

Sl. No - 1731/26

D. 1734/26

# भारतीय गैर न्यायिक

पचास  
रुपये  
₹.50



FIFTY  
RUPEES  
Rs.50

## INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 848550

Q-8 - 677359/26.

*Bidyut Kumar Ghosh*

*Gurun Pada Ghosh*

*Bachhu Samanta*

**Bachhu Samanta**  
Authorised Signatory of  
Shree Jagannath Construction

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

Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

### POWER OF ATTORNEY

### AFTER REGISTERED DEVELOPMENT AGREEMENT

13 MAR 2026

This Deed of Power of Attorney  
after  
Registered Development Agreement  
is granted on this 13 - th Day of March Two Thousand Twenty Six ( 2026)  
BY

*By  
Adv.*

SL. NO. 6817 DATE 12.03.26

SOLD TO Shree Jagannath Construction

ADD. Alisha, Jokrarn, Purba Bardhaman.

STAMP RS 50.0

Burdwan-1 No. Try. Purch. Date Stamp Vendor-SURAJIT DEY - 5 MAR 2026

Burdwan Collector Compound Licence No.-2/2010-11

Signature

Surajit (Signature)

Vertical stamp: Burdwan District Sub Registrar, Burdwan, Dt. - Purba Bardhaman

Pranab Mishra whoth  
C/O Annapada Choudhary  
Alisha, Jokrarn  
Purba Bardhaman  
Pin - 713104



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

Bidyut Kumar Ghosh

Guru Pada Ghosh

Bachhu Samanta

Bachhu Samanta  
Authorised Signatory of  
Shree Jagannath Construction

**BIDYUT KUMAR GHOSH**

**AADHAAR : 3957-0042-4410**

Son of Late Umakanta Ghosh , by Faith- Hindu, by Occupation- Business by Nationality - Indian, residing at Alisha,P.S.- Burdwan, P.O.- Jotram, Dist.- Purba Bardhaman,Pin- 713104 . **PAN: AQPPG2765B**

**GURU PADA GHOSH,**

**AADHAAR : 4971-0459-8402**

Son of Late Dulal Chandra Ghosh , by Faith- Hindu, by Occupation- Retired from Service, by Nationality - Indian, residing at Alisha,P.S.- Burdwan, P.O.- Jotram, Dist.- Purba Bardhaman,Pin- 713104. **PAN: AFHPG0726P**

hereinafter called and referred as the **OWNERS / PRINCIPALS/ APPOINTERS** (which express or shall unless excluded his/their respective heirs, executors, administrators, legal representative and assigns) of the party of the **ONE PART**

**And**

"**SHREE JAGANNATH CONSTRUCTION**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at **Alisha, G.T.Road Joteram, P.O.- .Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104 PAN: AFSFS4481C** being represented by its authorised signatory namely,

**BACHHU SAMANTA**, Son of Subodh Chandra Samanta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Kanainatsal,P.S. - Burdwan, P.O. Sripally, District - Purba Bardhaman, Pin - 713103, PAN - CNTPS4084G duly authorised *vide* resolution dated 06.02.2026, by all its partners namely,

1) **KOUSHIK ROY**, Son of Umacharan Roy, by Faith - Hindu, by Occupation: Business, by Nationality - Indian, Residing at Bhalobasha Appartments, Alisha, G.T.Road, P.S. - Burdwan, P.O. Joteram, District - Purba Bardhaman, Pin - 713104, PAN - AQCPR4650D

CS

Stamp

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

Bidyut Kumar Ghosh

Guru Pada Ghosh

Bachhu Samanta

Bachhu Samanta  
Authorised Signatory of  
Shree Jagannath Construction

2) **BACHHU SAMANTA**, Son of Subodh Chandra Samanta, by Faith - Hindu, Occupation - Business, by Nationality - Indian, Residing at Kanainatsal, P.S. - Burdwan, P.O. Sripally, District - Purba Bardhaman, Pin - 713103, PAN - CNTPS4084G,

3) **BANKIM CHANDRA SARKAR**, son of Late Jotindra Mohan Sarkar, by Faith Hindu, by Occupation Business, by Nationality Indian, residing at Alisha, PS-Burdwan, PO-Jotram, District-Purba Bardhaman, pin-713104;

herein after called the **DEVELOPER / PROMOTER/ ATTORNEY** (which express on shall unless excluded his/their respective heirs, executors, administrators, legal representative and assigns) of the party of the **SECOND PART**:

**WHEREAS Bidyut Kumar Ghosh and Guru Pada Ghosh** are the sole and absolute of owners R.S. and L.R. Plot No. 121 and have absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more-fully described in the entire Schedule hereinafter written.

