

2360/24

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

AR 933824

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982367/m
19/04/24

Subdivided District SUD-Bogdan
BUDWAN

19 APR 2024

DEVELOPER POWER OF ATTORNEY AFTER REGISTERED

DEVELOPMENT AGREEMENT

THIS DEED OF POWER OF ATTORNEY is executed on this
Day of 19th day of April, 2024

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT WE,

SHARMILA TAH, Aadhaar No. 4290 6152 8635, PAN.
ADHPT9863E, wife of Goutam Tah, by faith Hindu, by
occupation- House Wife, by Nationality-Indian, resident of 16A,
Murat Mahal Lane, P.O- Burdwan Head Post Office, P.S-
Bardharman Sadar, District- Purba Bardhaman, PIN - 713101,

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স্মারক নং ৭২৬ তারিখ ১৪/৫/২৪

নাম Sharmila Deb.

ঠিকানা Kumbhari.

মূল্য ১০০

বর্তমান ১০০ খরিস অফিস

স্ট্যাম্প ডেডলাইন - বিনয় হাজারী -

ডাডাউ এ.ডি.এস.আর. অফিস

সাইনসেস নং-৪/২০১১-১২

বিনয় হাজারী



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Additional District Sub-Registrar
BURDWAN

19 APR 2024



West Bengal, hereinafter called the EXECUTANT do hereby appoint, nominate and constitute -

M/S. SUSANTA GHOSH, (A sole proprietorship firm) (PAN: AGMPG3013B), having its registered office at Kalibazar West, P.O.-Burdwan, P.S.-Burdwan Sadar, District-Purba Bardhaman, PIN -713101, represented by its sole proprietor :

MR. SUSANTA GHOSH, Aadhaar No. 9073 7012 8559, Son of Rampada Ghosh, by Nationality: Indian, by Religion: Hindu, by Occupation: Business, resident of Kalibazar West, P.O. Burdwan, P.S. Burdwan Sadar, District -Purba Bardhaman, PIN - 713101, West Bengal, hereinafter called as DEVELOPER as my constituted true and lawful attorney, in my name and on my behalf, to do perform and execute all or any of the following acts, deeds and things in respect of the properties described in the SCHEDULE below in my name and which the said attorney have agreed to do.

WHEREAS we are the absolute owner of land measuring an area of ALL THAT the piece and parcel of homestead land measuring more or less 10 Decimal, District- Purba Bardhaman, P.S.- Burdwan Sadar, S.R.O. Burdwan, land situated at Mouza- Radhanagar, J.L.NO. 39, appertaining to R.S plot No.7271(part), corresponding to L.R Plot No. 6379, under previous L.R Khatian No. 3720, present L.R Khatian Nos. 11021, classification as Bastu, total measuring an area more or less 9.1 decimals or more or less 0.091 acre, within Ward No.-9, under Holding No.43, Mohalla kachari Road, within Burdwan Municipality, P.O-Burdwan Head Post Office, P.S- Burdwan Sadar in the District of Purba Bardhaman PIN - 713101 under the Jurisdiction at A.D.S.R.

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S/v.



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Additional District Sub-Registrar
BURDWAN

19 APR 2024

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office at Burdwan. More fully and particularly described in the 'First' schedule hereunder written and hereinafter referred to as 'Said Property'.

AND WHEREAS after acquiring the above noted property the Owner herein became the owner of the above said property and they mutated their name in the records at L.R. Settlement in L.R Khatian No.11021, classification as Bastu, total measuring an area more or less 9.1 decimals or more or less 0.091 acre and they have been seizing, possessing and enjoying the same with full right, title and interest and without any encumbrance from any corner whatsoever till date.

AND WHEREAS the Land Owner proposed to develop the said property and to construct a multi-storied residential building consisting of several flats / rooms / units / car parking spaces and other units thereon and intended to sale / transfer the flats / units / car parking spaces and other units on Ownership basis to the intending purchaser / purchasers.

