

9680/23

(1)

①-143/2024

पचास
रुपये

₹ 50

भारत

FIFTY
RUPEES

RS. 50

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

AH 811125

certified that the Endorsement
and the Signature Sheet
are attached to this document
and are part of the Document.

Additional District Sub-Registrar
MURDWAN

08 JAN 2024

Pradip Ray

Paetira Khong Ray



Hare Kari Dey

By the Pen of Utpal Dasgupta

BASUNDHARA DEVELOPERS

Mukhtar Mia

PARTNER

BASUNDHARA DEVELOPERS

Ms Sami Hossain

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS POWER OF ATTORNEY is made on this the **22th**
day of **December 2023**,

8467 2472/26
SI. No. Date
Name
Address

Value of Stamp
Date of Purchase from Burdwan Treasury-1
Stamp Vendor - JOYANTA DAS
Sadar Registry Office (Burdwan)
Licence No.-6/2010-11

08 DEC 2023

Signature

স্বাক্ষরিত কর্তৃক ০৮ ডিসেম্বর ২০২৩
১১৭/২০১০



Additional District Sub-Registry
BURDWAN

22 DEC 2023

(2)

Pradip Dey

Pabitra Kumar Dey



Hase Rani Dey

By the Executants

BASUNDHARA DEVELOPERS

Mukd... ..

BASUNDHARA

No. 1,

KNOWN ALL MEN BY THESE PRESENTS WE, 1) **SRI PRADIP DEY**, PAN- ESSPD3668B, 2) **SRI PABITRA KUMAR DEY**, PAN- DNYPD5680M, both are S/o Late- Kartik Chandra Dey, both by Nationality Indian, by religion Hindu, by occupation Business, both residing at Baronilpur, Nutan Para, P.O.- Sripally, P.S- Burdwan Dist- Purba Bardhaman, Pin- 713103, West bengal, 3) **SMT HASI RANI DEY**, PAN- ESSPD3666R W/o Late Kartick Chandra Dey, by Nationality Indian, by religion Hindu, by occupation Household Duties, residing at Baronilpur, Nutan Para, P.O.- Sripally, P.S- Burdwan Dist- Purba Bardhaman, Pin- 713103, West Bengal, herein after referred to as the **EXECUTANTS**.

WHEREAS we the executant, are the absolute owners in respect ALL THAT PIECE AND PARCEL OF LAND situated within town, P.S. - Burdwan, Dist - Purba Bardhaman, at mouza- Balidanga, J.L. No.- 35, under **R.S. Khatian No- 612, L.R. Khatian No.- 11064**, former R.S. Plot No - 1007/2139, renumbered R.S. Plot No.- 2139, L.R. Plot No.- 2213, measuring an area - 630 (Six hundred thirty) Sq Ft. or 14 Chattak or 0.0140 Acre, (more or less).

R.S. Khatian No- 612, L.R. Khatian No.- 11269,

former R.S. Plot No - 1007/2139, renumbered R.S. Plot No.- 2139, L.R. Plot No.- 2213, measuring an area - 630 (Six hundred thirty) Sq.Ft. or 14 Chattak or 0.0140 Acre, (more or less)

R.S. Khatian No- 612, L.R. Khatian No.- 9491,

former R.S. Plot No - 1007/2139, renumbered R.S. Plot No.- 2139, L.R. Plot No.- 2213, measuring an area - 540 (five hundred forty) Sq.Ft. or 12 Chattak or 0.0120 Acre, (more or less).

Pradip Ray

Pradip Kumar Ray



Hare Ram Das

By the Partner (S/o Late)

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA

MD Zamir Ali Mallick

Total Area of Land - 1800 (One thousand eight hundred) Sq Ft or 40 Chattak or 0.040 Acre (more or less). Class of land - Bastu, within the local limits of Burdwan Municipality Ward No. 12, under A.D.S.K. Office Burdwan and We are Seized and possessed of the same as absolute owners 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 also due to lack of finance and lack of technical expertise the owners herein could not construct building and/or buildings on the said plot

