, (Sub Plot No. 53)** measuring a total area of land **8.3 Decimals or 5 Kathas** or **3600 Sq. ft.** BY Classification of Land **BASTU** situated within **Mouza GODA, J.L. No. 41**, within the jurisdiction of **BURDWAN MUNICIPALITY**, within **Mahalla Kamalnagar**, comprising in **Municipal Holding No. 66/2**, within **Ward No. 26**, whereas the Property is having the Approach Road of **20 Feet wide Municipal Metal Road**. And the entire property is butted & bounded as hereafter.

ON THE NORTH BY: 20 FEET WIDE ROAD (UMR 26)

ON THE SOUTH BY: PROPERTY OF OTHERS

ON THE EAST BY: PROPERTY OF OTHERS

ON THE WEST BY: 12 FEET WIDE ROAD (UMR 26)

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



Additional District Sub-Registrar  
BAWALI

26 JUN 2025

**IN WITNESSES WHEREOF, We, the PRINCIPAL and ATTORNEY herein do hereby put finger prints of our both hands and also put our respective signatures on this deed of Power of Attorney in the presence of following witnesses on this 25<sup>TH</sup> day of JUNE, 2025. (Read over in English & explained in Bengali.)**

**SIGNED AND SEALED at Purba Bardhaman,**

In presence of **WITNESSES:** -

1. *Abhijit Ghosh*  
510 - Ananta Ghosh  
Bhabani Fraser Lane  
Burdwan

2. *Swaraj K. Mukhopadhyay*  
Adv.

*Abdul Ahim*

**Signatures of the PRINCIPAL**

Drafted by me

*Swaraj K. Mukhopadhyay*  
Advocate

District Judges' Court, Purba Bardhaman.

Enrolment No: *WB/642/1995*

ANAPURNA CONSTRUCTION

*Anand Kumar*  
Proprietor

**Signatures of the ATTORNEY**



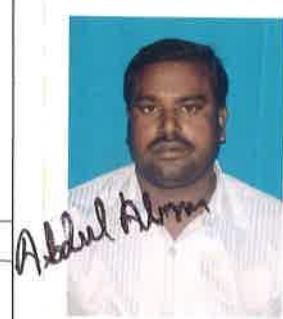
Additional District Sub-Registrar  
BUDDHAN

26 JUN 2025

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|-------|---|---|---|--|---|
| LEFT  |  |  |  |  |  |
|       | THUMB   | INDEX   | MIDDLE  | RING   | LITTLE  |
| RIGHT |  |  |  |  |  |

SIGNATURE

*Abdel Alim*



*Abdel Alim*

|       | LITTLE  | RING  | MIDDLE  | INDEX  | THUMB   |
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| RIGHT |  |  |  |  |  |

SIGNATURE

*Anandakumar*  
Proprietor



*Anandakumar*

ANAPURNA CONSTRUCTION



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Additional District Sub-Registrar  
BARDHAMAN

26 JUN 2025



নিৰ্বাচকেৰ নাম : আব্দুল আলিম  
Elector's Name : Abdul Alim  
পিতাৰ নাম : সাবিৰ আলি মণ্ডল  
Father's Name : Sabir Ali Mandal  
লিঙ্গ/Sex : পুঁ/ M  
জন্ম তাৰিখ  
Date of Birth : XX/XX/1979

FKH2349884

ঠিকানা:  
বাহিৰ সৰ্বমাঙ্গলা মাঠ পাড়া, বোর্ড নং-১, বৰ্ধমান, বৰ্ধমান  
(সদৰ), বৰ্ধমান-৭১৩১০১

Address:  
BAHIR SARBAMANGALA MATH  
PARA,WARD NO-1, BARDHAMAN,  
BURDWAN (SADAR), BURDWAN-713101

Date: 27/01/2015

260-বৰ্ধমান সমিলি নিৰ্বাচন কেন্দ্ৰেৰ নিৰ্বাচক নিবন্ধন

আধিকাৰিকেৰ বাবতোৱে অনুমতি

Facsimile Signature of the Electoral

Registration Officer for

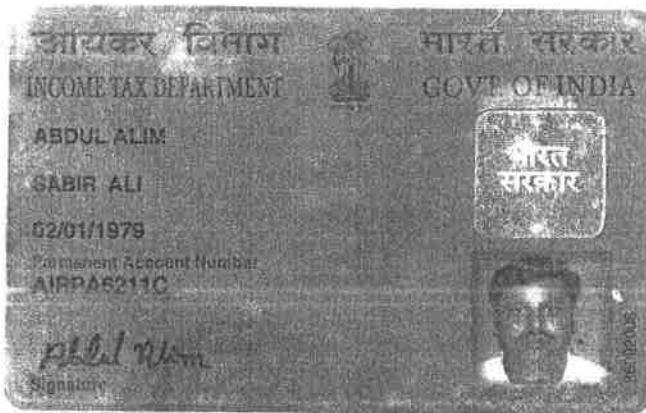
260-Burdwan Dakshin Constituency

টিকেন্টা পৰিবৰ্তন হলে মনু টিকেন্টা তেকোৱে লিখো নৰ জোলা ও একই  
সাথেৰ স্থলৰ সতীল পৰিচয়ৰ পাওয়াৰ জন্য লিখিব কৰ্তৃ পাই  
পৰিচয়ৰ মধ্যেটি ছাপোৰ কৰলো।

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.