AND WHEREAS the owner who have no knowledge of Construction of multi storied Building on the basis at the sanction plan at the said property, and decided to construct the same with a developer.

AND WHEREAS the land owner inadequate to attain to all the matters necessary for development at the property and for constructional work and other paper works for proposed multi-storied building over the schedule mention property as well as to transfer the proposed flats/ units / car parking spaces and other units of the as per terms & conditions of the Development **Agreement being No. 2398 of 2024** registered at the office of A.D.S.R. Bardhaman, and due to facing various problems and smooth completion of the project the owner mutually

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Additional District Sub-Registrar
BUDWAN

19 APR 2024

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problems and smooth completion of the project the owner mutually agreed and decided to sign and execute a Power of Attorney in favour of the said Developer **M/S. SUSANTA GHOSH**, (A sole proprietorship firm) (PAN: AGMPG3013B), having its registered office at Kalibazar West, P.O.-Burdwan, P.S.-Burdwan Sadar, District-Purba Bardhaman, PIN - 713101, represented by its sole proprietor

MR. SUSANTA GHOSH, Aadhaar No. **9073 7012 8559**, Son of Rampada Ghosh, by Nationality: Indian, by faith Hindu, by Occupation: Business, by Nationality-Indian resident of Kalibazar West, P.O.-Burdwan, P.S.-BurdwanSadar, District -Purba Bardhaman, PIN - 713101, West Bengal.

AND WHEREAS SHARMILA TAH, Aadhaar No. **4290 6152 8635**, PAN. **ADHPT9863E**, wife of Goutam Tha, by faith Hindu, by occupation- House Wife, by Nationality-Indian, resident of 16A, Murat Mahal Lane, P.O- Burdwan Head Post Office, P.S- Bardharman Sadar, District- Purba Bardhaman, PIN - 713101, West Bengal. who have agreed to carry of the work of Construction and Development of proposed multi-storied residential building over the schedule mentioned property as per term and conditions of the Registered **Development Agreement being No. 2398 of 2024 registered at the office of A.D.S.R. Bardhaman** as our attorney or agent with full power to develop proposes building and also to sale / transfer the flats / units / car parking spaces and other units on ownership basis to the intending purchaser / purchasers and hereafter stated on behalf of us and in our names and which the said attorney has agreed to do and for the consideration and other terms and conditions therein contained.



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Additional District Sub-Registrar
BURDWAN

19 APR 2024

NOW KNOW WE ALL MEN BY THESE PRESENTS that we **SHARMILA TAH**, Aadhaar No. **4290 6152 8635**, PAN. **ADHPT9863E**, wife of Goutam Tah, by occupation- House Wife, by Nationality-Indian, resident of 16A, Murat Mahal Lane, P.O- Burdwan Head Post Office, P.S- Bardharman Sadar, District- Purba Bardhaman, PIN - 713101, West Bengal, the appointer above named doth hereby make nominate, constitute retain and appointed the said **M/S. SUSANTA GHOSH**, (A sole proprietorship firm) (PAN : AGMPG3013B), having its registered office at Kalibazar West, P.O.-Burdwan, P.S.-Burdwan Sadar, District- Purba Bardhaman, PIN -713101, represented by its sole proprietor

MR. SUSANTA GHOSH, Aadhaar No. **9073 7012 8559**, Son of Rampada Ghosh, by Nationality: Indian, by Religion: Hindu, by Occupation: Business, resident of Kalibazar West, P.O.- Burdwan, P.S.-Burdwan Sadar, District- Purba Bardhaman, PIN- 713101, West Bengal, (hereinafter referred to as the said Attorney) to be our true and lawful Attorney with full authority and power to do and to act in our name and behalf of us to do all or any of the Acts, Deeds, matters and things namely:

To enter upon, hold, occupy and possess the said ALL THAT the piece and parcel at Mouza- Radhanagar, J.L.NO. 39, appertaining to R.S plot No. 7271(part), corresponding to L.R Plot No. 6379, under previous L.R Khatian No. 3720, present L.R Khatian No. 11021, Classification as Bastu, total measuring an area more or less 9.1 decimals or more or less 0.091 acre within Ward No.-09, Mahalla- Kachari Road, Holding No. 43, under Burdwan Municipality, P.O. -Burdwan Head Post Office, Pin-713101, P.S.- Burdwan Sadar, & District- Purba Bardhaman, which is more

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Additional District Sub-Registrar
BURDWAN

19 APR 2024

fully described in the schedule herein below. along with easement rights upon all common passages which is more fully and particularly described in First Schedule here under written hereinafter called and referred to as the said schedule property within the jurisdiction of the office at the Additional District Sub-Registrar office Burdwan, which is more fully and particularly described in the First Schedule hereunder written and hereinafter referred to as said property and for the said property to do all acts deeds matters and things as the said Attorney shall think proper for the construction of multi-storied residential building.

2. To take charge or look after, manage, control, develop, supervise and administer the said property or portion there of as the said attorney shall think proper for successful implementation multi-storied residential building.
3. To appear and represented the appointers before the Burdwan Municipality, Courts, Police authorities, Revenue office, Block Land and Land Reform office, WBSE authorities, Sub-Divisional Land and Land Reform office, District Land and Land Reform office, District Registrar office, Additional District Sub Registrar office, District Magistrate's Office, Sub-Divisional office, District Board, office of Burdwan Development Authority, Fire Brigade Authority and other Government Authorities and/or departments. Central and State in connection with the development of the said premises and/or construction of the proposed multi-storied building and further to sign execute and deliver all necessary letters, statements applications, declaration and other papers

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Signature



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Additional District Sub-Registrar
Barabanki, Bihar

19 APR 2024

and documents and to do all acts deeds matters and things as the said Attorney shall think proper.

4. To demolish or cause to be demolished existing old residential building / structure whatsoever lying erected at the said premises or portions thereof.
5. To apply for and obtain all necessary sanctions permission No Objection and clearances from the appropriate authority(s) and/or departments or any other appropriate authority or authorities for development of the said land and/or construction of the multi-storied building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.
6. To apply in writing to competent authority for grant of permission to develop the said property and to construct multi-storied building consisting of several flats/rooms/units/car parking spaces and other units there on in its place and for that purpose to sign all application and other papers and to appear before the competent authority and to give him all the papers and information as required and to do all acts and things necessary for the purpose of obtaining permission for the multi-storied residential building.
7. To apply for and obtain all necessary elevations and other specifications duly sanctioned and/or approved by the authorities and other Government authorities, Fire Brigade Authorities, Police Authorities and/or departments as any from time to time

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Mr.



[Signature]
Additional District Sub-Registrar
BURDWAN

19 APR 2024

be necessary or required for the development of the said property and /or demolition of existing structures comprised in the said property and/or construction of the new multi-storied building or other structures in or upon the land comprised in the said premises and for he said purpose to sign, execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.

8. To apply for and obtain water, sewerage, telephone, telex, electricity, Gas and other public utility services in or upon the said premises and/ or the new multi-storied building and other structures that may hereafter be created and the same in such more or names is the said Attorneys or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declaration, under takings and bounds also to do all acts deeds matters and things as the said Attorney shall think proper.
9. To make necessary application and sign all papers, to appear before the competent authorities and to pay necessary fees and premium required for getting the plan sanction and to do all other acts and things as may be necessary for getting the plans of the proposed multi-storied building sanction by the competent authorities and other authorities.
10. To institute and/or prosecute all or any suit, appears, revisions, writ petition, verify complaints, written statements, petition, objections, memorandum of appeal, and petition, objection and application or other legal proceedings or litigations civil or

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Additional District Sub-Registrar
BURDWAN

