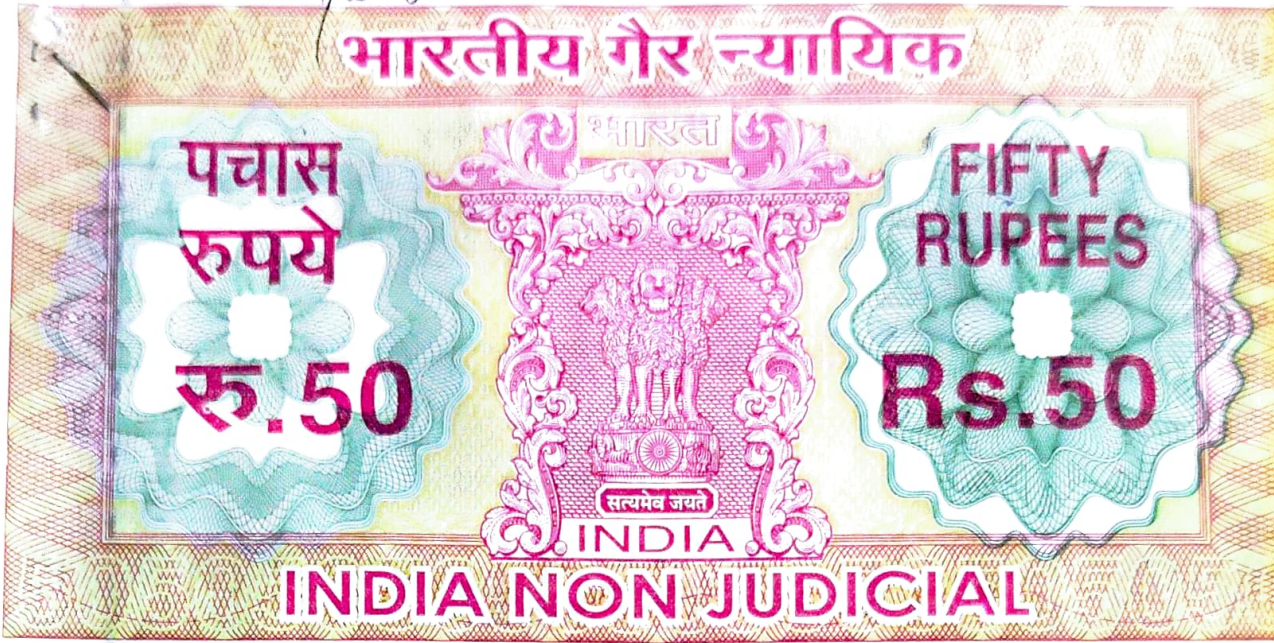


Sl: 2804/2015

I-2732/15



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AM 819656

8: 8002516423/25


Endorsement sheet and signature sheet attached with the document are part of the document.

Addl. D.O. Sub-Registrar  
Chandannagar, Hooghly

04 SEP

## GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1)

 **SRI SANDIP MITRA**, — Son of <sup>Late</sup> Shyama Charan Mitra, by faith Hindu (Indian Citizen), by Profession Business, Resident of Natunpara, P.O. and P.S. Chandannagar, District Hooghly, PIN 712136, Aadhaar No. 4142 6476 5095, Epic Card No. WB/27/182/504080, PAN - AQPPM4684H, (2) **SRI SUDIP MITRA**,

Contd....2

Pages (1)

# DEED PLAN

SCALE: 1:200

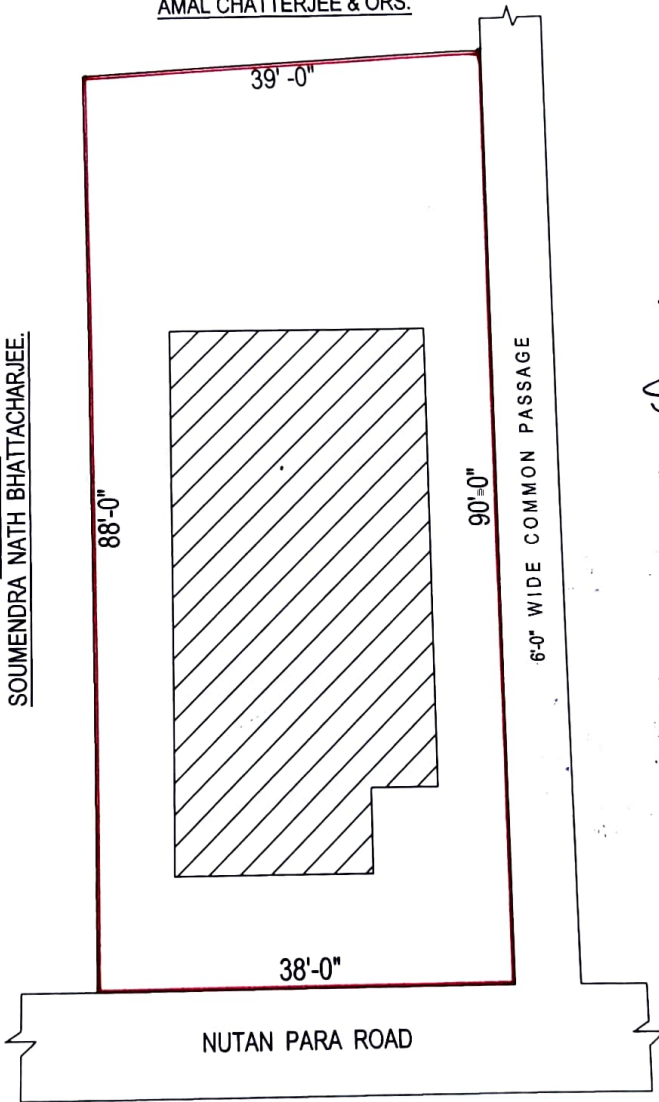
DER R.S. DAG NO-107, R.S. KHATIAN NO-60, L.R. DAG NO-156, L.R. KHATIAN NO- 3063, 3064, 3065, MOUZA& P.S. -CHANDERNAGORE, SHEET NO-24, WARD NO:-21, HOLDING NO-1913, AT NUTAN PARA ROAD, UNDER CHANDERNAGORE MUNICIPAL CORPORATION, DIST-HOOGHLY.