**AND WHEREAS** the parties of this agreement had already entered into a **Development Agreement on 19.02.2026** to develop the scheduled property which was registered before the office of the **A.D.S.R., Bardhaman, District Purba Bardhaman** and saved in **Book No 1, C.D. Volume No. 0203-2026** and recorded in pages from **65792 to 65858** for the year 2026, being no.01197 for the year 2026.

**AND WHEREAS** Clause No 4.4 of Article IV of the said Regd. Development Agreement being no.01197 for the year 2026 and Registered before the Office of the **A.D.S.R., Bardhaman, District Purba Bardhaman** and inter alia provides that the Owners shall execute a **Registered Power of Attorney** after the registration of this Deed only in favour of Developer for the purpose of sanction/corrections and/or amendment of the plan of the building **at the said premises**, with a right to mortgage and with a sale right including a right to enter into agreement with the prospective/

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

Bidyan Kumar JMT  
Shree Jagannath Construction

Bachhu Samanta  
Bachhu Samanta  
Authorised Signatory of  
Shree Jagannath Construction

intending purchaser and to receive the earnest money as well as consideration amount in respect of the allocation of the Developer.

**AND WHEREAS** in respect of the Allocation of the Developer, i.e., the DEVELOPER / PROMOTER shall have and will enjoy all the direct, collateral and ancillary power in regard to negotiate for sale in respect of its allocated Share of 60% in respect of the Multi-storied building on and over the **Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount by its own in regard to its share and to deposit the said amount in the Bank Accounts of the DEVELOPER; to enter into an agreement for sale on behalf of the Executants/Executors of this Power of Attorney being the OWNERS and execute the Agreement for Sale by receiving the advance amount and if required, to appear before the registering authority and presenting the same and shall admit the execution and registration thereof and to receive the consideration amount in respect of its allocated portion of the proposed Multi-storeyed building on and over the **Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the DEVELOPER; **to execute the Sale Deed** in favour of the 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 to admit the execution thereof on behalf of the OWNERS / executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount in respect of its allocated portion of the proposed Multi--storeyed building on and over the **Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the DEVELOPER; to receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount in respect of its allocated portion of the proposed Multi-storeyed building on and over the **Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the DEVELOPER / PROMOTER in respect of its allocation and remaining amount of the said consideration amount of the remaining flats and parking spaces are to be adjusted by the DEVELOPER / PROMOTER being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER / PROMOTER incurred and made as per the terms and conditions of this Agreement; to deliver the possession in favour of the buyer in



No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

Bidyut Kumar Ghosh  
Guru Pada Ghosh

Bachhu Samanta  
Authorised Signatory of  
Shree Jagannath Constructor

respect of its allocated portion of the proposed Multi--storeyed building on and over the **Schedule** mentioned property.

**AND WHEREAS** in pursuance to the Clause No 4.4 of Article IV of the **Development Agreement** executed on 19.02.2026 to develop the scheduled property which was registered before the office of the **A.D.S.R., Bardhaman, District Purba Bardhaman** and saved in **Book No 1, C.D. Volume No. 0203-2026 and recorded in pages from 65792 to 65858 being no.01197** for the year 2026, since one **Power of Attorney for Development** and also for selling the **Flats and Parking Spaces** on behalf of the **OWNERS** are required, hence for the said reason the **OWNERS** hereby decided to execute this **Power of Attorney** so that the **DEVELOPER / PROMOTER** may smoothly and uninterruptedly carry on and continue its works. Hence the **Power of Attorney for Development Purpose** after the **Registration of the Development Agreement** , for **Selling Purpose** as well for other associated and ancillary Purpose is being executed on the following effects;

**TO ALL TO WHOM THESE PRESENTS SHALL COME, THE OWNERS ,**

(i) **BIDYUT KUMAR GHOSH** AADHAAR : 3957-0042-4410 Son of Late Umakanta Ghosh , by Faith- Hindu, by Occupation- Business by Nationality - Indian, residing at Alisha,P.S.- Burdwan, P.O.- Jotram, Dist.- Purba Bardhaman,Pin- 713104 . PAN: AQPPG2765B

(ii) **GURU PADA GHOSH,** AADHAAR : 4971-0459-8402 Son of Late Dulal Chandra Ghosh , by Faith- Hindu, by Occupation- Business by Nationality - Indian, residing at Alisha,P.S.- Burdwan, P.O.- Jotram, Dist.- Purba Bardhaman,Pin-713104. PAN: AFHPG0726P SEND GREETINGS:-

**WHEREAS** the Executants/Executors of this **Power of Attorney** are the **OWNERS** of the immovable properties consisting of a plot of land which is more particularly described in **Schedule** hereunder written.

**AND WHEREAS** Executants/Executors of this **Power of Attorney** being the **OWNERS** intended and proposed to develop the said **Schedule** mentioned property by **construction and erection** and constructing new Multi-storied

Adm.