02/01/15









भारत सरकार  
Government of India

Aadhaar No. Issued: 14/10/2013



Abdul Alim

Date of Birth/DOB: 02/01/1979

Male/ MALE



आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग संचालन (आई-लैंडिंग प्रमाणिकरण, या व्यूआर कोड/  
अप्लाईन एवं ऑफलाइन भी स्कैनिंग) के साथ किया जाना चाहिए।  
**Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).**

**2593 2925 1178**

मेरा आधार, मेरी पहचान

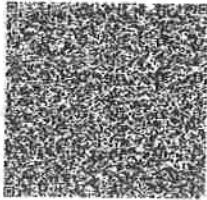


भारतीय विशेष पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
S/O Sabir Ali, BAHIR SARBOMANGLA, NAJRUL  
PALLY, Bardhaman (m), PO: Burdwan, DIST:  
Bardhaman,  
West Bengal - 713101

Details as on: 08/04/2026



**2593 2925 1178**  
VID : 9102 9510 1130 7261

1947

help@uidai.gov.in

www.uidai.gov.in









भारत सरकार  
GOVERNMENT OF INDIA



**ANANDA DAS**  
**DOB: 21/10/1983**  
**MALE**  
**Mobile No:**  
**9732208990**

**7750 9632 2243**

আমার আধার, আমার পরিচয়

Issue Date: 24/05/2015

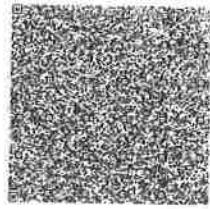


भारतीय निवास योग्यान प्राधिकरण  
THE NATIONAL CITIZENSHIP AUTHORITY OF INDIA



Address :

S/O: Narayan Chandra Das,  
BARANILPUR SHANTIPARA,  
SRIPALLY, Bardhaman (m),  
Bardhaman,  
West Bengal - 713103



**7750 9632 2243**



1947

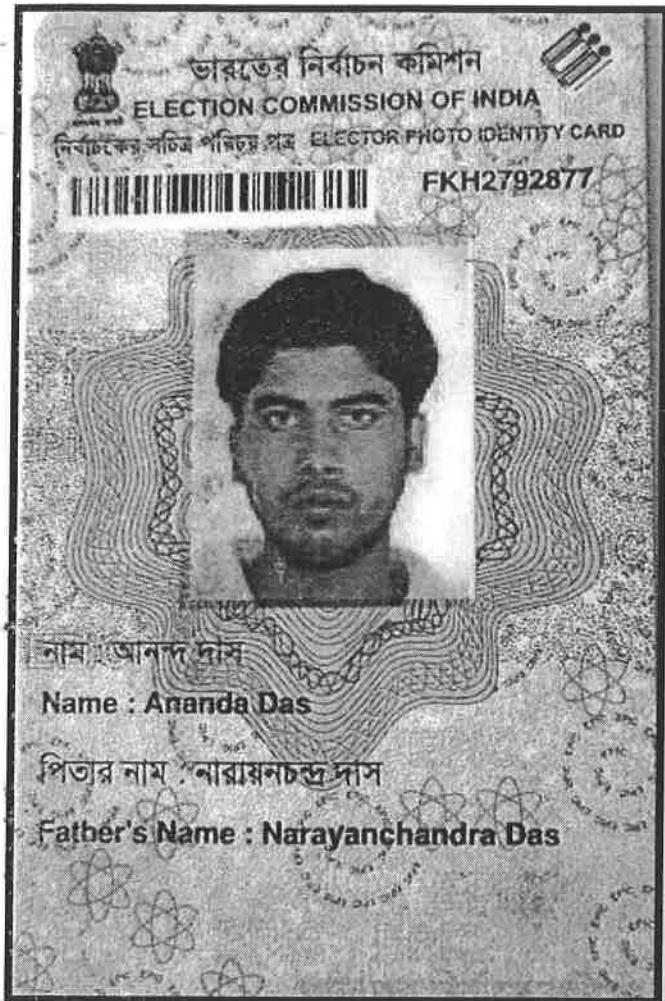


help@uldaa.gov.in



www.uldaa.gov.in





EPIC No. : FKH2792877

লিঙ্গ/Gender : ♂/Male  
জন্ম তারিখ / বয়স : 40  
Date of Birth/ Age :  
ঠিকানা : শান্তিপাদা বড়বাজপুর রোডের পূর্বাংশ, বর্ধমান, বৰ্ধমান (সদর) পূর্ব বর্ধমান, 713103  
Address : Shantipada Badanilapur Roder Purbangsh, Bardhaman, BURDWAN (SADAR), PURBA BARDHAMAN, 713103

তারিখ/ Date : 21-10-2022 নির্বাচক নির্বাচন আধিকারীক  
Electoral Registration Officer

বিধানসভা নির্বাচনক্ষেত্রের নং ও নাম : 260-বর্ধমান দক্ষিণ (সাধারণ)  
Assembly Constituency No. and Name : 260-Burdwan Dakshin (GENERAL)

**Note**

- প্রতি নির্বাচনের আগে, অনুগ্রহ করে দেশের নিন বর্ধমান ভোটের তালিকায় আপনার নাম আছে কিনা।  
1) Before every Election, please check that your name exists in current electoral roll.
- নির্বাচনের উচ্চেশ্বা ব্যাপ্তি, এই কার্ডটি বচস্তের জন্মান্বক্ষণ নয়।  
2) This card is not a proof of age except for the purpose of election.