TOTAL AREA OF LAND-4 KA. 12 CH. 6 S.F.T. OR 0.078 ACRE  
G.F. COVER AREA:-1119 S.F.T.  
F.F. COVER AREA:-1119 S.F.T.  
STAIR HEAD ROOM COVER AREA:- 120 S.F.T.  
TOTAL COVER AREA:-2358 S.F.T.



HOLDING OF  
AMAL CHATTERJEE & ORS.

HOLDING OF  
SOUMENDRA NATH BHATTACHARJEE.



*Sandip Mitra*  
*Sudip Mitra*  
*Sujata Ghosh.*

**AAKANSHA BUILDER**

*Gayatri Bhagat*  
**Partner**

**AAKANSHA BUILDER**

*Rahul Shakti*  
**Partner**

DRAWN BY:-  
(AS DIR.)

*Sudipta Das*  
**SUDIPTA D.A.S**  
Registered Planner  
Chandernagore Municip  
Corporation  
Registration No:- 26F


Son of Late Shyama Charan Mitra, by faith Hindu (Indian Citizen), by Profession Service, Resident of Natunpara, P.O. and P.S. Chandannagar, District Hooghly, PIN 712136, Aadhaar No. 2849 5498 8865, Epic Card No. WB/27/182/504002, PAN BMJPM9655D and **(3) SMT. SUJATA GHOSH**, Wife of Mr. Asok Kumar Ghosh, by faith - Hindu (Indian Citizen), by Profession - Housewife, Resident of Daspara, North Barrackpore, District North 24 Parganas, PIN 700120, Aadhaar No. 5641 3977 7050, Epic Card No. WB/19/132/330126, PAN - CJDPG1450L, hereinafter referred to as the **EXECUTANTS**, send greetings on this 14<sup>th</sup> day September of 2025. ✓

**WHEREAS** We wish to appoint a fit and proper person to look after our affairs in our absence.

**WHEREAS** the property as described in the schedule herein below originally belongs to Akshay Kumar Saha having right, title, interest and possession and akin thereto.

**AND WHEREAS** said Akshay Kumar Saha transferred the property as described in the schedule herein below in favour of Smt. Sipra Mitra, wife of Shyama Charan Mitra by way of a Deed of Sale, being no. 2970 for the year 1966 registered in Book no.1, Volume no. 37, pages 43 to 45, registered at Joint Sub-Registrar of Serampore at Chandannagar.

**AND WHEREAS** said Sipra Mitra has become the absolute owner of the property as described in the schedule herein below having right, title, interest and possession.



**AND WHEREAS** said Sipra Mitra mutated her name in the L.R. Record of Rights and before the appropriate authority of Chandernagore Municipal Corporation.

**AND WHEREAS** said Sipra Mitra died on 19/04/2001, leaving behind her husband Shyama Charan Mitra, two sons namely, Sudip Mitra and Sandip Mitra and one daughter Smt. Sujata Ghosh as her legal heirs in respect to the property as described in the schedule herein below.

**AND WHEREAS** said Shyama Charan Mitra, Sudip Mitra, Sandip Mitra and Sujata Ghosh became the joint owners of the property as described in the schedule herein below to the extent of 1/4<sup>th</sup> share each.

**AND WHEREAS** said Shyama Charan Mitra died on 30/10/2019 leaving behind his two sons namely, Sudip Mitra and Sandip Mitra and one daughter Smt. Sujata Ghosh as his legal heirs in respect to his 1/4<sup>th</sup> share over the property as described in the schedule herein below.

**AND WHEREAS** thereafter Sudip Mitra and Sandip Mitra and Smt. Sujata Ghosh became the joint owners of the property as described in the schedule herein below to the extent of 1/3<sup>rd</sup> share each.

**ANDWHEREAS** said Sudip Mitra and Sandip Mitra and Smt. Sujata Ghosh mutated their names in the L.R. Record of Rights and before the appropriate authority of Chandernagore Municipal Corporation.

**AND WHEREAS** having an intention to construct a building or multistoried building over the property as describe in the schedule herein below and also as specifically describe in the schedule of the Land Owner and Developers Agreement being No.060402728 for the year

2025, registered at A.D.S.R. Chandannagar We approached the **DEVELOPER** and the **DEVELOPER** accepted the same.

**AND WHEREAS** presently We are otherwise busy with our personal family matters as such it is not possible for us to look after the matters involved in the **DEVELOPMENT WORK** over the property as described in the schedule herein below and also as described in the schedule of the Land Owner and Developers Agreement being No. ~~060402728~~ for the year 2025, registered at A.D.S.R. Chandannagar.

**NOW KNOW AND THESE PRESENTS WITNESS** that **We, (1) SRI SANDIP MITRA, (2) SRI SUDIP MITRA** and **(3) SMT. SUJATA GHOSH** doth hereby appoint, nominate and constitute **"AAKANSHA BUILDER"**, a registered Partnership Firm having its office at 4R/1D, Gour Sundar Seth Lane, South Sinterce, Kolkata - 700050, West Bengal, PAN - ACIFA9305N, represented by its partners **(1) SRI RAHUL BHAGAT**, son of Late Shew Pujan Bhagat, by faith Hindu (Indian Citizen), by Profession Business, residing at Gour Sundar Seth Lane, South Sinterce, Kolkata - 700050, Epic Card No. BGN2068880, Aadhaar no. 6241 4536 0243, PAN - AHIPB4462G and **(2) SMT. GAYATRI BHAGAT**, wife of Mr. Rahul Bhagat, by faith Hindu (Indian Citizen), by Profession Service, residing at Gour Sundar Seth Lane, South Sinterce, Kolkata - 700050, Epic Card No. BGN2068898, Aadhaar no. 5338 3023 9441, PAN - ANSPB9049D, hereinafter referred to as the **DEVELOPER** to be our true and lawful Attorney, and to do and execute all or any of the following acts, deeds, things, that is to say :