AND WHEREAS I have entered into an Agreement dated - 16.10.2023, being no.-977 for the year 2023 with "BASUNDHARA DEVELOPERS" a partnership firm having its G.T. Road Near Tinkonia Bus Stand, Burdwan, P.O.- Burdwan, P.S-Burdwan Sadar, Dist- Purba Bardhaman, Pin - 713101. Being represented by its partners namely (1) **MUKTAR MIA**, PAN-AEKPM7987G (S/o- Late Jakir Mia by nationality Indian, by religion Islam, by occupation- Business, residing at Shib Sankar Sarani Road, Laxman Para, Baburbag, Post- Rajbati, P.S.-Burdwan Sadar, Dist - Purba Bardhaman, Pin- 713104) (2) **MD ZAMIR ALI MALLICK**, PAN-AZEPM8495K (S/o Abdul Jabbar Mallick, by Nationality Indian, by religion Islam, by occupation- Business, residing at - Vill - Burdwan P.O. - Salun, P.S. - Khandaghosh, Dist - Purba Bardhaman, Pin - 713101) for Development of the said land by constructing multi-storied building thereon on the terms & condition as stipulations contain in the said agreement.

Pradip dey

Pabitra Kumar Dey



Hasi Rani Dey

Partner of C.F. L.

BASUNDHARA DEVELOPERS

Muktar

PARTNER

BASUNDHARA DEVELOPERS

Md Zamil Ali

AND WHEREAS one of the conditions contained in the said agreement is that We shall grant Development power of Attorney after registration on the Development Agreement, in favour of the partners of the Developer Firm or in favour of the nominated person of the Developer Firm to carry out the Development work as well as for transfer of the flat's share unit to the intending purchaser/s in respect of the Developer's Allocation by executing deeds etc. We therefore appointed the said **(1) MUKTAR MIA & (2) MD ZAMIR ALI MALLICK**, both the partners of the Developer firm named "BASUNDHARA DEVELOPERS" a partnership firm having its office at G.T. Road Near Tinkonia Bus Stand, Burdwan, P.O.- Burdwan, P.S.-Burdwan Sadar, Dist- Purba Bardhaman, Pin - 713101, as my true and lawful attorney's for the purpose hereinafter mentioned and vesting then with the power and authorities to act, jointly or severally and to perform as herein contained.

NOW KNOW ALL MEN BY THESE PRESENTS WITNESSETH that We, the said **1) SRI PRADIP DEY**, PAN- ESSPD3668B, **2) SRI PABITRA KUMAR DEY**, PAN- DNYPD5680M, both are S/o Late Kartik Chandra Dey, both by Nationality Indian, by religion Hindu, by occupation Business, both residing at Baronilpur, Nutan Para, P.O.- Sripally, P.S.- Burdwan Dist- Purba Bardhaman, Pin- 713103, West Bengal, **3) SMT HASI RANI DEY**, PAN- ESSPD3666R who is Late Kartick Chandra Dey, by Nationality Indian, by religion Hindu, by occupation Household Duties, residing at Baronilpur, Nutan Para, P.O.- Sripally, P.S.- Burdwan Dist- Purba Bardhaman, Pin- 713103, West Bengal, do hereby constitute nominate and appoint the said **(1) MUKTAR MIA & (2) MD ZAMIR ALI MALLICK** All are the partners of the

Pradip Day

Pradip Kumar Day



Hose Rani Day

By the Partner of Upadhyaya

BASUNDHARA DEVELOPERS,

Mukhtar Nua

PARTNER

BASUNDHARA DEVELOPERS

10/10/2016

Developer firm named "BASUNDHARA DEVELOPERS" and its
and lawful Attorneys for me in our name and on our behalf to do execute
and perform all or any of the following acts, deeds, matter and things that
jointly or by any two of the partners is to say

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, specifications of structure, construction of multi-
storied building in the said property as well as revised or new plans in re-
spect of such construction and to sign all such building plans, site plan,
floor plans, completion plan, specifications including revised or new plans
and to submit the same before the Burdwan Municipal Authority concern
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 completion plan and also to sign Deed of
Rectification, Deed of Relinquishment, Deed of Declaration and also with
regard to specification and to receive all sanctioned building plan, Comple-
tion plan, Completion certificate etc. from the south Dum Dum Municipal
ity upon giving proper acknowledgment and/or receipts for the same.
3. To appear before and represent me at the office of the B.L. & T. R. O.,
S.D.L.R.O., A.D.M.(L.R), District collector, Revenue Inspector, under Land
(Celing and Regulations) Authority, Service Tax and Income Tax Act Au-
thority 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.