सरकार  
भारत



ভারতীয় বিশিষ্ট পরিচয় সাধারণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/76820/02508

18/09/2013  
37309071

To  
অভিজিৎ ঘোষ  
ABHIJIT GHOSH  
SHYAMLAL ROAD  
BURDWAN  
Burdwan Rajbati  
Burdwan - I Bardhaman  
West Bengal 713104



MN373090711FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2957 1756 5654**

আধার - সাধারণ মানুষের অধিকার



সরকার

ভারত সরকার

Government of India

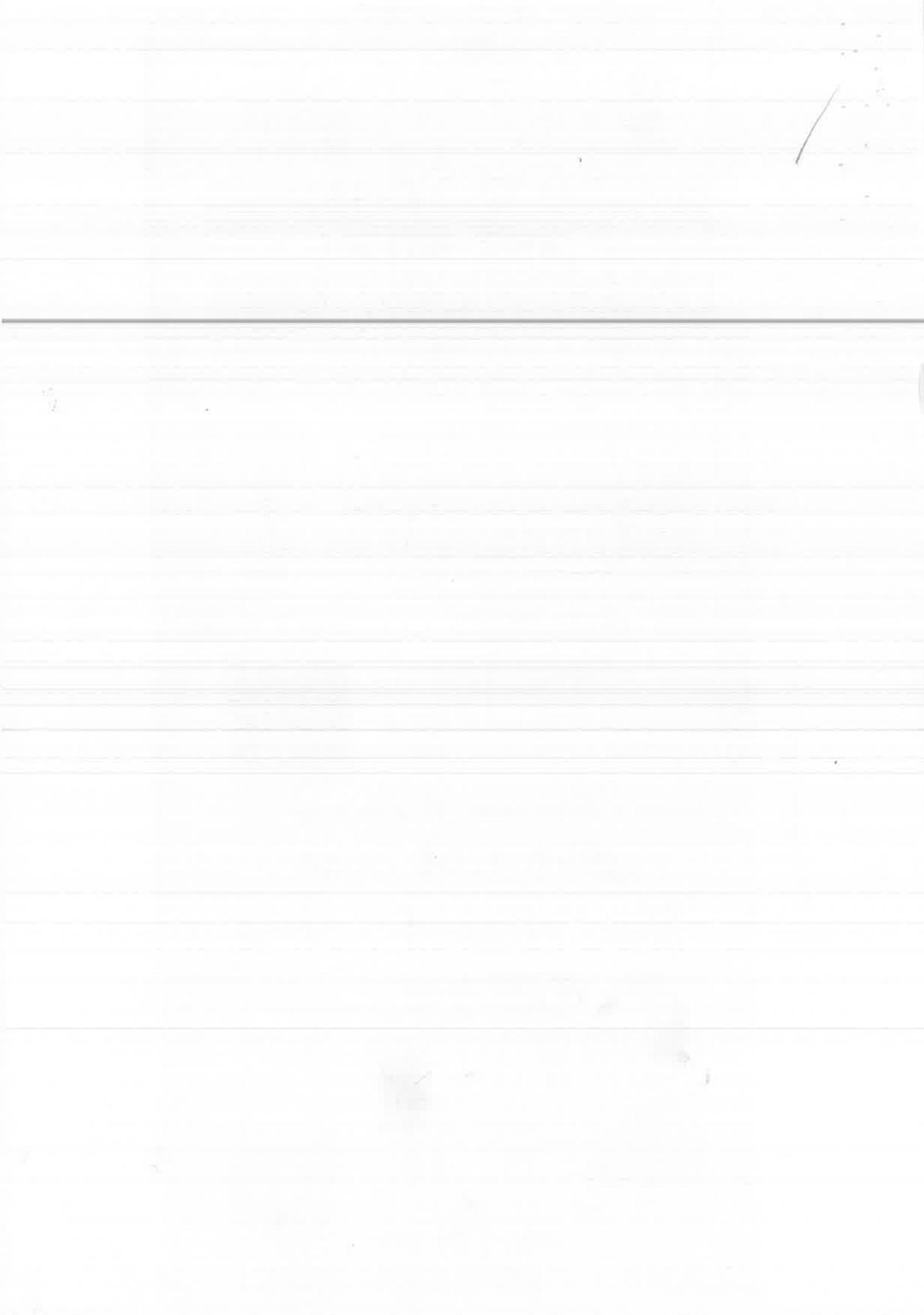


অভিজিৎ ঘোষ  
ABHIJIT GHOSH  
পিতা : অনন্ত ঘোষ  
Father : ANANTA GHOSH  
জন্মতারিখ / DOB : 09/11/1991  
পুরুষ / Male