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

Bridget Kumar Jha  
Guru pada Ghosh

Bachhu Samanta  
Authorized Signatory of  
Shree Jagannath Constructor

building with flats and car parking spaces therein and to utilize the land to aid and support the process of construction of the Multi--storeyed Residential building inclusive of Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities and intended to sell on ownership basis to the intending purchaser/purchasers/ allottees.

**AND WHEREAS** in connection to such proposal, Executants/Executors of this Power of Attorney being the OWNERS had already executed a **Development Agreement** on **19.02.2026** to develop the scheduled property which was registered before the office of the **A.D.S.R., Bardhaman, District Purba Bardhaman** and saved in **Book No 1, C.D. Volume No. 0203-2026** and recorded in pages from **65792 to 65858 for the year 2026, being no.01197** for the year 2026 in favour of the DEVELOPER / PROMOTER for Development and Construction of the said project over the **Schedule** mentioned land and in the said Agreement the Executants/Executors of this Power of Attorney being the OWNERS have already confirmed that for purpose of the said Agreement, one Registered Power of Attorney will be executed in favour of the DEVELOPER / PROMOTER Firm, i.e., the Holder of this Power of Attorney and for the same purpose Executants/Executors of this Power of Attorney being the OWNERS are hereby executing this Power of Attorney.

**AND WHEREAS** Executants/Executors of this Power of Attorney being the OWNERS are currently unable to attain and manage all matters regarding the construction and also regarding the other paper-works due to their health problem and also due other occupations and habitation issues.

**AND WHEREAS** due to their engagements with other businesses, Executants/Executors of this Power of Attorney being the OWNERS frequently move out of the town which clearly disable the Executants/Executors of this Power of Attorney being the OWNERS from appending their signature to various deeds, documents, consents and other instruments therefore Executants/Executors of this Power of Attorney being the OWNERS appoint, the DEVELOPER / PROMOTER FIRM namely,

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

*Bidyut Kumar Ghose*  
Guru Pada Ghosh

*Bachhu Samanta*  
Bachhu Samanta  
Authorised Signatory of  
Shree Jagannath Construction

**SHREE JAGANNATH CONSTRUCTION "** (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at **Alisha, G.T.Road Joteram, P.O.- .Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104 PAN: AFSFS4481C** represented by its All Partners namely,

(i) **KOUSHIK ROY**, Son of Umacharan Roy, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Bhalobasha Apartments, Alisha, G.T.Road, P.S. - Burdwan, P.O. Joteram, District - Purba Bardhaman, Pin - 713104, PAN - AQCPR4650D

(ii) **BACHHU SAMANTA**, Son of Subodh Chandra Samanta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Kanainatsal, P.S. - Burdwan, P.O. Sripally, District - Purba Bardhaman, Pin - 713103, PAN - CNTPS4084G,

(iii) **BANKIM CHANDRA SARKAR**, son of Late Jotindra Mohan Sarkar, by Faith Hindu, by Occupation Business, by Nationality Indian, residing at Alisha, PS-Burdwan, PO-Jotram, District-Purba Bardhaman, pin-713104, as the **Attorney** or Agent of the Executants / Executors of this Power of Attorney being the OWNERS with full power to construct the proposed new building/apartments by developing the same in the **Schedule** mentioned land and thereafter stated on the behalf of the Executants/Executors of this Power of Attorney being the OWNERS and in the names of the Executants/Executors of this Power of Attorney being the OWNERS and which the said **Attorney** has agreed to do and the same hereby been executed in regard to the terms to which Executants/Executors of this Power of Attorney being the OWNERS agreed upon as per the terms and conditions of the **Development Agreement executed on 19.02.2026** to develop the scheduled property which was registered before the office of the A.D.S.R., Bardhaman, District Purba Bardhaman and saved in **Book No 1, C.D. Volume No. 0203-2026** and recorded in pages from 65792 to 65858 for the year 2026, being no.01197 for the year 2026.

*AW*

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

*Bidyut Kumar Ghosh*  
*Guru Pada Ghosh*  
*Bachhu Samanta*  
Bachhu Samanta  
Authorised Signatory of  
Shree Jagannath Constructi

NOW KNOW ALL MEN BY THESE PRESENTS THAT, EXECUTANTS / EXECUTORS OF THIS POWER OF ATTORNEY BEING THE OWNERS NAMELY:

(i) **BIDYUT KUMAR GHOSH** AADHAAR : 3957-0042-4410 Son of Late Umakanta Ghosh , by Faith- Hindu, by Occupation- Business by Nationality - Indian, residing at Alisha,P.S.- Burdwan, P.O.- Jotram, Dist.- Purba Bardhaman,Pin- 713104 . PAN: AQPPG2765B