Pradip Roy

Pradip Roy



(6)

Hari Ram Dey

in the name of Uttal Roy

BASUNDHARA DEVELOPERS

Mukund Dey

PARTNER

BASUNDHARA DEVELOPERS

Mukund Dey

4. To negotiate for sale or disposal of the Developer's Allocation as specified in the Development Agreement dated 16.10.2023 and also for Development work in respect of entire 'A' Schedule property, which includes the Owner Allocation, fully described in the Schedule 'B' hereinbelow and Developer's Allocation, fully described in the Schedule 'C' hereinbelow 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 my said Attorneys and /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 my 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 choice of my said Attorneys and/or 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 my 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 my 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

Pradeep Singh

Pradeep Singh



Hare Krishna Dev

(8)

By the way of Uttar Pradesh

GASUNGHARA DEVELOPERS

Partnership

PARTNER

Pradeep Singh

in the said property for sale, lease, mortgage, transfer or disposal of the said property in pursuance of the Developer's Allocation on such terms and conditions as my said Attorneys shall think fit and proper to 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 retainer warrants of Attorney 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 multi-storied 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, more fully described in the Schedule 'C' herein below, and to give valid and effectual receipts and discharge for the same.

14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against me individual or joint capacity in and outside the union or Indian in any court of justice, civil criminal or Revenue, both appellate and original.

Preadip Ray

Pavitra Karmacharya



Hemant Kanti Das

(9)
By the 1st of April 2019

SHRADDHA DEVELOPERS

Mukund M. Mehta

PARTNER

Mr. P. K. Karmacharya

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 whichsoever now due or payable or deliverable or in anywise belonging to me in respect of the said property by any means or in 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, action or proceeding to appoint solicitors council, advocates, pleaders or other legal agents and to sign vakalatnamas and to sign and verify plaints, 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.

15. To adjust, settle, compromise all disputes, accounts or any other matter regarding my property building or documents, which may arise hereafter between me and any other person, firm or company on such terms as my 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 my behalf and to present any deed of 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

Proachip

Pavitra Khatia



Hase Khatia

By the Power of Attorney

BASUNDHARA DEVELOPMENT

Part of

PARTNER

and

Development Agreement stated above and to do all acts, deeds and things which my said Attorneys shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the Development Agreement and other things, which my said Attorneys shall consider necessary for conveying the said Development Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as I, could do the same by myself.

17. Generally to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as I, my self could do personally.

18. We do hereby ratify and confirm and agree and covenant with my 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.

Two passport size photos each of the principals & attorney have been attached herewith which is a part of this deed.

SCHEDULE 'A' ABOVE REFERRED TO
DESCRIPTION OF THE ENTIRE PROPERTY

ALL THAT PIECE AND PARCEL OF LAND situated within
Burdwan, Dist - Purba Bardhaman, at mouza - Bahidanga J.I. No. -
R.S. Khatian No- 612, L.R. Khatian No.- 11064,
former R.S. Plot No - 1007/2139, renumbered R.S. Plot No.- 2139, L.R.
Plot No.- 2213, measuring an area - 630 (Six hundred thirty) Sq.Ft. or 14
Chattak or 0.0140 Acre, (more or less).

Pradip Roy

Pradip Roy



House Roy Dev

By the family

BASUNDHARA

Pradip Roy

OWNER

BASUNDHARA

Pradip Roy

R.S. Khatian No- 612, L.R. Khatian No.- 11269,

former R.S. Plot No - 1007/2139, renumbered R.S. Plot No.- 2139, L.R. Plot No.- 2213, measuring an area - 630 (Six hundred thirty) Sq.Ft. or 13 Chattak or 0.0140 Acre, (more or less)

R.S. Khatian No- 612, L.R. Khatian No - 9491

former R.S. Plot No - 1007/2139, renumbered R.S. Plot No - 2139, L.R. Plot No.- 2213, measuring an area - 540 (five hundred forty) Sq.Ft. or 12 Chattak or 0.0120 Acre, (more or less).

Total Area of Land - 1800 (One thousand eight hundred) Sq.Ft. or 40 Chattak or 0.040 Acre (more or less). Class of land - Bastu, within the local limits of Burdwan Municipality Ward No.- 12, under A.D.S.R. Office Burdwan which is butted and bounded as laid down below :-

ON THE NORTH :- House of Mahadev Roy.

ON THE SOUTH :- House of Sujit Biswas.

ON THE EAST :- 20 Feet wide unnamed Municipality Road.

ON THE WEST :- Pond.

OWNER'S ALLOCATION :-

i) The Owner's Allocation means that the owners will get 35 % area as per sanctioned plan of the municipality of the ground to top constructed area.

DEVELOPER'S ALLOCATION :-

i) Shall mean the Developers get 65% Constructed area of the ground to top constructed area.

