

9679/23

(1)

1-144/2024

भारतीय गैर न्यायिक

पचास

रुपये

रु. 50

भारत

FIFTY
RUPEES

Rs. 50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

Certified that the Endorsement
attached to this document
are part of the Document.

AH 811124

पश्चिम बंगाल WEST BENGAL

Additional District Sub-Register
BURDWAN

08 JAN. 2024



BASUNDHARA DEVELOPERS

Muktar Hia

PARTNER

BASUNDHARA DEVELOPERS

Md. Kamrul H. Malik

PARTNER

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

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

08 DEC 2023



Additional District Sub-Registrar
Burdwan

22 DEC 2023

Swapan Kumar Saha

Late Bankim Saha

BASUNDHARA DEVELOPERS

Mukton Mia

PARTNER

BASUNDHARA DEVELOPERS

Mr. Kamal Ghosh

PARTNER

KNOWN ALL MEN BY THESE PRESENTS WE, 1) **SRI SWAPAN KUMAR SAHA**, PAN- DGFPS5271F, 2) **SRI RATAN KUMAR SAHA**, PAN- EZOPS2897J, both are S/o Late- Bankim Saha, 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, 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 **L.R. Khatian No.- 9206**,

former R.S. Plot No - 1007/2142, renumbered R.S. Plot No.-2142, L.R. Plot No.- 2216, measuring an area - 1089 (One thousand eighty nine) Sq.Ft. or 25 Chattak or 0.0250 Acre.

under **L.R. Khatian No.- 9207**,

former R.S. Plot No - 1007/2142, renumbered R.S. Plot No.-2142, L.R. Plot No.- 2216, measuring an area - 1089 (One thousand eighty nine) Sq.Ft. or 25 Chattak or 0.0250 Acre.

Total Area of Land - 2178 (Two thousand one hundred seventy eight) Sq.ft or 05 (five) Decimal, Class of Land- Bastu, within the local limits of Burdwan Municipality Ward No.- 12, under A.D.S.R. Office Burdwan and We are Seized and pssessed of the same as absolute owners without any interruption from any corner whatsoever as free from all encumbrances,

Swapan Kumar Saha

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BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Md Zamir Ali Mallik

PARTNER

decided to develop the aforesaid and below mentioned 'A' Schedule property but due to insufficient fund and other sufficient reasons and also due to land 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.- 9776 for the year 2023 with "BASUNDHARA DEVELOPERS"^{PAN - ABCFB2038} 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 - Padua, 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.

AND WHEREAS one of the conditions contained in the said agreement is that We shall grant Developement powr of Attorney after registration on the Developement 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 flats/garage/unit to the intending purchaser/s in respect of the Developer's Allocation

Swapan Kumar Saha

26/2/2012

BASUNDHARA DEVELOPERS

Muktarmia

PARTNER

BASUNDHARA DEVELOPERS

Md Zamir Ali Mallik

PARTNER

by executing deeds etc. We therefore appointed the said (1) **MUKTAR MIA** & (2) **MD ZAMIRALI MALLICK**, both the partners of the Developer firm naemd "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) **SRI SWAPAN KUMAR SAHA**, PAN- DGFPS5271F, 2) **SRI RATAN KUMAR SAHA**, PAN- EZOPS2897J, both are S/o Late- Bankim Saha, 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, do hereby constitute nominate and appoint the said (1) **MUKTAR MIA** & (2) **MD ZAMIRALI MALLICK** All are the partners of the Developer firm named "BASUNDHARA DEVELOPERS", As our true 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 respect of such construction and to sign all such building plans, site plan,

Swapan Kumar Saha

12/05/2023

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Md Samir Hossain

PARTNER

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, Completion plan, Completion certificate etc. from the south Dum Dum Municipality upon giving proper acknowledgment and/or receipts for the same.

3. To appear before and represent me at the office of the B.L. & L. 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 Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.

4. To negotiate for sale or disposal of the Developer's Allocation as specified in the 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' herein below 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

Swaran Kumar Sahra

L2621022102

BASUNDHARA DEVELOPERS

Muktar Hussain

PARTNER

BASUNDHARA DEVELOPERS

Mr. Kamal Malik

PARTNER

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 said property and to grant valid and effectual receipts and discharges thereof.

6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, colliers, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as my said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.

7. To apply to appropriate authorities for cement, iron, steel and other mate-

Swapan Kumar Saha

26/12/2023

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Adhikari Mallik

PARTNER

materials required for construction of the said multi-storied building and to purchase the same at such price and no such terms and conditions as my said Attorney shall think fit and proper.