**2957 1756 5654**

আধার - সাধারণ মানুষের অধিকার



49



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

01AC 577429



Abdul Alim

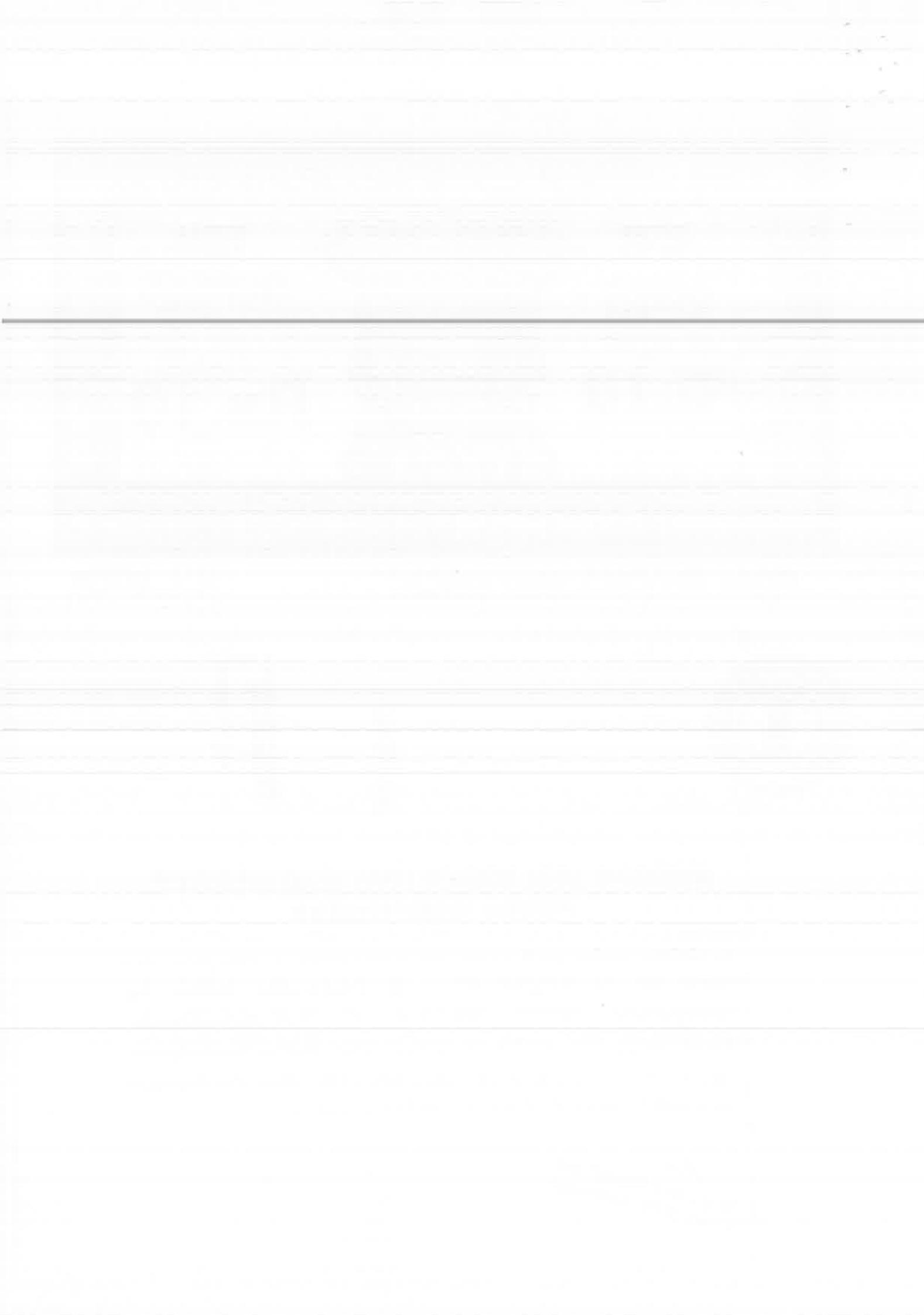
Signed in my presence  
as identified by me,  
Advocate



**BEFORE THE EXECUTIVE MAGISTRATE,  
PURBA BARDHAMAN**

I, **ABDUL ALIM (AADHAAR No. 2593 2925 1178)**, S/o Late Sabir Ali, by Religion Islam, by Nationality: Indian, by Occupation: Others, Resident of Bahirsarbomangla, Nazrulpally, P.O. & P.S. Burdwan, Dist. Purba Bardhaman, Pin-713101; having **PAN: AIRPA6211C**, being the deponent does hereby solemnly affirm and declare as follows: -

1 | Page  
Executive Magistrate  
Sadar, Purba Bardhaman



1. That I am the citizen of India.
2. That myself **ABDUL ALIM**, which was mentioned in my PAN Card being **PAN No. AIRPA6211C** and in my Aadhaar card being **AADHAAR No. 2593 2925 1178**. But in a **Deed of Sale being No. I - 1916** for the year of **2003**, registered in the office **A.D.S.R. BURDWAN**, my name was mentioned as **Md. ABDUL ALIM**.
3. That the name of myself **ABDUL ALIM**, which was mentioned in my Aadhaar card being Aadhaar No. **2593 2925 1178** and in my PAN Card being **PAN No. AIRPA6211C** is my official name and in a **Deed of Sale being No. I - 1916** for the year of **2003**, registered in the office **A.D.S.R. BURDWAN**, my name was mentioned as **Md. ABDUL ALIM**, all are true to my knowledge and belief. All are effective and genuine to my knowledge and belief.
4. That the above mentioned both my father names **ABDUL ALIM** and **Md. ABDUL ALIM**, are of the same identical person.



*[Signature]*  
Executive Magistrate  
Sadar, Purba Bardhaman

*Abdul Alim*  
DEPONENT

Signed in my presence  
& identified by me.

*[Signature]*  
Advocate



**VERIFICATION:**

I, **ABDUL ALIM**, the above-named deponent does hereby verify that the contents proof para 1 to 4 of the above affidavit are true and correct to my knowledge and that no portion is false.



Signed, dated and verified at Burdwan  
on the 01<sup>st</sup> day of July 2025.

*Abdul Alim*

**DEPONENT**

Sr/Smt..... A. Alim.....  
as identified by.....  
S. Mukhopadhyay..... Advocate Solemnly  
affirmed before me this day.....  
the..... 1/7..... day of 2025.....  
*Sw*  
Executive Magistrate  
Court, Purba Bardhaman  
01-07-25

*Sw. Mukhopadhyay*  
Adv.