Pradip Nay

Pradip Nay



Hari Ram

As the Per of

BASUNDHARA DEVELOPER

Muktar

PARTNER

BASUNDHARA DEVELOPER

Pradip Nay

SCHEDULE 'B' ABOVE REFERRED TO

Schedule of building & other terms

1. Foundation: R.C.C. Foundation.
2. Floor : Marble and /or Vitrified finish
3. Walls : 10" Outside wall, 5" flat to flat partition, 3" Internal partition, Stair Case wall 5"
4. Doors : All doors will be Flash Doors excluding toilet and kitchen which will be PVC door.
5. Kitchen : Black stone cooking slab, 2 fit. High glaze tiles above black stone, sink (Black Stone), One exhaust fan hole.
6. Toilet : Grey cement mosaic, Flooring, Gazed tiles up to 5" 5" high from floor. 2 bib cock, One Shower.
7. Window : Aluminium channel glass fitting window.
8. Plumbing: Outside pipe P.V.C, Concel pipe P.V.C (Water connection pipe), P.V.C Shower (Bathroom), Deep tubewell connected to overhead water tank (for water supply to each flat) S.W. Line with P.V.C manhole, septic tank, R.C.C. casting.
9. Sanitary : 1 Indian pan/ commode in each toilet.
- 10) Electricity : Total Concel wiring P.V.C Electricity Board with Switch, D.P. Box (One P.V.C main with indicators) Ground one iron main switch.
- 11) Interior Wall : Plaster of paris.
- 12) Balcony : Mosaic with Grey Cement Flooring.
- 13) Electricity point : 17 Electric point in each flat for 2 BHK & 1 electric point in each flat for 1 BHK.
- 14) External Boundary wall with gate.
- 15) Road inside the Complex : Net cement.
- 16) Stari : Net Cement finishing.

Pradip Dey

Pradip Kumar Dey



Hori Roni Dey

By the son of Utpal Biswas

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Mrs. Kamritha Mallick

PARTNER

17) Lift Facility available.

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

WITNESSES:

I read this document and listened to the donor and understood the meaning of the deed

Utpal Biswas



Hori Roni Dey

By the son of Utpal Biswas

SIGNATURE OF THE EXECUTANT

Late - Sahadev Biswas
Baromulpar Saton Para
Burdwan.

BASUNDHARA DEVELOPERS

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

Mrs. Kamritha Mallick

PARTNER

SIGNATURE OF THE ATTORNEYS

2) Pradip Dey
Late - Sahadev Biswas
Baromulpar Saton Para
Burdwan.

Drafted by:-

Hara Kumar Bhattacharyya

Sri Hara Kumar Bhattacharyya

Deed writer

Lic. No-2, A.D.S.R office,

Burdwan

Typed by:-

Imamul Hoque

Imamul Hoque

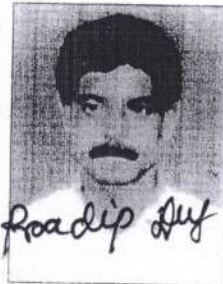
Digital Imaging

TEN FINGERPRINTS & PHOTO

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-



Roadip Dey

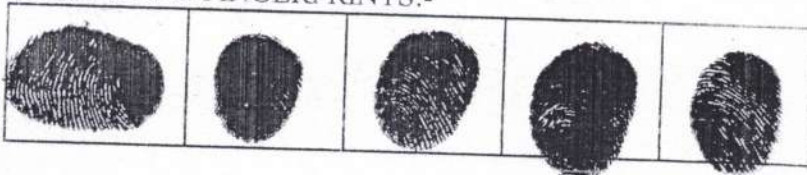
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Roadip Dey

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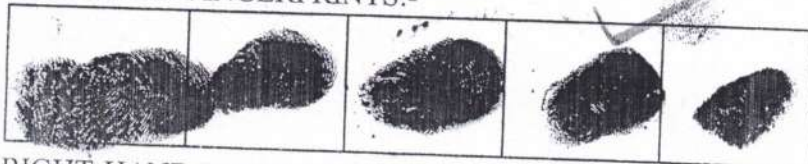
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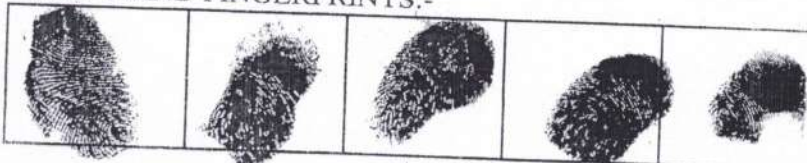
David Singh