8. To apply to appropriate authorities for electric connections, sanitary connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property.

9. To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multi-storied building.

10. In terms of the said Development Agreement dated 16.10.2023 and to sign and execute all conveyance, deeds or lease or deed of transfer and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as 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 compensa-

Swapan Kumar Saha

26-1-2012

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Md Kamal Hossain

PARTNER

tion 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 commended 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 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 vakalatnama

Swarn Kumar Saha

12/10/2017

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Md Zameer Ali Malik

PARTNER

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 such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which 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 Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as I, could do the same by myself.

Swapan Kumar Saha

26.02.2027

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Md Samir Hossain

PARTNER

17. Generally to do all other acts, deeds, matters and things whichsoever 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 Attorney^s.

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

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

ALL THAT PIECE AND PARCEL OF LAND situated within town, P.S. - Burdwan, Dist - Purba Bardhaman, at Mouza- Balidanga, J.L. No.- 35, under L.R. Khatian No.- 9206,

former R.S. Plot No - 1007/2142, renumbered R.S. Plot No.-2142, L.R. Plot No.- 2216, measuring an area - 1089 (One thousand eighty nine) Sq.Ft. or 25 Chattak or 0.0250 Acre.

under L.R. Khatian No.- 9207,

former R.S. Plot No - 1007/2142, renumbered R.S. Plot No.-2142, L.R. Plot No.- 2216, measuring an area - 1089 (One thousand eighty nine) Sq.Ft. or 25 Chattak or 0.0250 Acre.

Swapan Kumar Saha

26/02/2021

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Md Zamir Hossain

PARTNER

Total Area of Land - 2178 (Two thousand one hundred seventy eight) Sq.ft or 05 (five) Decimal, class- 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 Sujit Biswas,

ON THE SOUTH :- House of Buddhadeb Hazra,

ON THE EAST :- 20 Feet 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.

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.

Sudhan Kumar Saha

Joint Developer

BASUNDHARA DEVELOPERS

Muktar Ma

PARTNER

BASUNDHARA DEVELOPERS

Md Zamir Hossain

PARTNER

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 form floor. 2 bib cock, One Shower.
7. Window : Aluminium channel glass fitting window.
8. Plumbing: Outside pipe P.V.C, Cor.cel 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.Cmanhole, 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 2BHK & 12 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.
- 17) Lift Facility available.

Swapan Kumar Saha

Lakshmi Devi

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Mr. Ramiraj Mallik

PARTNER

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

Swapan Kumar Saha

Lakshmi Devi

WITNESSES:

1) Utpal Bhowan

Late Sahadev Bhowan
Baranul pur Mutanpara

SIGNATURE OF THE EXECUTANT

2) Burdwan
Sovaniya
Purani Bhowan

BASUNDHARA DEVELOPERS

BASUNDHARA DEVELOPERS

3) Rakin Das

Muktar Mia

PARTNER

Mr. Ramiraj Mallik

PARTNER

(Late Sahadev Das)