1. To manage, control, look after and supervise the said **DEVELOPMENT WORK** over the property as described in the schedule herein below in any manner as our said attorney may deem fit and proper.
2. To represent us before the office of any office(s)/authority of any State, Central Government or local body and or B.L. & L.R.O., Post Office, Municipality, Collector, Police and Consolidation of Holding Offices and or other authorities from time to time for ourselves which are connected and/or concerned with the said **DEVELOPMENT WORK** over the property as described in the schedule herein below, whatsoever and to make any statement, application, affidavit, undertaking etc. lawfully for and on our behalf and in our names in respect thereof and/or any matter incidental thereto.
3. To get fresh /additional /reinstallation of water /sewer and /or electricity/power connection and other services in the said **DEVELOPMENT WORK** over the property as described in the schedule herein below, to the extent of beneficial enjoyment of the said **DEVELOPMENT WORK** over the property as described in the schedule herein below, and for the purpose to do all the acts, deeds and things on our behalf.
4. To deposit and pay the outstanding taxes, charges, levies, dues and demands of any authorities in respect of the said **DEVELOPMENT WORK** over the property as described in the schedule herein below thereof.

5. To prepare the deed or deeds for the purpose of registration in respect of developer allocation and to get the same registered in the appropriate office of Sub-Registrar and or registrar.
6. To make every arrangements for the purpose(s) to apply for/and get the plan sanctioned, to obtain the sanctioned plan from the appropriate authority and to obtain other permissions, if required for the said purpose of **DEVELOPMENT WORK** over the property as described in the schedule herein below.
7. To execute, sign and present for registration before the proper Registering Authority the flat(s), shop etc., in respect of developers allocation, at such terms which our said lawful general attorney at its discretion deems fit and proper, with any person, whatsoever and to enter into any agreement with the purchaser and or intending purchaser, to receive earnest money in its own name and to issue receipts thereof.
8. To appear before the Municipal authority, B.L. & L.R.O. and other offices for and on our behalf for a lawful purpose.
9. To take all necessary steps as per law against each and every purchaser or intending purchaser as and when situation so demand on our behalf.
10. To accept notices or services or writ of Summons or other legal process that may be served upon us and to appear and represent us in any Court of Justice and before Magistrate or Judicial or Quasi-judicial or other officers whatsoever as the said Attorney shall think proper.

11. To file, defend, compromise, compound and withdraw any suit in any court of law in any matter concerning said **DEVELOPMENT WORK** over the property as described in the schedule herein below or any matter incidental thereto and for the purpose to appoint any advocate, pleader, vakil, attorney etc. and to make any statement, application, affidavit, undertaking etc. on our behalf under our names.

12. To execute, sign and present all kinds of suits, writs, complaints, petitions, revisions, written statement, appeals, etc., in the courts of law, i.e. Civil, Criminal or revenue and/or tribunal and to proceed in all proceedings before Arbitrator or any other authority in our names and on our behalf in any matter concerning the said **DEVELOPMENT WORK** over the property as described in the schedule herein below. Our said constituted Attorney is also authorized to compromise, compound or withdraw money, to deposit or withdraw documents and to issue receipts and to take every step in the above mentioned suits, writs, complaints, petitions, revisions, appeals etc., concerning the said **DEVELOPMENT WORK** over the property as described in the schedule herein below, and / or any incidental thereto.

13. To execute a rectification deed, if lawfully needed, of any deed(s) executed in respect of the said **DEVELOPMENT WORK** over the property as described in the schedule herein below and or Flat or other units to get the same registered before the office of the Sub-registrar and or registrar.

14. That this General Power of Attorney is granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created on the property as described in the schedule herein below. This Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment or making any profit or gain in favour of the Attorney. This Power of Attorney is revocable upon any breach.

**AND GENERALLY** to do and execute all such deeds, instruments acts and things in relation to the property as described in the schedule herein below, partnership interests in firms now or hereinafter belonging to us wherein We shall have any interest and in my capacity and in all matters relating to our affairs as fully and effectively in all aspects as we ourselves could have done if personally present as the said Attorney shall deem fit and proper.

**We HEREBY AGREE** that all acts, deeds and things done by the said Attorney shall be construed as acts, deeds and things done by us. We hereby undertake to ratify and confirm all and whatever each of the said Attorney shall do by virtue of the powers hereby given.

**:- THE SCHEDULE ABOVE REFERRED TO LAND :-**

District and District Sub-Registrar Hooghly, A.D.S.R Chandannagar, Sheet no. 24, J.L. No. 1, under P.S. and Mouza Chandannagar, R.S. Khatian no. 60, R.S. Dag no. 107, L.R. Khatian no. 3064, 3065, 3063, L.R. Plot no. 156, 0.078 Acre Bastu land appertaining to two storied building measuring about 2358 Sq.Ft. out of which 1119 Sq.Ft. Ground Floor, 1119 Sq.Ft. in the First Floor and 120 Sq.Ft. Stair Top, situated

at Natunpara Road, Holding no. 1913, Ward no. 21, under Chandernagore Municipal Corporation as specifically demarcated and delineated in the map annexed herewith with "RED" colour. The Map annexed herewith is the part and parcel of this Agreement.

The property is butted and bounded by :-

**ON THE NORTH** : Nutanpara Road.

**ON THE SOUTH** : Holding of Amal Chatterjee and other.

**ON THE EAST** : Holding of Soumendra Nath Bhattacharjee.

**ON THE WEST** : 6' feet wide common passage.

**IN WITNESS WHEREOF** We hereunto set and subscribe our hands, seals and signatures on this 4<sup>th</sup> day of September, 2025.

- 1) Sandip Mitra
- 2) Sudip Mitra
- 3) Sujata Ghosh.