Signature :-

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-



Parvinder Singh



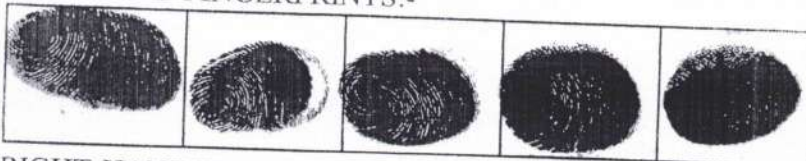
Parvinder Singh

Hari Rani Dey

By the son of Utpalmoni

Signature :-

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-



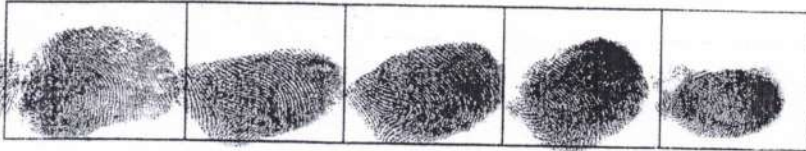
K. S. A. A.

Signature :-

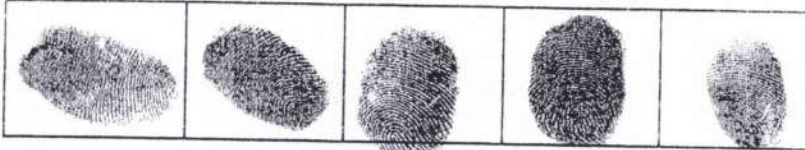
Mukherjee

TEN FINGERPRINTS & PHOTO

LEFT HAND FINGERPRINTS:-



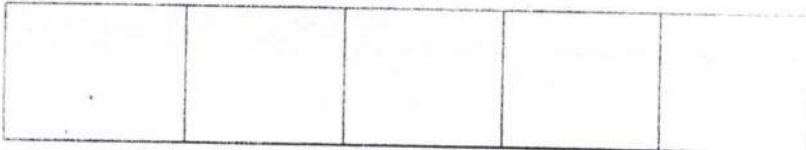
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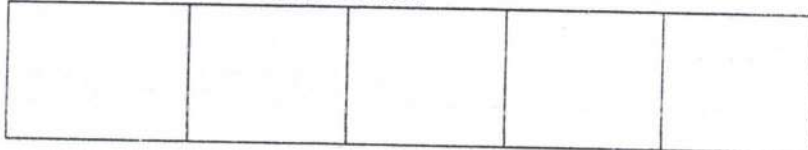
md Zamirul Haque

Signature :- *md Zamirul Haque*

LEFT HAND FINGERPRINTS:-



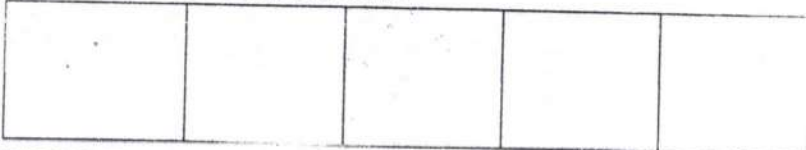
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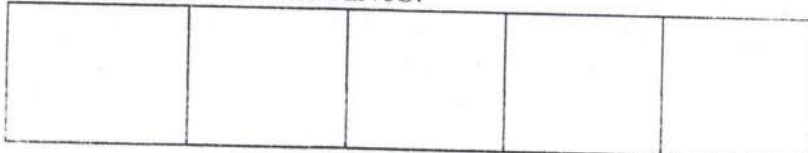
PHOTO

Signature :-

LEFT HAND FINGERPRINTS:-



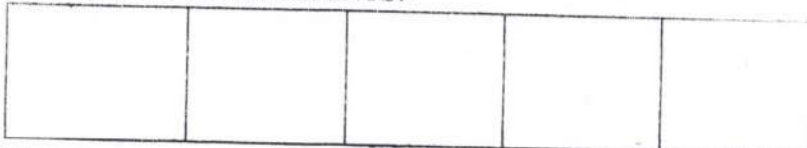
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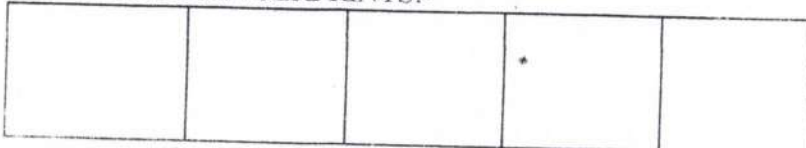
PHOTO

Signature :-

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-



PHOTO

Signature :-

: Identifier Details :

Name : Utpal Biswas
Father/Husband Name : Satadev Biswas
Occupation : Retired
Perment Address : Baramitpur
Village : Baramitpur Nutan
Post Office : Sripally
Thana : Buddham Sadar
District : Barabati Purba
Pin : 751003
State : W.B.