Swaraj Kr. Mukhopadhyay  
Advocate, Burdwan Dist. Court  
Enrolment No. WB/442/1995

**SWARAJ KUMAR MUKHOPADHYAY**  
Advocate  
Enrollment No. WB/442/1995  
Burdwan Dist. Judge's Court

4902  
26/06/20

### Major Information of the Deed

|   |  |   |            |
|---|--|---|------------|
| Deed No :   | I-0203-04892/2025  | Date of Registration                          | 26/06/2025 |
| Query No / Year   | 0203-8001823293/2025   | Office where deed is registered               |            |
| Query Date  | 26/06/2025 1:57:12 PM  | A.D.S.R. Bardhaman, District: Purba Bardhaman |            |
| Applicant Name, Address & Other Details   | ABHIJIT GHOSH<br>Thana : Bardhaman<br>, District : Purba Bardhaman, WEST BENGAL, Mobile No. : 7908211746, Status :Solicitor firm   |   |            |
| Transaction   |  | Additional Transaction                        |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |  |   |            |
| Set Forth value   |  | Market Value                                  |            |
| Rs. 1/-   |  | Rs. 45,27,277/-                               |            |
| Stampduty Paid(SD)  |  | Registration Fee Paid                         |            |
| Rs. 100/- (Article:48(g))   |  | Rs. 7/- (Article:E)                           |            |
| Remarks   | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020304876/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |   |            |

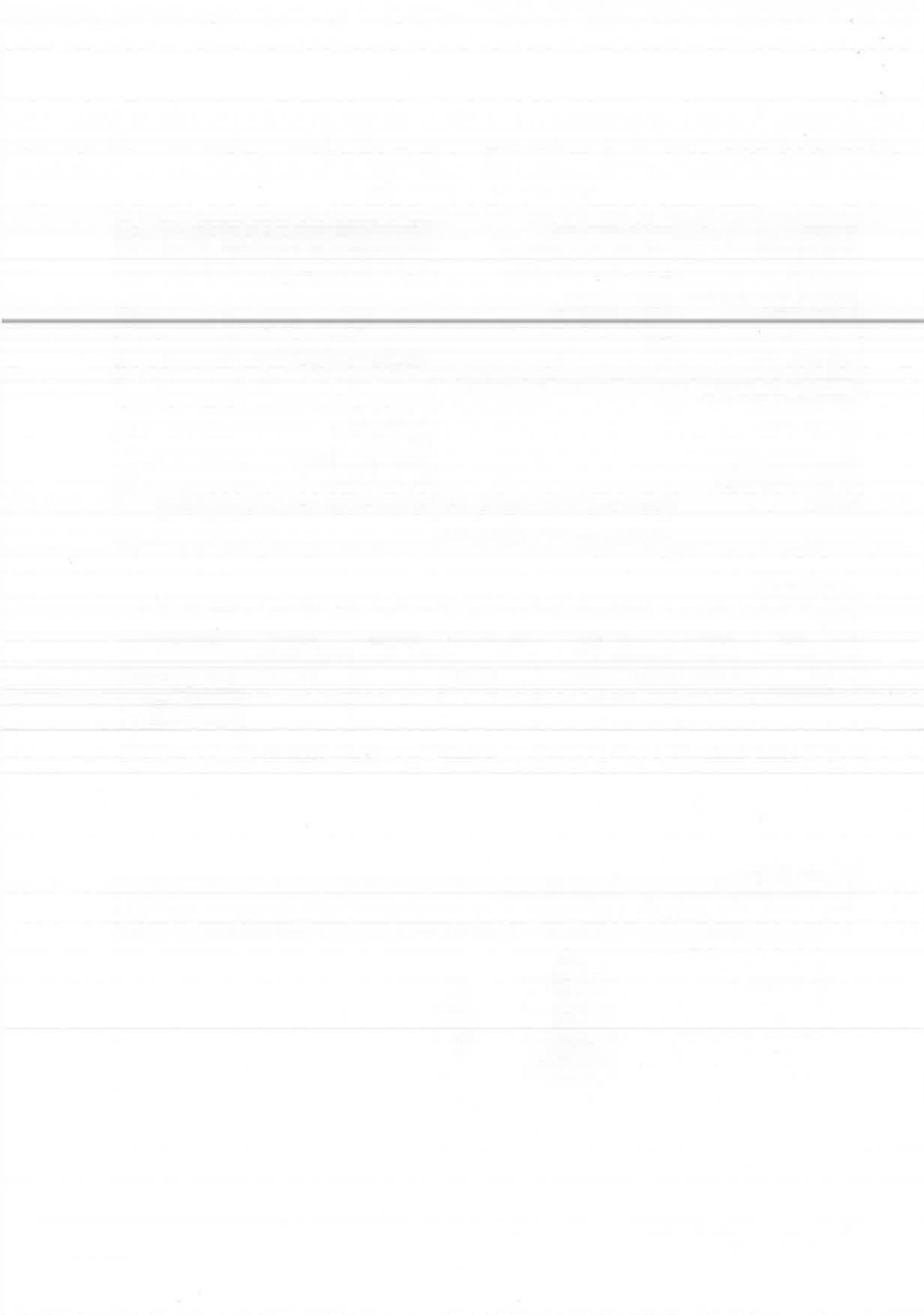
#### Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: UMR W26, Mouza: Goda, Pin Code : 713104

| 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-2552/2621 | I.R-4943       | Bastu         | Bastu   | 8.3 Dec      | 1/-                     | 45,27,277/-           | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| Grand Total : |              |                |               |         | 8.3Dec       | 1/-                     | 45,27,277/-           |  |

#### Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |   |   |  |
|-------|---|---|---|--|
|       | Name  | Photo   | Finger Print  | Signature  |
| 1     | Mr Abdul Alim, (Alias: Mr Md Abdul Alim)<br>(Presentant)<br>Son of Late Sabir Ali<br>Executed by: Self, Date of Execution: 26/06/2025<br>, Admitted by: Self, Date of Admission: 26/06/2025 ,Place : Office |  | <br>Captured |  |