---

**SIGNATURE OF THE EXECUTANTS  
/ LAND OWNERS**

We hereby receive

**AAKANSHA BUILDER**

- 1) Rahul Shetty

**AAKANSHA BUILDER**

- 2) Gejatri Bhagat

(Signature of Attorney)

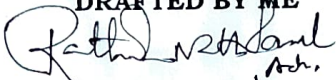
**SIGNED, SEALED AND DELIVERED**

In Presence of Witnesses :

1. Baola Nath Gosh  
do - Calo Sarat Ch. Gosh  
vill - Telinipora p.o. Sewli  
P.S. Mohapur pin- 700121
2. A-NO - 2676 6550 7171

Radip Das Law Clerk  
Candernagore Court

**DRAFTED BY ME**



B.A. B.L. 1999

**ADVOCATE** Candernagore Court,

**TYPED BY ME**













**TYPIST**



Sugata Ghosh.

দুই হাতের আঙ্গুল-এর টিপ ছাপ  
ক্রেতা / বিক্রেতা / দাতা / গ্রহিতা

বাঁহাতের আঙ্গুল-এর টিপ ছাপ		ডানহাতের আঙ্গুল-এর টিপ ছাপ	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তাজনী	(২) তাজনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

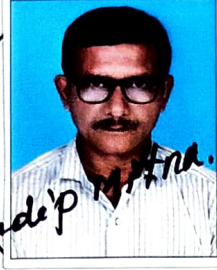

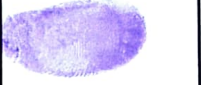



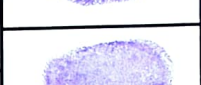





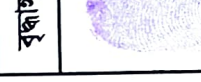
Sugata Ghosh.

স্বাক্ষর









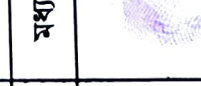


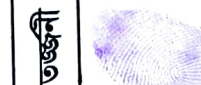
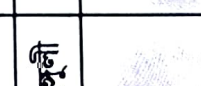
[ যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ ছাপ লওয়া হইল ]

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রোতা / বিক্রোতা / দাতা / গ্রহিতা

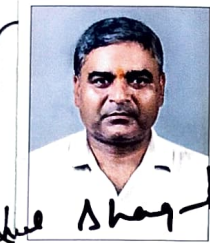




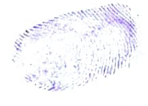




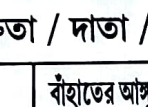

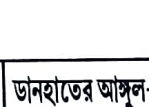
 স্বাক্ষর Sudip Mitra	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
	কনিষ্ঠা	অনামিকা	কনিষ্ঠা	অনামিকা
				
				
				

ক্রোতা / বিক্রোতা / দাতা / গ্রহিতা



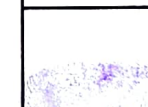

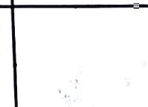
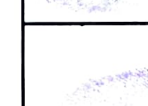
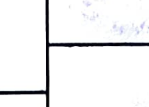

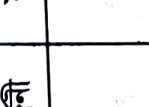


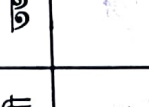
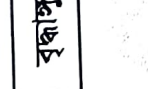
 স্বাক্ষর Sandip Mitra	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
	কনিষ্ঠা	অনামিকা	কনিষ্ঠা	অনামিকা
				
				
				



দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা / বিক্রেতা / দাতা / গ্রহিতা

 স্বাক্ষর <b>AAKANSHA BUILDER</b> Rakul Shaha Partner	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
	কনিষ্ঠা	অনামিকা	কনিষ্ঠা	অনামিকা
				
				
				


ক্রেতা / বিক্রেতা / দাতা / গ্রহিতা

 স্বাক্ষর <b>AAKANSHA BUILDER</b> Gayatri Bhagat Partner	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
	কনিষ্ঠা	অনামিকা	কনিষ্ঠা	অনামিকা
				
				
				

ভারত সরকার  
 Government of India



Issue Date: 14/12/2019



সন্দিপ মিত্র  
 Sandip Mitra  
 জন্মতারিখ/DOB: 11/03/1972  
 লিঙ্গ/ MALE

4142 6476 5095  
 VID : 9158 5175 1293 9069

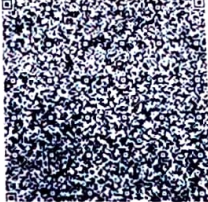
জামাতা জামাতা জামাতা পরিচয়

ভারতীয় বিসিটি পরিচয় প্রাধিকরণ  
 Unique Identification Authority of India

**ঠিকানা:**  
 সিপ্রা লে, নতুনপারা, চন্দান্নগর, হুগলি,  
 পশ্চিমবঙ্গ - 712136

**Address:**  
 SIPRA LAY, NATUNPARA, Chandannagar,  
 Hooghly,  
 West Bengal - 712136



4142 6476 5095  
 VID : 9158 5175 1293 9069

☎ 1947 | ✉ help@uidai.gov.in | 🌐 www.uidai.gov.in

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Sandip Mitra



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/20484/07778

To  
Sudip Mitra  
সুদীপ মিত্র  
sipralaya  
NATUN PARA  
Chandannagar  
Chandannagar, Hooghly  
West Bengal - 712136  
9432972486

11/12/2013



KL678427036FT

67842703



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2849 5498 8865**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Government of India

সুদীপ মিত্র  
Sudip Mitra  
পিতা : শ্যামা চরণ মিত্র  
Father : Shyama Charan Mitra

জন্মতারিখ/DOB: 04/11/1967  
পুরুষ / Male

**2849 5498 8865**



আধার - সাধারণ মানুষের অধিকার

Sudip Mitra



ভারত সরকার  
Government of India



মুজাজা ঘোষ  
SUJATA GHOSH  
পতি : অশোক ঘোষ  
Husband ASHOK GHOSH  
জন্মতারিখ / DOB 20/03/1965  
মহিলা / Female



5641 3977 7050

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় পরিষদ  
Unique Identification Authority of India

ঠিকানা:

এস.এন.ব্যানার্জী রোড, দাস পাড়া,  
মনিরামপুর, নর্থ ব্যারাকপুর  
(এম), ব্যারাকপুর, উত্তর ২৪  
পরগানা, পশ্চিমবঙ্গ, 700120