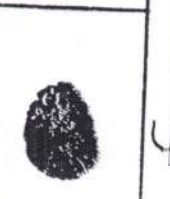
This Deed Sellar/Donor Community Relationship : Neighbour

AADHAR/PAN/EPIC NO : 4885 6374 4480

I am the (Identifier) : yes

This Deed QUARY NO. : _____

I have Identified the Seller/Donor.

					 <u>Utpal Biswas</u>
					

Date : 16/10/2023

Utpal Biswas

Identifier Signature

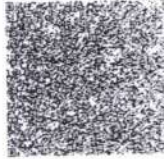
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ESSPD3666R



नाम / Name
HASIRANI DEY

पिता का नाम / Father's Name
KRISHNA KANTA DAS

जन्म का तिथि / Date of Birth
15/09/1940

हस्ताक्षर / Signature

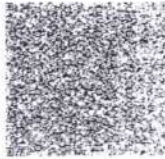
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ESSPD3668B



नाम / Name
PRADIP DEY

पिता का नाम / Father's Name
KARTIK DEY

जन्म की तारीख / Date of Birth
05/01/1972

हस्ताक्षर / Signature
[Signature]

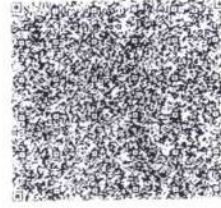
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AZBPM8495K



नाम / Name
MD ZAMIR ALI MALICK

पिता का नाम / Father's Name
ABDUL JABBAR MALICK

जन्म की तारीख /
Date of Birth
07/11/1972

हस्ताक्षर / Signature

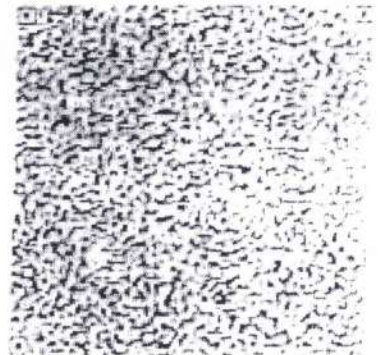
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



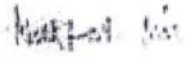
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEKPM7987G



नाम / Name
MUKTAR MIA

पिता का नाम / Father's Name
JAKIR MIA

जन्म की तारीख
Date of Birth
22/06/1967


हस्ताक्षर / Signature

18052019



ভারত সরকার

Unique Identification Authority of India

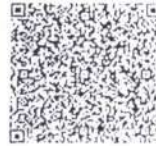
Government of India

ভাসিকার্ডকির আই ডি / Enrollment No.: 1058/67721/00272

To
উৎপল বিশ্বাস
UTPAL BISWAS
S/O: Sahadev Biswas
BARONILPUR NATUNPARA
Burdwan - I
Sripali
Burdwan - I Bardhaman
West Bengal 713103
67949448
31/02/2013



MN679494482FT



আপনার আধার সংখ্যা / Your Aadhaar No.

4885 6394 4480

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

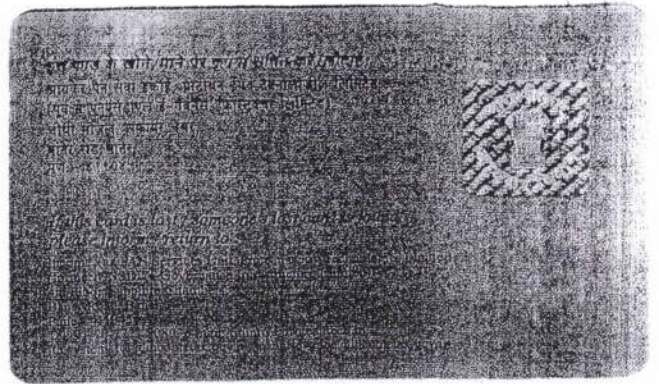
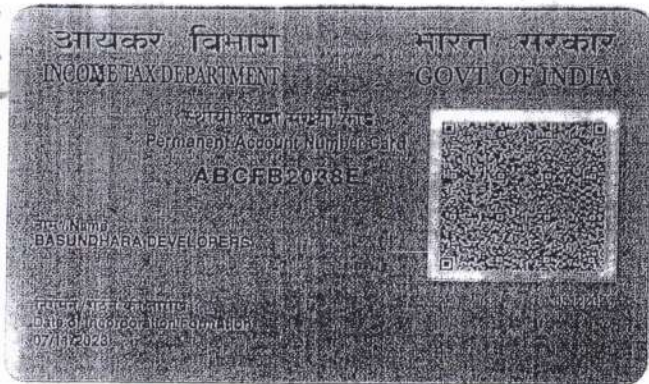
উৎপল বিশ্বাস
UTPAL BISWAS
জন্মতারিখ / DOB 01/01/1966
পুরুষ / Male