BAHIRSARBOMANGALA PARA, NAJRULPALLY, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: aixxxxxx1c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/06/2025 , Admitted by: Self, Date of Admission: 26/06/2025 ,Place : Office

#### Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>ANAPURNA CONSTRUCTION</b><br>BARANILPUR SHANTIPARA, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No.: avxxxxxx9j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

#### Representative Details :

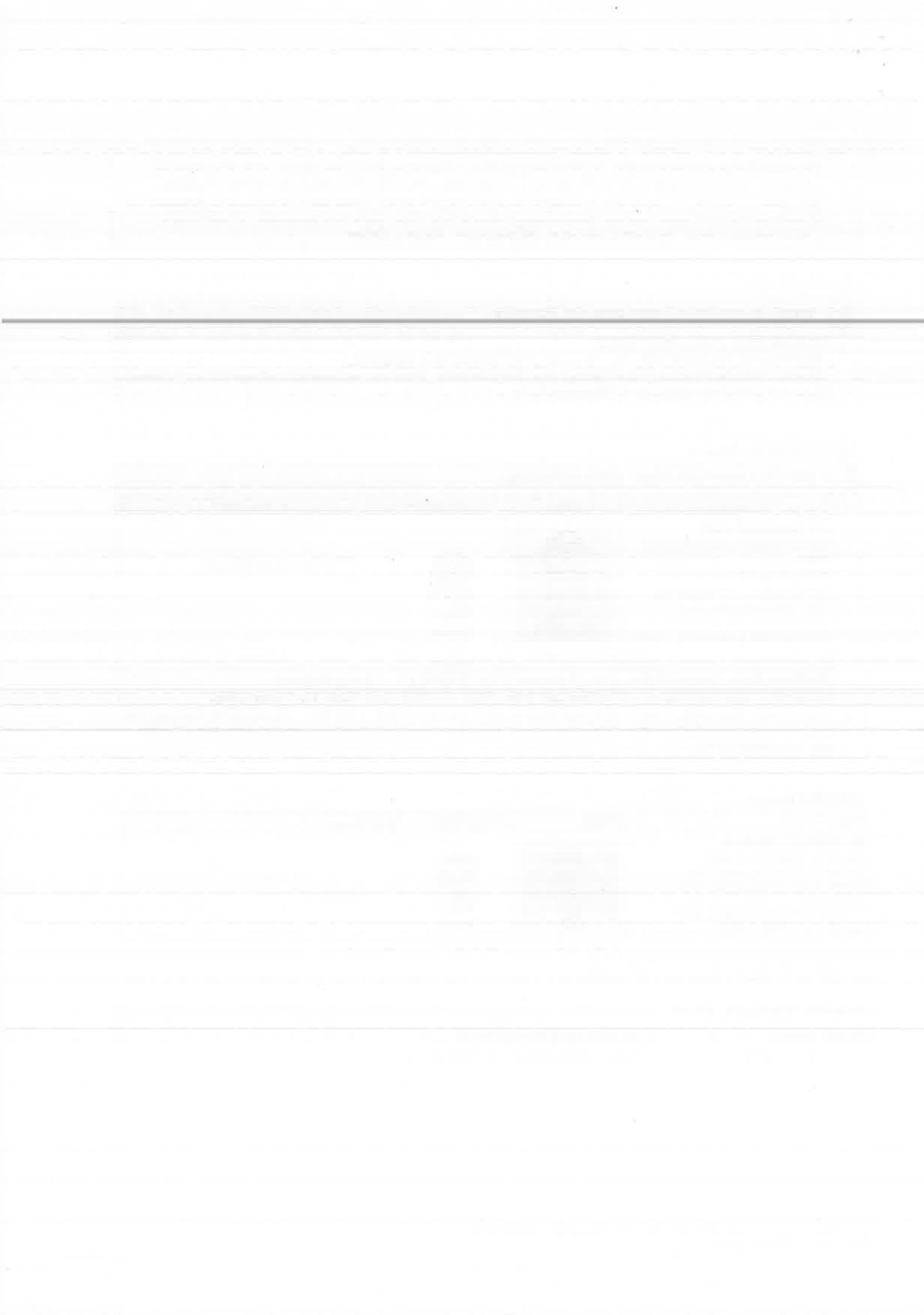
| SI No   | Name,Address,Photo,Finger print and Signature   |  |            |              |           |   |  |  |     |  |  |  |            |
|---|---|--|------------|--------------|-----------|---|--|--|-----|--|--|--|------------|
| 1   | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr ANANDA DAS</b><br/>           Son of NARAYAN CHANDRA DAS<br/>           Date of Execution - 26/06/2025, , Admitted by: Self, Date of Admission: 26/06/2025, Place of Admission of Execution: Office         </td><td>  <br/>  <br/>           Captured         </td><td>  <br/>           Jun 26 2025 2:25PM         </td><td>           LTI         </td></tr> <tr> <td></td><td></td><td></td><td>26/06/2025</td></tr> </tbody> </table> <p>BARANILPUR SHANTIPARA, 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-1XX3 , PAN No.: AVxxxxxx9j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANAPURNA CONSTRUCTION (as PROPRIETOR)</p> | Name   | Photo      | Finger Print | Signature | <b>Mr ANANDA DAS</b><br>Son of NARAYAN CHANDRA DAS<br>Date of Execution - 26/06/2025, , Admitted by: Self, Date of Admission: 26/06/2025, Place of Admission of Execution: Office | <br><br>Captured | <br>Jun 26 2025 2:25PM | LTI |  |  |  | 26/06/2025 |
| Name  | Photo   | Finger Print   | Signature  |              |           |   |  |  |     |  |  |  |            |
| <b>Mr ANANDA DAS</b><br>Son of NARAYAN CHANDRA DAS<br>Date of Execution - 26/06/2025, , Admitted by: Self, Date of Admission: 26/06/2025, Place of Admission of Execution: Office | <br><br>Captured  | <br>Jun 26 2025 2:25PM | LTI        |              |           |   |  |  |     |  |  |  |            |
|   |   |  | 26/06/2025 |              |           |   |  |  |     |  |  |  |            |