Address

S N BANERJEE ROAD, DAS  
PARA MONIRAMPUR, North  
Barrackpore[M], Barrackpore,  
North Twenty Four Parganas,  
West Bengal, 700120

5641 3977 7050



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Sujata Ghosh,

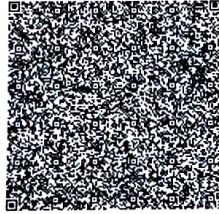


ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2992/19157/19528

To  
গায়ত্রী ভগত  
Gayatri Bhagat  
GOUR SUNDAR SETH LANE,  
SITHI,  
VTC: Sathee S.O.,  
District: Kolkata,  
State: West Bengal,  
PIN Code: 700050,  
Mobile: 7003872867



Signature Not Verified  
Digitally signed by JS Unique  
Identification Agency of India  
DN  
Date: 2025.01.07 19:07:52  
BT

আপনার আধার সংখ্যা / Your Aadhaar No. :

5338 3023 9441

VID : 9115 0475 5867 0767

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



Aadhaar no. Issued: 081012013



গায়ত্রী ভগত  
Gayatri Bhagat  
জন্মতারিখ/DOB: 05/10/1981  
মহিলা/ FEMALE

আধার পরিচয়ের প্রমাণ, নাগরিকত্ব বা জন্মতারিখের নয়। এটি শুধুমাত্র যাচাইকরণের (অনলাইন প্রমাণীকরণ বা কিউআর কোড/ অফলাইন এক্সএমএল স্বাক্ষর) সঙ্গে ব্যবহার করা উচিত।  
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).

5338 3023 9441

আমার আধার, আমার পরিচয়



Government of India



তথ্য / INFORMATION

- আধার পরিচয়ের প্রমাণ, নাগরিকত্ব বা জন্মতারিখের নয়। জন্মতিথি আধার নম্বর ধারকের দ্বারা জমা দেওয়া প্রবিধানে নির্দিষ্ট জন্মতিথি নথিগুলির প্রমাণ দ্বারা সমর্থিত তথ্যের উপর ভিত্তি করে।
- এই আধার পত্রটি ইউআইডিএআই দ্বারা নিযুক্ত প্রমাণীকরণ সংস্থা দ্বারা অনলাইন প্রমাণীকরণের মাধ্যমে বা অ্যাপ স্টোরগুলিতে উপলব্ধ এম-আধার বা আধার কিউআর স্ক্যানার অ্যাপ ব্যবহার করে বা [www.uidai.gov.in](http://www.uidai.gov.in) - এ উপলব্ধ নিরাপদ কিউআর কোড স্ক্যানার অ্যাপ ব্যবহার করে কিউআর কোড স্ক্যানিংয়ের মাধ্যমে যাচাই করা উচিত।
- আধার অনন্য এবং সুরক্ষিত।
- আধার তালিকাভুক্তির তারিখ থেকে প্রতি ১০ বছরের পরে পরিচয় এবং ঠিকানার সমর্থিত নথিগুলি আধার আপডেট করা উচিত।
- আধার আপনাকে বিভিন্ন সরকারি এবং বেসরকারি সুবিধা/পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নম্বর এবং ইমেল আইডি আপডেট রাখুন।
- আধার পরিষেবাগুলির লাভ গ্রাস্ত করতে m-Aadhaar অ্যাপ ডাউনলোড করুন।
- আধার/বায়োমেট্রিক্স ব্যবহার না করার সময় নিরাপত্তা নিশ্চিত করতে আধার/বায়োমেট্রিক্স লক / অনলক বৈশিষ্ট্যের ব্যবহার করুন।
- আধার খুঁজছেন এমন সংস্থাগুলি সম্মতি নিতে বাধ্য।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on [www.uidai.gov.in](http://www.uidai.gov.in).
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

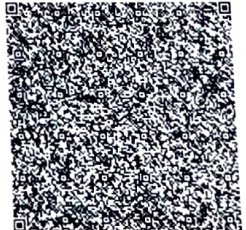


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
৪আর/1ডি 202, পৌর সুন্দর সেথ লেন, সিথি, সিথি,  
কোলকাতা,  
পশ্চিমবঙ্গ - 700050  
Address:  
GOUR SUNDAR SETH LANE, SITHI, Sathee S.O.,  
DIST: Kolkata,  
West Bengal - 700050

Details as on: 061012025



5338 3023 9441

VID : 9115 0475 5867 0767

1947 | help@uidai.gov.in | www.uidai.gov.in

Gayatri Bhagat



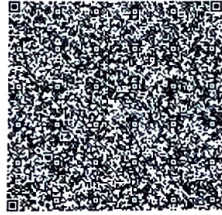
भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 2992/19157/49218

To  
Rahul Bhagat  
GOUR SUNDAR SETH LANE,  
SITHI,  
VTC: Sinthee S.O,  
District: Kolkata,  
State: West Bengal,  
PIN Code: 700050,  
Mobile: 7003376399

Signature Not Verified  
Digitally signed by Unique  
Identification Authority of India  
On 2025.02.19 10:07:37  
IST



आपका आधार क्रमांक / Your Aadhaar No. :

6241 4536 0243

VID : 9106 6927 3867 0097

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Aadhaar no. Issued: 16/09/2012



Rahul Bhagat  
Date of Birth/DOB: 18/12/1980  
Male/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतियि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/  
ऑफलाइन एक्सएमएल की 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).