SIGNATURE OF THE ATTORNEYS

Baranul pur Shakti

Drafted by:-
Paran Bhowan

Hara Kumar Bhattacharyya

Sri Hara Kumar Bhattacharyya

Deed writer

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

Burdwan

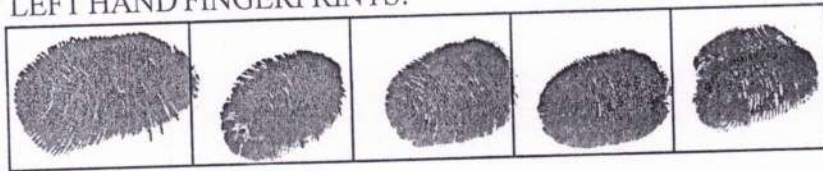
Typed by:-

Imamul Hoque

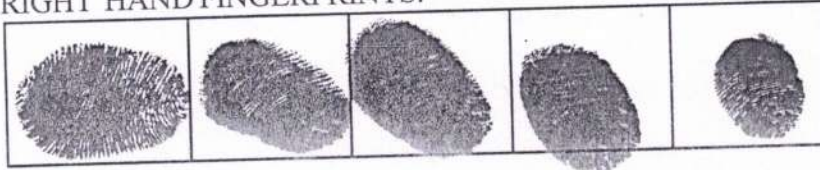
Digital Imaging

TEN FINGERPRINTS & PHOTO

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-



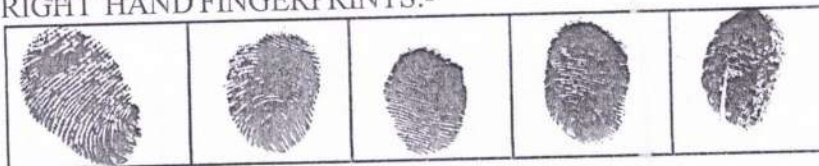
Swapan Kumar Senu

Signature :- Swapan Kumar Senu

LEFT HAND FINGERPRINTS:-



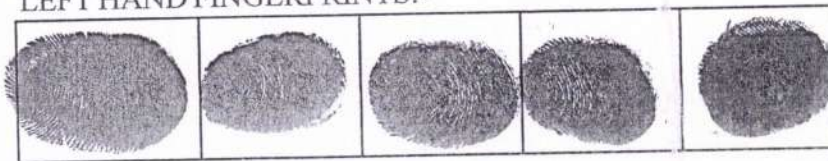
RIGHT HAND FINGERPRINTS:-



Signature :-

3002272732

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-



Mukhtar Mia

Signature :-

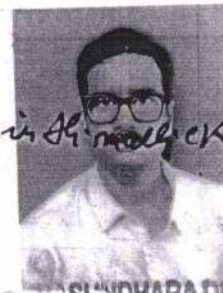
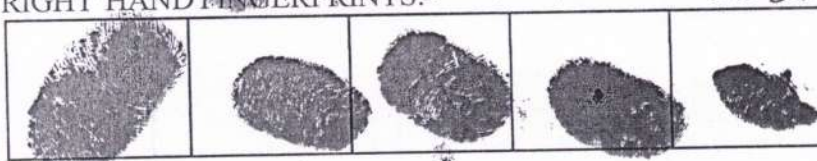
Mukhtar Mia

PARTNER

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-



Md Zamin A. Mallik

Signature :-

Md Zamin A. Mallik

PARTNER

: Identifier Details :

Name : Utpal Biswas
Father/Husband Name : Sahadev Biswas
Occupation : Others
Perment Address : Baromilpur
Village : Baromilpur Nutanparze
Post Office : Isreipally
Thana : Buwedam Sadar
District : Purba Buduwam
Pin : 713103
State : WB
This Deed Sellar/Donor Community Relationship : Neighbor
AADHAR/PAN/EPIC NO : 4885 6394 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

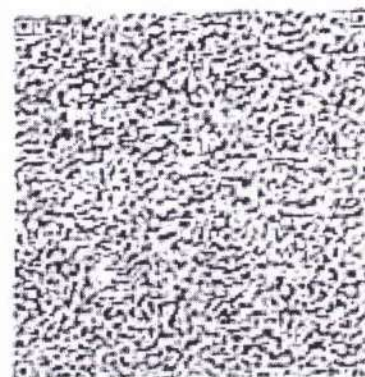
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
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

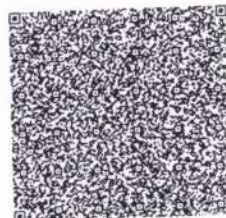
आयकर विभाग
INCOME TAX DEPARTMENT



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

28112021

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

हस्ताक्षर/ Signature

आयकर विभाग
INCOME TAX DEPARTMENT
RATAN KUMAR SAHA



भारत सरकार
GOVT. OF INDIA

BANKIM CHANDRA SAHA

01/01/1971

Permanent Account Number

EZOPS2897J

रतन कुमार
साहा

Signature



आयकर विभाग

INCOME TAX DEPARTMENT

SWAPAN KUMAR SAHA

BANKIM SAHA

01/01/1967

Permanent Account Number

DGFPS5271F

Signature



भारत सरकार

GOVT. OF INDIA





ভারত সরকার
Unique Identification Authority of India
Government of India

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

To
উৎপল বিশ্বাস
UTPAL BISWAS
S/O: Sahadev Biswas
BARONILPUR NATUNPARA
Burdwan - I
Siipalli
Burdwan - I Bardhaman
West Bengal 713103
67949448
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 : 01/01/1968
পুরুষ / Male



4885 6394 4480

আধার - সাধারণ মানুষের অধিকার

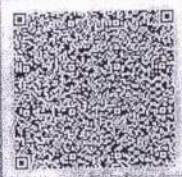
Utpal Biswas

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABCFB2038E

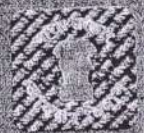


नाम / Name
BASUNDHARA DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation/Formation
07/11/2023