#### Identifier Details :

| Name   | Photo  | Finger Print | Signature  |
|--|--|--------------|--|
| <b>Mr ABHIJIT GHOSH</b><br>Son of Mr ANANTA GHOSH<br>BHABANI THAKUR LANE, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 | <br><br>Captured |              | <br>26/06/2025 |

Identifier Of Mr Abdul Alim, Mr ANANDA DAS

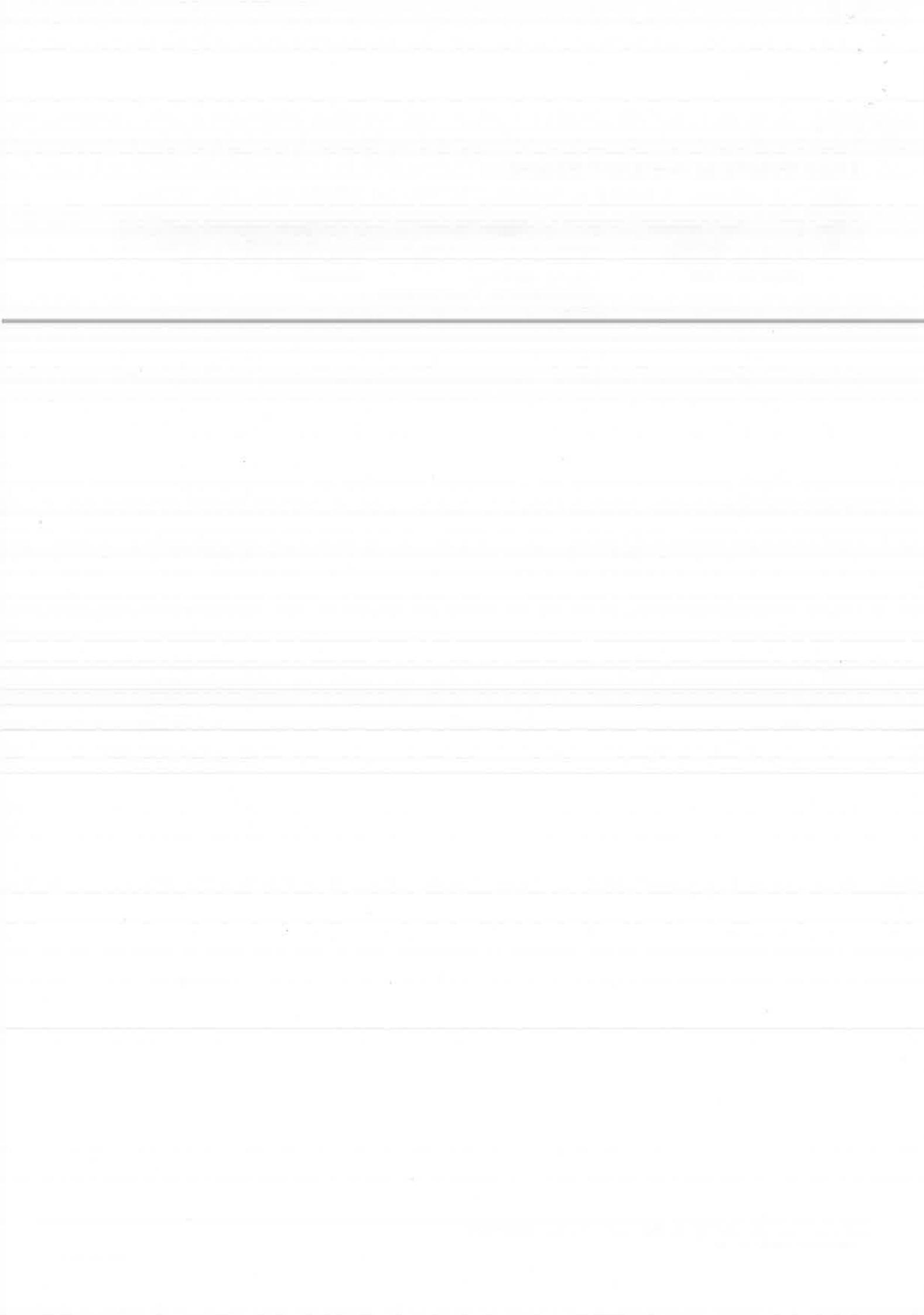
| Transfer of property for L1 |               |                               |
|-----------------------------|---------------|-------------------------------|
| SI.No                       | From          | To. with area (Name-Area)     |
| 1                           | Mr Abdul Alim | ANAPURNA CONSTRUCTION-8.3 Dec |



## Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: UMR W26, Mouza: Goda, Pin Code: 713104

| Sch No | Plot & Khatian Number                        | Details Of Land  | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1     | LR Plot No:- 2552/2621, LR Khatian No:- 4943 | Owner: মহ: আদ্দুল আলিম .., Gurdian: সাবির আলি খওল, Address: নিজ, Classification: শূন্য, Area: 0.08300000 Acre, | Owner Name not selected by applicant.          |