19 APR 2024

criminal in the appropriate courts of law in connection with the said premises and / or the development there of and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

11. To accept service at any summons, notice, writ issued by any court and to represent in such court of civil, criminal or tribunal or before any office whatsoever.
12. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
13. To defend and/or contest all or any suits, appeals, revisions, writ petition, verify complaints, written statement, petition, objections, memorandum of appeal and petition objection and application or other legal proceeding or litigations and legal proceeding civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.
14. To sign, execute, affirm and verify all complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigation on the said Attorney shall think proper.
15. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning

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Additional District Sub-Registrar
BURDWAN

19 APR 2024

or relation to the said premises or portions thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall think proper.

16. To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new multi storied building to proper Court of Law.
17. To apply for the inspection of and to inspect any judicial records any records of any office or offices.
18. To retain and appoint advocates and lawyers for prosecuting and/or defending and any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said Attorney think proper.
19. To negotiate for sale of the proposed flats/units/car parking spaces except land owner's allocation of the best price available and to settle the consideration amount with the intending purchasers.
20. To receive, realize and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats/units/car parking spaces and other spaces of the Developer's allocation as well as owner's allocation (with the consent of land owner) and also to issue valid and effective receipts and discharges for the same and for the said purpose to

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**Additional District Sub-Registrar
SURAJPUR**

19 APR 2024

do all acts deeds matters and things as the said Attorney shall think proper.

21. To sign and execute Agreement for sale, Deed of Conveyance, documents and papers for sale on ownership basis or otherwise transfer or disposal or the several flats/units/car parking spaces and other saleable spaces of the Developer's Allocated portion of the proposed multi-storied building (except land owner's allocation) and for the said purpose to do all acts deeds matters and things for only Developer's allocation. —
22. To execute the sale deed of all the flats/unit/car parking spaces in favour of prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on my behalf and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.
23. To retain and appoint Architects, Engineers, Contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.
24. From time to time to apply for and have the plan modified, renewed, varied and/or rectified by the authority and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorney shall think proper.

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Additional District Sub-Registrar
BURDWAN

19 APR 2024

25. To execute the agreement for sale and / or sale deed flats / units / car parking spaces in favour of the prospective purchaser on Developer Allocation and to receive consideration from the intending purchaser/s and to present for registration all such documents as may be necessary in favour of prospective purchaser/s on developer allocation and admit execution thereof on behalf and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority on developer allocation.
26. To file or defend any suit on behalf of the executants/ executors/ owner regarding the schedule mentioned property and sign, verify plaints, written statements, petitions objections, memorandum of appeal and petitions objection and application of all kinds and to file it in any Court of Law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on behalf of the Executant / Executors.
27. It is to be noted hereto that these presents are being granted unto and in favour of the said Attorney without any consideration.
28. To file and receive back any documents and to deposit money by challan or receipt and to withdraw money from any court, cases or from any office or offices and to grant proper acknowledgement receipt.
29. To Form Housing Society / Association of the purchasers in the said new building registered under the Co-operative Societies Act or Societies Registration Act or any other Acts and for that purpose to get necessary forms, applications signed by all the

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purchasers of flats and other premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate.

30. And it is hereby agreed and undertaken that I shall ratify and confirm all and whatsoever my said attorney, under the power on that behalf here in before contained shall lawfully do, execute or perform in exercise of the power, authorize and liberties hereby conferred upon, under and by virtue of these presents.

31. AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above-mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

That no registration has been imposed by the State Government of West Bengal or any other Semi-Government regarding the property and no consideration money is paid to us by the Attorney till today.

AND THE PRINCIPAL SO HEREBY FURTHER DECLARE that their / our power of attorney is given in favour of the said attorney and accordingly the said attorney shall be entitled to exercise independently the powers conferred upon him by this power, in respect of the matters, related with the schedule mentioned property and to do whatever necessary towards the successful materialization of the Development work.