4885 6394 4480

আধার - সাধারণ মানুষের অধিকার

Utpal Biswas



Major Information of the Deed

Deed No :	I-0203-00143/2024	Date of Registration	08/01/2024
Query No / Year	0203-8003144924/2023	Office where deed is registered	
Query Date	22/12/2023 11:47:36 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	HARA KUMAR BHATTACHARYAY Thana : Memari, District : Purba Bardhaman, WEST BENGAL, Mobile No. 9434134193 Status :Deed Writer		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value *		Market Value	
Rs. 3,00,000/-		Rs. 27,00,006/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020309777/2023		

Land Details :

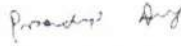
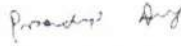
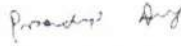
District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W12, Mouza: Balidanga, Ward No: 12, Holding No:252, B N Nutan colony Pin Code : 713103

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-2213	LR-11064	Bastu	Bastu	630 Sq Ft	1,00,000/-	9,45,002/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road, , Project Name :
L2	LR-2213	LR-11269	Bastu	Bastu	630 Sq Ft	1,00,000/-	9,45,002/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road, , Project Name :
TOTAL :					2.8875Dec	2,00,000 /-	18,90,004 /-	

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W12, Mouza: Balidanga, Holding No:252, BN NUTAN COLONY 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
L3	LR-2213	LR-9491	Bastu	Bastu	540 Sq Ft	1,00,000/-	8,10,002/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road, , Project Name :
Grand Total :					4.125Dec	3,00,000 /-	27,00,006 /-	

Principal Details :

Sl 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> Shri PRADIP DEY (Presentant) Son of Late Kartick Chandra Dey Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office, </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>22/12/2023</td><td></td><td>LTI 22/12/2023</td><td>22/12/2023</td></tr> </tbody> </table> Baranilpur Nutan Para, 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, PAN No.: esxxxxx8b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Shri PRADIP DEY (Presentant) Son of Late Kartick Chandra Dey Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office,		 Captured		22/12/2023		LTI 22/12/2023	22/12/2023
Name	Photo	Finger Print	Signature										
Shri PRADIP DEY (Presentant) Son of Late Kartick Chandra Dey Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office,		 Captured											
22/12/2023		LTI 22/12/2023	22/12/2023										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Shri PABITRA KUMAR DEY Son of Late Kartick Chandra Dey Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>22/12/2023</td><td></td><td>LTI 22/12/2023</td><td>22/12/2023</td></tr> </tbody> </table> Baranilpur Nutan Para, 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, PAN No.: DNxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Shri PABITRA KUMAR DEY Son of Late Kartick Chandra Dey Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office		 Captured		22/12/2023		LTI 22/12/2023	22/12/2023
Name	Photo	Finger Print	Signature										
Shri PABITRA KUMAR DEY Son of Late Kartick Chandra Dey Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office		 Captured											
22/12/2023		LTI 22/12/2023	22/12/2023										
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> HASI RANI DEY Wife of Late Kartick Chandra Dey Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>22/12/2023</td><td></td><td>LTI 22/12/2023</td><td>22/12/2023</td></tr> </tbody> </table> Baronilpur , Nutanpara, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ESxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office	Name	Photo	Finger Print	Signature	HASI RANI DEY Wife of Late Kartick Chandra Dey Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office		 Captured		22/12/2023		LTI 22/12/2023	22/12/2023
Name	Photo	Finger Print	Signature										
HASI RANI DEY Wife of Late Kartick Chandra Dey Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office		 Captured											
22/12/2023		LTI 22/12/2023	22/12/2023										