Endorsement For Deed Number : I - 020304892 / 2025

On 26-06-2025

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:20 hrs on 26-06-2025, at the Office of the A.D.S.R. Bardhaman by Mr Abdul Alim Alias Mr Md Abdul Alim, Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 45,27,277/-

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

Execution is admitted on 26/06/2025 by Mr Abdul Alim, Alias Mr Md Abdul Alim, Son of Late Sabir Ali, BAHIRARBOMANGALA PARA, NAJRULPALLY, P.O: Burdwan, Thana: Bardhaman, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by Profession Others

Indetified by Mr ABHIJIT GHOSH, , , Son of Mr ANANTA GHOSH, BHABANI THAKUR LANE, P.O: BURDWAN, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Professionals

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

Execution is admitted on 26-06-2025 by Mr ANANDA DAS, PROPRIETOR, ANNAPURNA CONSTRUCTION, BARANILPUR SHANTIPARA, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr ABHIJIT GHOSH, , , Son of Mr ANANTA GHOSH, BHABANI THAKUR LANE, P.O: BURDWAN, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Professionals

**Payment of Fees**

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

**Payment of Stamp Duty**

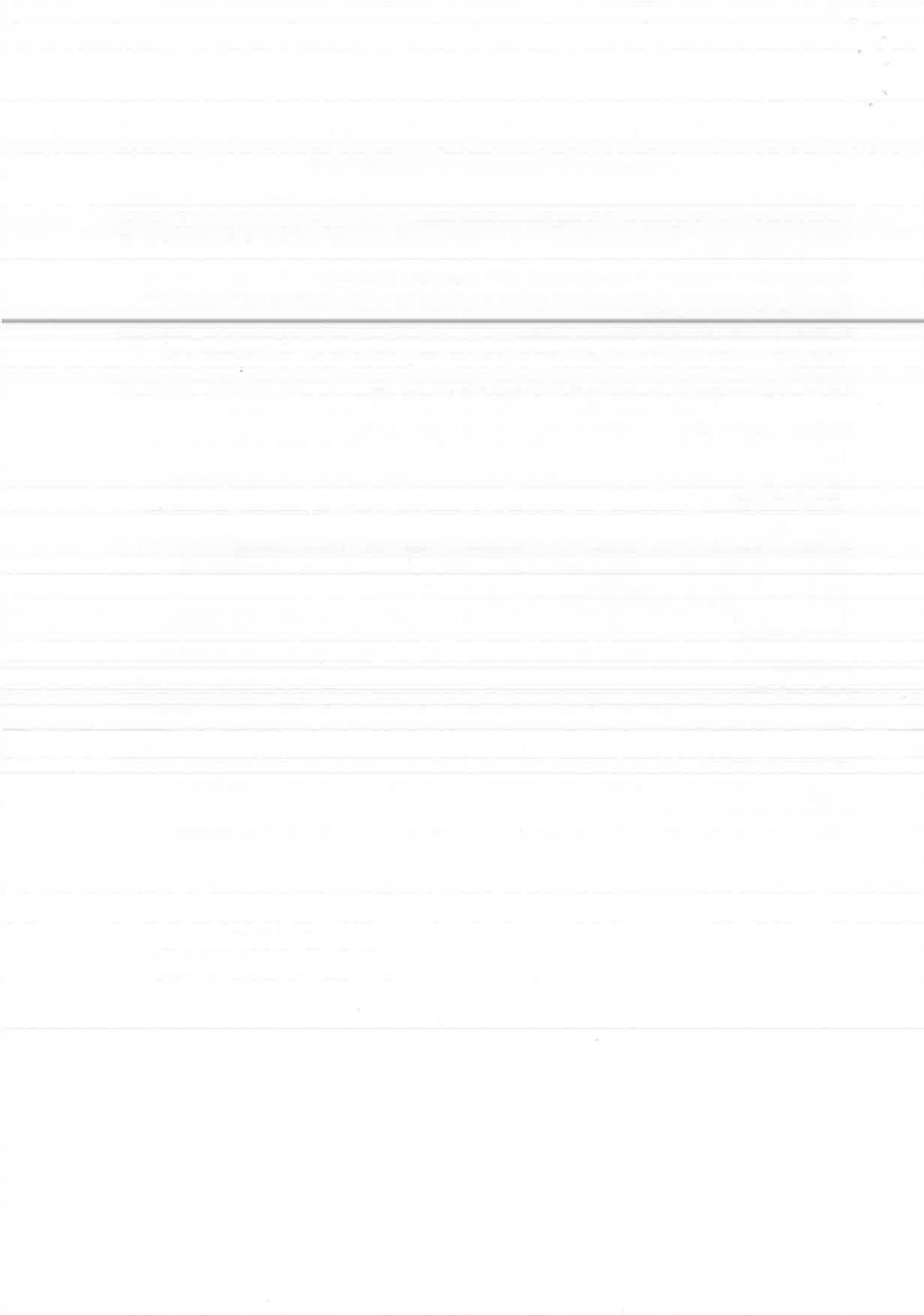
Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 5513, Amount: Rs.100.00/-, Date of Purchase: 20/06/2025, Vendor name: GOLAM MOHABBUB



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 123258 to 123286**

**being No 020304892 for the year 2025.**



*Signature*

Digitally signed by SANJIT SARDAR  
Date: 2025.07.08 12:37:56 +05:30  
Reason: Digital Signing of Deed.

**(Sanjit Sardar) 08/07/2025**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

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

**West Bengal.**