That the power of attorney will be in force till the completion and of the proposed project and registration in favour of the prospective purchasers.

AND they said appointer above named does hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney or any of them acting as aforesaid lawfully do.

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*Sum
Pr.*



Additional District Sub-Registrar
SURDWAN

19 APR 2024

SCHEDULE ABOVE REFERRED TO

ALL THAT THE PIECE AND PARCEL Bastu class of land at Mouza- Radhanagar, J.L.NO. 39, appertaining to R.S plot No. 7271(part), corresponding to L.R Plot No. 6379, under previous L.R Khatian No. 3720, present L.R Khatian No. 11021, Classification as Bastu, total measuring an area more or less 9.1 decimals or more or less 0.091 acre TOGETHER WITH a two storied building standing thereon, measuring in aggregate an area about 2800 (Two Thousand Eight Hundred) Sq. Ft. more or less, (1400 Sq. Ft. more or less, on the Ground Floor and 1400 Sq. Ft. more or less, on the First Floor, with Cemented Flooring and 60 years Old, respectively), within Ward No.-09, Mahalla- Kachari Road, Holding No. 43, under Burdwan Municipality, P.O. -Burdwan Head Post Office, Pin-713101, P.S.- Burdwan Sadar, & District- Purba Bardhaman, S.R.O. Burdwan. which is more fully described in the schedule herein below. which is butted and bounded under as follows:

ON THE NORTH : By 24 Ft wide Kachari Road;
ON THE SOUTH : By House of Sri. Birbhadra Saha (LR. 6378);
ON THE EAST : By 11 Ft wide Municipal Road;
ON THE WEST : By 25 ft wide entrance road of Municipal Girls'High School (L.R. 6073)

IN WITNESSES WHERE OF the executant herein to put our signature under sound mental and physical condition and have executed this Developer Power of Attorney on this day, month and year first above written.

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Additional District Sub-Registrar
BURDWAN

19 APR 2024

IDENTIFICATION OF THE ATTORNEY HOLDER

M/S. SUSANTA GHOSH, (A sole proprietorship firm) (PAN: AGMPG3013B), having its Bardhaman, PIN -713101, represented by its sole proprietor **MR. SUSANTA GHOSH**, Aadhaar No. 9073 7012 8559, son of Rampada Ghosh, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, resident of Kalibazar West, PO-Burdwan, P.S- Burdwan Sadar, District-Purba Bardhaman, PIN - 713101, West Bengal, as Developer.

Signed, Sealed, and Delivered in the presence of :

WITNESS :

1. *Priyans Datta*
Soukany Datta
Koson, Sadar
Burdwan 713101

Sharmila Tah
SIGNATURE OF THE EXECUTANT

I ACCEPT THIS POWER

2. *Gourbanu Tah*
S/o. Late Durgesh
K. Tah.
16A Murat Mahal
Lane, Near Birhata
Burdwan
Pin 713101.

Susanta Ghosh
**SIGNATURE OF THE ATTORNEY
HOLDER**

Drafted by me & typed in my office :-

Sanchita Mondal Choudhury

Sanchita Mondal Choudhury
Advocate

Enrolment No. WB/1205/2012

Computerised typed by :-

A Sri Sandip Roy
Advocate
10/10/2012
10/10/2012
10/10/2012



ADDITIONAL DISTRICT S.D. REGISTRAR
BURDWAN

19 APR 2024

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Right Hand	Thumb	Index	Middle	Ring	Little
					



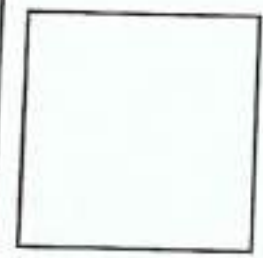
Signature: Sharmila Tah

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Right Hand	Thumb	Index	Middle	Ring	Little
					