6241 4536 0243

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतियि का नहीं। जन्मतियि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतियि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या [www.uidai.gov.in](http://www.uidai.gov.in) पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on [www.uidai.gov.in](http://www.uidai.gov.in).
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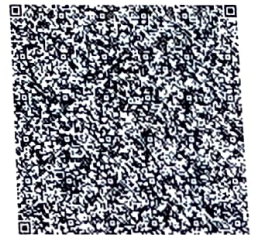


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
GOUR SUNDAR SETH LANE, SITHI, Sinthee S.O,  
DIST: Kolkata,  
West Bengal - 700050

Details as on: 14/02/2025



6241 4536 0243

VID : 9106 6927 3867 0097

1947 | [help@uidai.gov.in](mailto:help@uidai.gov.in) | [www.uidai.gov.in](http://www.uidai.gov.in)

Rahul Bhagat

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ACIFA9305N

नाम / Name  
AAKANSHA BUILDER

निगमन / गठन की तारीख  
Date of Incorporation/Formation  
05/02/2025

69707



AAKANSHA BUILDER  
*Rahul Shekhar*  
Partner

AAKANSHA BUILDER  
*Gayatri Bhargat*  
Partner



सत्यमेव जयते  
भारत सरकार



आधार

ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1040/94316/08833

Download Date: 12/08/2021

To  
ভোলা নাথ ঘোষ  
Bhola Nath Ghosh  
S/O Sharat Ghosh

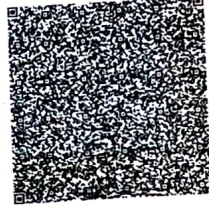
Ghosh Para(Telini Para)

Telini Para  
Sewli Telinipara  
North 24 Parganas West Bengal - 700121  
9903905350

Issue Date: 02/01/2018

Signature valid

Digital SIGNATURE  
AUTHORITY  
Date: 2021-12-13 19:08



আপনার আধার সংখ্যা / Your Aadhaar No. :

2676 6550 7171  
VID : 9123 2479 7556 1737

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



আধার

Download Date: 12/08/2021



ভোলা নাথ ঘোষ  
Bhola Nath Ghosh  
জন্মতারিখ/DOB: 07/05/1958  
পুরুষ/ MALE

Issue Date: 02/01/2018

2676 6550 7171

VID : 9123 2479 7556 1737

আমার আধার, আমার পরিচয়

Bhola Nath Ghosh



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএসএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION.

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিসেবা গ্রহণিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

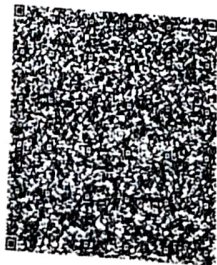


ভারতীয় ব্রিটিশ পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
S/O শরৎ ঘোষ, . . . . . ঘোষ পাড়া(তেলিনী পাড়া),  
তেলেনি পাড়া, উত্তর ২৪ পরগনা,  
পশ্চিম বঙ্গ - 700121

Address:  
S/O Sharat Ghosh, . . . . . Ghosh Para(Telini  
Para), Teleni Para, North 24 Parganas,  
West Bengal - 700121



2676 6550 7171

VID : 9123 2479 7556 1737

1947

help@uidai.gov.in

www.uidai.gov.in

## Major Information of the Deed

|                                         |                                                                                                                                                                                                        |                                          |            |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------|
| Deed No :                               | I-0604-02732/2025                                                                                                                                                                                      | Date of Registration                     | 04/09/2025 |
| Query No / Year                         | 0604-8002516423/2025                                                                                                                                                                                   | Office where deed is registered          |            |
| Query Date                              | 04/09/2025 1:34:29 PM                                                                                                                                                                                  | A.D.S.R. CHANDANNAGAR, District: Hooghly |            |
| Applicant Name, Address & Other Details | Rahul Bhagat<br>Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7003376399,<br>Status : Buyer/Claimant                                                                         |                                          |            |
| Transaction                             | [0138] Sale, Development Power of Attorney after Registered Development Agreement                                                                                                                      |                                          |            |
| Set Forth value                         | Additional Transaction                                                                                                                                                                                 |                                          |            |
| Stampduty Paid(SD)                      | Market Value                                                                                                                                                                                           |                                          |            |
| Rs. 50/- (Article:48(g))                | Rs. 42,15,561/-                                                                                                                                                                                        |                                          |            |
| Remarks                                 | Registration Fee Paid                                                                                                                                                                                  |                                          |            |
|                                         | Rs. 200/- (Article:E)                                                                                                                                                                                  |                                          |            |
|                                         | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 060402728/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |                                          |            |

### Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Nutanpara Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-24, , Ward No: 21, Holding No:1913 Pin Code : 712136



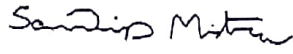


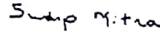
| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR   | Area of Land  | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                                |
|--------|-------------|----------------|-------------------|-------|---------------|-------------------------|-----------------------|--------------------------------------------------------------|
| L1     | LR-156      | LR-3064        | Bastu             | Bastu | 0.026 Acre    |                         | 8,30,424/-            | Property is on Road Adjacent to Metal Road, , Project Name : |
| L2     | LR-156      | LR-3065        | Bastu             | Bastu | 0.025 Acre    |                         | 7,98,485/-            | Property is on Road Adjacent to Metal Road, , Project Name : |
|        |             | <b>TOTAL :</b> |                   |       | <b>5.1Dec</b> | <b>0 /-</b>             | <b>16,28,909 /-</b>   |                                                              |




District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Nutanpara Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-24, , Ward No: 21 Pin Code : 712136

| Sch No | Plot Number | Khatian Number       | Land Use Proposed | ROR   | Area of Land  | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                                |
|--------|-------------|----------------------|-------------------|-------|---------------|-------------------------|-----------------------|--------------------------------------------------------------|
| L3     | LR-156      | LR-3063              | Bastu             | Bastu | 0.027 Acre    |                         | 8,62,364/-            | Property is on Road Adjacent to Metal Road, , Project Name : |
|        |             | <b>Grand Total :</b> |                   |       | <b>7.8Dec</b> | <b>0 /-</b>             | <b>24,91,273 /-</b>   |                                                              |

| Structure Details :                                                                                                                                     |                    |                   |                         |                       |                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------|-------------------------|-----------------------|-------------------------------------------------------------|
| Sl No                                                                                                                                                   | Structure Details  | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details                                               |
| 51                                                                                                                                                      | On Land L1, L2, L3 | 2358 Sq Ft.       | 0/-                     | 17,24,288/-           | Structure Type: Structure, Status of Completion : Completed |
| Gr. Floor, Area of floor : 1119 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete   |                    |                   |                         |                       |                                                             |
| Floor No: 1, Area of floor : 1239 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete |                    |                   |                         |                       |                                                             |
| Total :                                                                                                                                                 |                    | 2358 sq ft        | 0 /-                    | 17,24,288 /-          |                                                             |