08122023

इस कार्ड के खोने/पाने पर कृपया सूचित करें/बोटीए
आयकर सेवा इकाई, प्रोड्यूसर इंडिया टेक्नोलॉजी लिमिटेड
(प्राइवेट लिमिटेड)
बोटीए संजित, लोकार्ड नंबर
भारत सरकार
पिन - 110021



If this card is lost / someone's lost card is found
Please inform / return to:

Income Tax PAN Services Unit, Producer India Technologies Limited
Income Tax NSDL e-Governance Infrastructure Limited
4th Floor, Sapphire Chambers
B-10, Connaught Place
New Delhi - 110028
Tel: 011-261212000, 261212001
Email: pan@pan.irda.gov.in, pan@pan.irda.gov.in

Major Information of the Deed

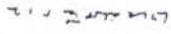
Deed No :	I-0203-00144/2024	Date of Registration	08/01/2024
Query No / Year	0203-8003145107/2023	Office where deed is registered	
Query Date	22/12/2023 11:56:27 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	HARA KUMAR BHATTACHARYAY Thana : Memari, District : 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. 4,00,000/-		Rs. 32,67,006/-	
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]:- 020309776/2023		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W12, Mouza: Balidanga, , Ward No: 12, Holding No:251, B N Nutan colony Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2216	LR-9206	Bastu	Bastu	1089 Sq Ft	2,00,000/-	16,33,503/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2216	LR-9207	Bastu	Bastu	1089 Sq Ft	2,00,000/-	16,33,503/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			4.9913Dec	4,00,000 /-	32,67,006 /-	
		Grand Total :			4.9913Dec	4,00,000 /-	32,67,006 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Swapan Kumar Saha (Presentant) Son of Late Bankim Saha Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office	 22/12/2023	 Captured LTI 22/12/2023	 22/12/2023
	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.:: DGxxxxxx1F,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			
2	Shri Ratan Kumar Saha Son of Late Bankim Saha Executed by: Self, Date of Execution: 22/12/2023 , Admitted by: Self, Date of Admission: 22/12/2023 ,Place : Office	 22/12/2023	 Captured LTI 22/12/2023	 22/12/2023
	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.:: EZxxxxxx7J,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			

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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name 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 +	Photo  Dec 22 2023 4:49PM	Finger Print  Captured LTI 22/12/2023	Signature  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 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	Photo  Dec 22 2023 4:49PM	Finger Print  Captured LTI 22/12/2023	Signature  22/12/2023
Village:- Padua, P.O:- Salun, P.S:-Khandaghosh, 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 NATUN PARA, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103		 Captured	
	22/12/2023	22/12/2023	22/12/2023
Identifier Of Shri Swapan Kumar Saha, Shri Ratan Kumar Saha, MUKTAR MIA, Md MD ZAMIR ALI MALLICK			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Swapan Kumar Saha	BASUNDHARA DEVELOPERS-1089 Sq Ft

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Ratan Kumar Saha	BASUNDHARA DEVELOPERS-1089 Sq Ft

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W12, Mouza: Balidanga, , Ward No: 12, Holding No:251, 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:- 2216, LR Khatian No:- 9206	Owner:স্বপ্ন কুমার সাহা, Gurdian:বক্সিম , Address:নিজ , Classification:বাড়, Area:0.02600000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2216, LR Khatian No:- 9207	Owner:রজন কুমার সাহা, Gurdian:বক্সিম , Address:নিজ , Classification:বাড়, Area:0.02400000 Acre,	Owner Name not selected by applicant.

On 22-12-2023

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

Presented for registration at 13:55 hrs on 22-12-2023, at the Office of the A.D.S.R. Bardhaman by Shri Swapan Kumar Saha , 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 32,67,006/-

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

Execution is admitted on 22/12/2023 by 1. Shri Swapan Kumar Saha, Son of Late Bankim Saha, 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 Ratan Kumar Saha, Son of Late Bankim Saha, Baranilpur Nutan Para, P.O: Sripally, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business

Indetified by Mr UTPAL BISWAS, , , Son of Mr SAHADEV BISWAS, BARANILPUR NATUN PARA, 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 Tnkonja 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 NATUN PARA, 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 Tnkonja 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 NATUN PARA, 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/- (E = 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 4630, 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.

San

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 5907 to 5935

being No 020300144 for the year 2024.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2024.01.10 16:59:13 +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.