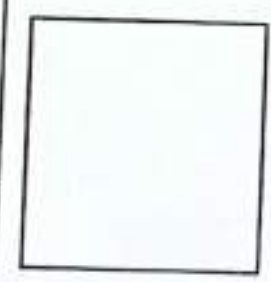
Signature: Susanta Ghosh

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Signature:

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Right Hand	Thumb	Index	Middle	Ring	Little



Signature:



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Additional District Sub-Registrar
SUDDWAN

19 APR 2024

ভারত সরকার
Government of India

সুস্মিতা গোস্বামী
Susanta Ghosh
জন্ম তারিখ / DOB: 19/11/1978
পুরুষ / Male

ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O: সুস্মিতা গোস্বামী, সুস্মিতা
বিক্রম বিপ্লবী, 111 রাসপথ, রাসপা
/রাসপথ /পথ, কলকাতা
জিলা, পশ্চিমবঙ্গ টিএন বর্ডমান,
গ্রাম/উপগ্রাম/মহল: বর্ডমান
(১৭), (জেলা) বর্ডমান, (জেলা)
উপজেলা: বর্ডমান, রাজ্য: পশ্চিম
বঙ্গ, পিন কোড: 713101

Address
S/O: Susanta Ghosh
House No: 111
RATHALAYA, Street Road Lane
KALHAZAR WEST, Landmark
BARDHAMAN, Village/Town/City
Bardhaman (m), District
Bardhaman, P O: Bardhaman
State: West Bengal, Pin Code:
713101

9073 7012 8559

9073 7012 8559

স্বাক্ষর - সাধারণ মানুষের অধিকার

Susanta Ghosh

सूचना विभाग
INFORMATION DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUSANTA GHOSH

RAM PADA GHOSH

101111978

AGMPG3013B

If you find this card lost, please return it to:
Person: The PAN Services Unit, ITESI
Plot No. 1, Sector 14, Gurgaon, Haryana
Near Mumbai - 400 614.

यदि आप इसे खो जाय, कृपया इसे वापस करें/भेजें।
आपको देना होगा: ITESI
प्लॉट नं: 1, सेक्टर 14, गुर्गाँव, हरियाणा
मुंबई के करीब - 400 614.

Susanta Ghosh



ভারতীয় অনিবার্ণ পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

W/O: গৌতম তা,
মুরাতমহাল্লান, বর্ধমান, বর্ধমান,
পশ্চিমবঙ্গ, 713101

Address:

W/O: Goutam Tah,
MURATMAHALLANE, Burdwan,
Bardhaman, Burdwan, West
Bengal, 713101

4290 6152 8635



ভারত সরকার
Government of India



শর্মিলা তা

Sharmila Tah

জন্মতারিখ / DOB : 12/03/1963

মহিলা / Female



4290 6152 8635

Sharmila Tah



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाये या पाया जाये तो सूचना दें/वापस करें :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHARMILA TAH

RUKKINI HATI

12/03/1964

Permanent Account Number

ADHPT9863E

Sharmila Tah

Signature



Sharmila Tah





भारतीय निर्वाचन आयोग

भारतीय गण

ELECTION COMMISSION OF INDIA
IDENTITY CARD

IMV1496496



निर्वाचक नाम : भीमेश दत्त

Elector's Name : Pijus Dutta

पिता नाम : उत्तम दत्त

Father's Name : Uttam Dutta

लिंग/Sex : पुरु/ M

जन्म तारीख
Date of Birth : 05/05/1994

IMV1496496

पता

KAROM UTTAM PARA, SADIYA, BURDWAN

Address:

KAROM UTTAM PARA, SADIYA, BURDWAN
(SADAR), BURDWAN-713607

Date: 26/11/2013

265-बुर्द्वान उत्तर (SC) निर्वाचन क्षेत्र

265-Burdwan Uttar (SC) Constituency

Facsimile Signature of the Electoral
Registration Officer for

265-Burdwan Uttar (SC) Constituency

इस निर्वाचन क्षेत्र के निर्वाचन अधिकारी के हस्ताक्षर का प्रमाण है।
This is the facsimile signature of the Electoral Registration Officer for the
265-Burdwan Uttar (SC) Constituency.