**Principal Details :**



















| SI No                                                                                                                                                                                                                                                                                                                                                                                                              | Name, Address, Photo, Finger print and Signature                                                                                                                                                                         |                                                                                                                                  |                                                                                                                                                                                          |                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Name</b><br><b>Mr Sandip Mitra</b><br><b>(Presentant)</b><br>Son of Late Shyamacharan Mitra<br>Executed by: Self, Date of Execution: 04/09/2025<br>, Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office | <b>Photo</b><br><br><small>04/09/2025</small>   | <b>Finger Print</b><br><br><small>LTI</small><br><small>04/09/2025</small><br><small>Captured</small>   | <b>Signature</b><br><br><small>04/09/2025</small>   |
| Natunpara, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.: aqxxxxx4h, Aadhaar No: 41xxxxxxxx5095, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office |                                                                                                                                                                                                                          |                                                                                                                                  |                                                                                                                                                                                          |                                                                                                                                       |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Name</b><br><b>Mr Sudip Mitra</b><br>Son of Late Shyamacharan Mitra<br>Executed by: Self, Date of Execution: 04/09/2025<br>, Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office                         | <b>Photo</b><br><br><small>04/09/2025</small> | <b>Finger Print</b><br><br><small>LTI</small><br><small>04/09/2025</small><br><small>Captured</small> | <b>Signature</b><br><br><small>04/09/2025</small> |
| Natunpara, City:- Chandannagar, P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: bmxxxxx5d, Aadhaar No: 28xxxxxxxx8865, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office  |                                                                                                                                                                                                                          |                                                                                                                                  |                                                                                                                                                                                          |                                                                                                                                       |

| 3                                                                                                                                                                                                                                                                                                                                                                                                                                               | Name                                                                                                                                                                        | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Mrs Sujata Ghosh</b><br>Wife of Mr Ashok Ghosh<br>Executed by: Self, Date of Execution: 04/09/2025<br>, Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office |  | <br>Captured |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 04/09/2025                                                                                                                                                                  | LTI<br>04/09/2025                                                                 | 04/09/2025                                                                                    |                                                                                    |
| Daspara, North Barrackpore, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN:- 700120 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: CJxxxxx0L, Aadhaar No: 56xxxxxxxx7050, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office |                                                                                                                                                                             |                                                                                   |                                                                                               |                                                                                    |

**Attorney Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                             |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Aakansha Builder</b><br>4R/1D, Gour Sundar Seth Lane, City:- Not Specified, P.O:- South Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Date of Incorporation:XX-XX-2XX5 , PAN No.:: acxxxxx5n,Aadhaar No Not Provided by UIDAI, 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 Rahul Bhagat</b><br/>           Son of Late Shew Pujan Bhagat<br/>           Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office         </td> <td>  </td> <td> <br/>           Captured         </td> <td>  </td> </tr> <tr> <td>Sep 4 2025 2:00PM</td> <td>LTI<br/>04/09/2025</td> <td>04/09/2025</td> <td></td> </tr> </tbody> </table> <p>Gour Sundar Seth Lane, City:- Not Specified, P.O:- South Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ahxxxxx2G, Aadhaar No: 62xxxxxxxx0243 Status : Representative, Representative of : Aakansha Builder (as Partner)</p> | Name                                                                                            | Photo                                                                                | Finger Print | Signature | <b>Mr Rahul Bhagat</b><br>Son of Late Shew Pujan Bhagat<br>Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office |  | <br>Captured |  | Sep 4 2025 2:00PM | LTI<br>04/09/2025 | 04/09/2025 |  |
| Name                                                                                                                                                                                   | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Finger Print                                                                                    | Signature                                                                            |              |           |                                                                                                                                                                                        |                                                                                     |                                                                                                 |                                                                                      |                   |                   |            |  |
| <b>Mr Rahul Bhagat</b><br>Son of Late Shew Pujan Bhagat<br>Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <br>Captured |  |              |           |                                                                                                                                                                                        |                                                                                     |                                                                                                 |                                                                                      |                   |                   |            |  |
| Sep 4 2025 2:00PM                                                                                                                                                                      | LTI<br>04/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 04/09/2025                                                                                      |                                                                                      |              |           |                                                                                                                                                                                        |                                                                                     |                                                                                                 |                                                                                      |                   |                   |            |  |
| 2                                                                                                                                                                                      | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs Gayatri Bhagat</b><br/>           Wife of Mr Rahul Bhagat<br/>           Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office         </td> <td>  </td> <td> <br/>           Captured         </td> <td>  </td> </tr> <tr> <td>Sep 4 2025 2:01PM</td> <td>LTI<br/>04/09/2025</td> <td>04/09/2025</td> <td></td> </tr> </tbody> </table> <p>Gour Sundar Seth Lane, City:- Not Specified, P.O:- South Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: anxxxxx9d, Aadhaar No: 53xxxxxxxx9441 Status : Representative, Representative of : Aakansha Builder (as Partner)</p>  | Name                                                                                            | Photo                                                                                | Finger Print | Signature | <b>Mrs Gayatri Bhagat</b><br>Wife of Mr Rahul Bhagat<br>Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office    |  | <br>Captured |  | Sep 4 2025 2:01PM | LTI<br>04/09/2025 | 04/09/2025 |  |
| Name                                                                                                                                                                                   | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Finger Print                                                                                    | Signature                                                                            |              |           |                                                                                                                                                                                        |                                                                                     |                                                                                                 |                                                                                      |                   |                   |            |  |
| <b>Mrs Gayatri Bhagat</b><br>Wife of Mr Rahul Bhagat<br>Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <br>Captured |  |              |           |                                                                                                                                                                                        |                                                                                     |                                                                                                 |                                                                                      |                   |                   |            |  |
| Sep 4 2025 2:01PM                                                                                                                                                                      | LTI<br>04/09/2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 04/09/2025                                                                                      |                                                                                      |              |           |                                                                                                                                                                                        |                                                                                     |                                                                                                 |                                                                                      |                   |                   |            |  |