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BASUNDHARA DEVELOPERS G.T Road, Near Tnkonla Bus Stand, City:- Burdwan, P.O:- Bardhaman, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No.:: ABxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MUKTAR MIA Son of Late Jakir Mia Date of Execution - 22/12/2023, , Admitted by: Self, Date of Admission: 22/12/2023, Place of Admission of Execution: Office	 Dec 22 2023 4:42PM	 LTI 22/12/2023	 22/12/2023
Shibsankar Sarani Road ,Baburbag, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7G,Aadhaar No Not Provided by UIDAI Status :Representative, Representative of : BASUNDHARA DEVELOPERS (as partner)				
2	Name	Photo	Finger Print	Signature
	Md MD ZAMIR ALI MALLICK Son of Late Abdul Jabbar Mallick Date of Execution - 22/12/2023, , Admitted by: Self, Date of Admission: 22/12/2023, Place of Admission of Execution: Office	 Dec 22 2023 4:43PM	 LTI 22/12/2023	 22/12/2023
Village:- Padua, P.O:- Salun, P.S:-Khandaghost, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101; Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx5K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BASUNDHARA DEVELOPERS (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UTPAL BISWAS Son of Mr SAHADEV BISWAS BARANILPUR NUTANPARA, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	 22/12/2023	 Captured 22/12/2023	 22/12/2023
Identifier Of Shri PRADIP DEY, Shri PABITRA KUMAR DEY, MUKTAR MIA, Md MD ZAMIR ALI MALLICK, HASI RANI DEY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri PRADIP DEY	BASUNDHARA DEVELOPERS-630 Sq Ft
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri PABITRA KUMAR DEY	BASUNDHARA DEVELOPERS-630 Sq Ft
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	HASI RANI DEY	BASUNDHARA DEVELOPERS-540 Sq Ft

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W12, Mouza: Balidanga, ,
Holding No: 12, Holding No: 252, B N Nutan colony Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2213, LR Khatian No:- 11064	Owner:প্রদীপ দে, Gurdian:কার্তিক চন্দ্র দে, Address:নিজ , Classification:বাগ, Area:0.01400000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2213, LR Khatian No:- 11269	Owner:পবিত্র কুমার দে, Gurdian:কার্তিক চন্দ্র দে, Address:নিজ , Classification:বাগ, Area:0.01400000 Acre,	Owner Name not selected by applicant.

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W12, Mouza: Balidanga, ,
Holding No: 252, BN NUTAN COLONY Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 2213, LR Khatian No:- 9491	Owner:হাসি রানী দে, Gurdian:কার্তিক , Address:নিজ , Classification:বাগ, Area:0.01200000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020300143 / 2024

On 22-12-2023

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

Presented for registration at 12:57 hrs on 22-12-2023, at the Office of the A.D.S.R. Bardhaman by Shri PRADIP DEY, 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 27,00,006/-

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

Execution is admitted on 22/12/2023 by 1. Shri PRADIP DEY, Son of Late Kartick Chandra Dey, Baranilpur Nutan Para, P.O: Sripally, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 2. Shri PABITRA KUMAR DEY, Son of Late Kartick Chandra Dey Baranilpur Nutan Para, P.O. Sripally, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103 by caste Hindu, by Profession Business, 3. HASI RANI DEY, Wife of Late Kartick Chandra Dey, Baranilpur Nutanpara, P.O. Sripally, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103 by caste Hindu by Profession House wife

Indetified by Mr UTPAL BISWAS, , , Son of Mr SAHADEV BISWAS, BARANILPUR NUTANPARA, P.O. SRIPALLY, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

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

Execution is admitted on 22-12-2023 by MUKTAR MIA, partner, BASUNDHARA DEVELOPERS, G.T Road, Near Tnkonla Bus Stand, City:- Burdwan, P.O:- Bardhaman, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr UTPAL BISWAS, , , Son of Mr SAHADEV BISWAS, BARANILPUR NUTANPARA, P.O: SRIPALLY, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Execution is admitted on 22-12-2023 by Md MD ZAMIR ALI MALLICK, partner, BASUNDHARA DEVELOPERS, G.T Road, Near Tnkonla Bus Stand, City:- Burdwan, P.O:- Bardhaman, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr UTPAL BISWAS, , , Son of Mr SAHADEV BISWAS, BARANILPUR NUTANPARA, P.O: SRIPALLY, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/ (F -- Rs 7.00/) and Registration Fees paid 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 Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4631, Amount: Rs.50.00/-, Date of Purchase: 22/12/2023, Vendor name: Joyanta Das



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

On 08-01-2024

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 0203-2024, Page from 5967 to 5997

being No 020300143 for the year 2024.



Digitally signed by SANJIT SARDAR
Date: 2024.01.10 17:01:35 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 10/01/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.