In case of change in address, return this Card No.
in the relevant form by including your name in the
list of the changed address and re-submit the card
with same number.

Major Information of the Deed

Deed No :	I-0203-02404/2024	Date of Registration	19/04/2024
Query No / Year	0203-8000982367/2024	Office where deed is registered	
Query Date	19/04/2024 11:56:25 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SANCHITA CHOUDHURY Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9477235297, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,43,37,271/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 7/- (Article E)		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year):- 020302398/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S.- Bardhaman, Municipality: BURDWAN, Road: Kachhari Road, Mouza: Radhanagar, Pin Code : 713101

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-6379	LR-11021	Bastu	Bastu	9.1 Dec	1/-	1,32,03,271/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					9.1Dec	1/-	132,03,271/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	1/-	11,34,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2800 sq ft	1/-	11,34,000/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SHARMILA TAH (Presentant) Wife of GOUTAM TAH Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office	 19/04/2024	 Captured LTI 19/04/2024	 19/04/2024
16A MURAT MAHAL LANE, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 19/04/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MS SUSANTA GHOSH KALIBAZAR WEST, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-1XX8 , PAN No.: AGxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUSANTA GHOSH Son of RAMPADA GHOSH Date of Execution - 19/04/2024, , Admitted by: Self, Date of Admission: 19/04/2024, Place of Admission of Execution: Office	 Apr 19 2024 12:13PM	 Captured LTI 19/04/2024	 19/04/2024
KALIBAZAR WEST, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AGxxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS SUSANTA GHOSH (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PIJUS DUTTA Son of Mr UDAY DUTTA KORURI, City- , P.O- SADDYA, P.S.- Bardhaman District -Purba Bardhaman, West Bengal, India, PIN - 713407		 Captured	
	19/04/2024	19/04/2024	19/04/2024
Identifier Of SHARMILA TAH, Mr SUSANTA GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHARMILA TAH	MS SUSANTA GHOSH-9.1 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SHARMILA TAH	MS SUSANTA GHOSH-2800.00000000 Sq Ft

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Kachhari Road, Mouza: Radhanagar,
Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6379, LR Khatian No:- 11021	Owner:শ্রী. অ. গুর্ডান:শ্রী. অ. অ. Address:ফস , Classification:মস, Area:0.09100000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020302404 / 2024

On 19-04-2024

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.

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

Presented for registration at 11:40 hrs on 19-04-2024, at the Office of the A.D.S.R. Bardhaman by SHARMILA TAH Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,43,37,271/-

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

Execution is admitted on 19/04/2024 by SHARMILA TAH, Wife of GOUTAM TAH, 16A MURAT MAHAL LANE, P.O: BURDWAN, Thana: Bardhaman

,, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife

Identified by Mr PIJUS DUTTA, , Son of Mr UDAY DUTTA, KORURI, P.O: SADDYA, Thana: Bardhaman

,, Purba Bardhaman, WEST BENGAL, India, PIN - 713407, by caste Hindu, by profession Business

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

Execution is admitted on 19-04-2024 by Mr SUSANTA GHOSH, PROPRIETOR, MS SUSANTA GHOSH, KALIBAZAR WEST, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Mr PIJUS DUTTA, , Son of Mr UDAY DUTTA, KORURI, P.O: SADDYA, Thana: Bardhaman

,, Purba Bardhaman, WEST BENGAL, India, PIN - 713407, 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 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 426, Amount: Rs.100.00/-, Date of Purchase. 18/04/2024, Vendor name: Binay Hazra



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 69557 to 69583
being No 020302404 for the year 2024.



Digitally signed by SANJIT SARDAR
Date: 2024.05.06 11:57:03 +05:30
Reason: Digital Signing of Deed

(Sanjit Sardar) 06/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.