**Identifier Details :**

| Name                                                                                                                                                                                     | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Shri Bhola Nath Ghosh</b><br>Son of Sharat Ghosh<br>Ghosh Para, City:- , P.O:- Sewli<br>Telinipara, P.S:-Sinthi, District:-North 24-<br>Parganas, West Bengal, India, PIN:-<br>700050 |  | <br>Captured |  |
|                                                                                                                                                                                          | 04/09/2025                                                                        | 04/09/2025                                                                                    | 04/09/2025                                                                         |
| Identifier Of Mr Sandip Mitra, Mr Sudip Mitra, Mrs Sujata Ghosh, Mr Rahul Bhagat, Mrs Gayatri Bhagat                                                                                     |                                                                                   |                                                                                               |                                                                                    |

| Transfer of property for L1 |                  |                                     |
|-----------------------------|------------------|-------------------------------------|
| Sl.No                       | From             | To. with area (Name-Area)           |
| 1                           | Mr Sandip Mitra  | Aakansha Builder-0.866667 Dec       |
| 2                           | Mr Sudip Mitra   | Aakansha Builder-0.866667 Dec       |
| 3                           | Mrs Sujata Ghosh | Aakansha Builder-0.866667 Dec       |
| Transfer of property for L2 |                  |                                     |
| Sl.No                       | From             | To. with area (Name-Area)           |
| 1                           | Mr Sandip Mitra  | Aakansha Builder-0.833333 Dec       |
| 2                           | Mr Sudip Mitra   | Aakansha Builder-0.833333 Dec       |
| 3                           | Mrs Sujata Ghosh | Aakansha Builder-0.833333 Dec       |
| Transfer of property for L3 |                  |                                     |
| Sl.No                       | From             | To. with area (Name-Area)           |
| 1                           | Mr Sandip Mitra  | Aakansha Builder-0.9 Dec            |
| 2                           | Mr Sudip Mitra   | Aakansha Builder-0.9 Dec            |
| 3                           | Mrs Sujata Ghosh | Aakansha Builder-0.9 Dec            |
| Transfer of property for S1 |                  |                                     |
| Sl.No                       | From             | To. with area (Name-Area)           |
| 1                           | Mr Sandip Mitra  | Aakansha Builder-786.00000000 Sq Ft |
| 2                           | Mr Sudip Mitra   | Aakansha Builder-786.00000000 Sq Ft |
| 3                           | Mrs Sujata Ghosh | Aakansha Builder-786.00000000 Sq Ft |

**Land Details as per Land Record**

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Nutanpara Road, Road Zone :  
(Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-24, , Ward No: 21, Holding No:1913 Pin Code :  
712136

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                         | Owner name in English as selected by Applicant |
|--------|----------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 156, LR Khatian No:- 3064 | Owner:সন্দীপ মিত্র, Gurdian:শ্যামাচরণ মিত্র, Address:মিঙ্গ , Classification:বঙ্গ, Area:0.02600000 Acre, | Owner Name not selected by applicant.          |
| L2     | LR Plot No:- 156, LR Khatian No:- 3065 | Owner:সুদীপ মিত্র, Gurdian:শ্যামাচরণ মিত্র, Address:মিঙ্গ , Classification:বঙ্গ, Area:0.02500000 Acre,  | Owner Name not selected by applicant.          |

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Nutanpara Road, Road Zone :  
(Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-24, , Ward No: 21 Pin Code : 712136

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                    | Owner name in English as selected by Applicant |
|--------|----------------------------------------|----------------------------------------------------------------------------------------------------|------------------------------------------------|
| L3     | LR Plot No:- 156, LR Khatian No:- 3063 | Owner:দুজাতা ঘোষ, Gurdian:অশোক কুমার ঘোষ, Address:নিক , Classification:বন্দ, Area:0.02700000 Acre, | Owner Name not selected by applicant.          |

On 04-09-2025

**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 13:56 hrs on 04-09-2025, at the Office of the A.D.S.R. CHANDANNAGAR by Mr Sandip Mitra , 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 42,15,561/-

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

Execution is admitted on 04/09/2025 by 1. Mr Sandip Mitra, Son of Late Shyamacharan Mitra, Natunpara, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 2. Mr Sudip Mitra, Son of Late Shyamacharan Mitra, Natunpara, P.O: Chandannagar, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Service, 3. Mrs Sujata Ghosh, Wife of Mr Ashok Ghosh, Daspara, North Barrackpore, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by Profession House wife

Indetified by Shri Bhola Nath Ghosh, , , Son of Sharat Ghosh, Ghosh Para, P.O: Sewli Telinipara, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

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

Execution is admitted on 04-09-2025 by Mr Rahul Bhagat, Partner, Aakansha Builder, 4R/1D, Gour Sundar Seth Lane, City:- Not Specified, P.O:- South Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Shri Bhola Nath Ghosh, , , Son of Sharat Ghosh, Ghosh Para, P.O: Sewli Telinipara, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

Execution is admitted on 04-09-2025 by Mrs Gayatri Bhagat, Partner, Aakansha Builder, 4R/1D, Gour Sundar Seth Lane, City:- Not Specified, P.O:- South Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Shri Bhola Nath Ghosh, , , Son of Sharat Ghosh, Ghosh Para, P.O: Sewli Telinipara, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 200.00/- ( E = Rs 200.00/- ) and Registration Fees paid by , by Cash Rs 200.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 398, Amount: Rs.50.00/-, Date of Purchase: 02/09/2025, Vendor name: S MALLICK

**Sreanwita Banerjee**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. CHANDANNAGAR**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0604-2025, Page from 66560 to 66583  
being No 060402732 for the year 2025.



Digitally signed by SNIGDHA BOSE  
Date: 2025.10.13 11:49:49 +05:30  
Reason: Digital Signing of Deed.

(SNIGDHA BOSE) 13/10/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHANDANNAGAR  
West Bengal.