(ii) **GURU PADA GHOSH,** AADHAAR : 4971-0459-8402 Son of Late Dulal Chandra Ghosh , by Faith- Hindu, by Occupation- Business by Nationality - Indian, residing at Alisha,P.S.- Burdwan, P.O.- Jotram, Dist.- Purba Bardhaman,Pin- 713104. PAN: AFHPG0726P

Do hereby nominate constitute and appoint, the DEVELOPER / PROMOTER FIRM namely **SHREE JAGANNATH CONSTRUCTION "** (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Alisha, G.T.Road Joteram, P.O.- .Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104 PAN: AFSFS4481C represented by its All Partners namely,

(i) **KOUSHIK ROY,** Son of Umacharan Roy, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Bhalobasha Apartments, Alisha, G.T.Road, P.S. - Burdwan, P.O. Joteram, District - Purba Bardhaman, Pin - 713104, PAN - AQCPR4650D

(ii) **BACHHU SAMANTA,** Son of Subodh Chandra Samanta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Kanainatsal,P.S. - Burdwan, P.O. Sripally, District - Purba Bardhaman, Pin - 713103, PAN - CNTPS4084G,

(iii) **BANKIM CHANDRA SARKAR,** son of Late Jotindra Mohan Sarkar, by Faith Hindu, by Occupation Business, by Nationality Indian, residing at Alisha, PS- Burdwan, PO-Jotram, District-Purba Bardhaman, pin-713104; as our true and **lawful Attorney** in respect of the Scheduled property to do and execute all acts, deeds and things mentioned below for us and on behalf of our names viz.

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

*Pridyot Kumar Singh*  
*Sunanda Singh*

*Bachhu Samanta*

**Bachhu Samanta**  
**Authorised Signatory of**  
**Shree Jagannath Constructive**

1. To work, manage, control and supervise the management of all and administer the properties of the Executants/Executors of this Power of Attorney being the OWNERS as mentioned in below.
2. To sign all letters (including the written consent of the Executant/Executor of this Power of Attorney being the OWNERS to the DEVELOPER / PROMOTER or prospective buyers/intending purchasers or agreements with such prospective buyers /intending purchasers ) deeds, documents consents, applications, receipts and discharges for moneys received on the behalf of the Executants/Executors of this Power of Attorney being the OWNERS, assurances or any other instruments requiring the signature of the Executants/Executors of this Power of Attorney being the OWNERS.
3. To appear before the Burdwan Development Authority and to do all acts deeds and things in relation to the completion of mutation in the names of the Executants/Executors of this Power of Attorney being the OWNERS and to sign on giving acknowledgements receipt on behalf of the Executants/Executors of this Power of Attorney being the OWNERS.
4. For the more better and more effectual execution of the powers and authorities aforesaid, the Attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall be entitled to present and/or to acknowledge any of the various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the OWNERS, assurances or any other instrument requiring the signature of the Executants/Executors of this Power of Attorney being the OWNERS before the Registrar, Notary, Oath, Commissioner or other public authorities as if the same was duly executed by the Executants/Executors of this Power of Attorney being the OWNERS and to do and perform all or any other acts, deeds and things in connection therewith, as may be necessary or expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Executants/Executors of this Power of Attorney being the OWNERS personally.
5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the OWNERS, assurances or any other instrument

*Ad.*

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026



No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

Baldev Kumar Jais

Guru Prada Shastri

Bachhu Samanta

Bachhu Samanta  
Authorised Signatory of  
Shree Jagannath Constructor

the Executants/Executors of this Power of Attorney being the OWNERS or any other instrument requiring our signature in connection with and all acts, deeds and things in connection therewith and lawfully done by the said Attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall be construed as being signed and/or executed by the Executants/Executors of this Power of Attorney being the OWNERS and/or done by themselves.

9. To leave out and to transfer by way of gift a strip of land in favour of any Authority on the front attached with the access road to fulfil the required criteria of existing Building Rules for maintaining the Floor Area Ratio (FAR) of the Building Plan and also the other plan/plans for construction of the building as submitted by the DEVELOPER / PROMOTER and at the costs of the DEVELOPER / PROMOTER before Sanctioning Authority in order to construct Multi -Storied Building comprised with Residential or Commercial Flats and Parking Spaces and shall include any amendments thereto or modifications thereof made or caused by the DEVELOPER / PROMOTER which is duly sanctioned by the said Authority.

10. To execute and effect all repairs, alterations, constructions major or minor, that may be deemed necessary for the purpose of maintenance of the property mentioned above and to engage labours, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for the same in the name of the Executants/Executors of this Power of Attorney being the OWNERS.

11. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.

12. To enter into, make sign, execute and register and do all such things, contracts, agreements, receipts, deeds, payment assignments, transfers, conveyances, mortgages, releases, assurances, instruments, notices and things and may be in the opinion of the said Attorney is necessary, usual or convenient for the exercise of any of the power herein conferred on the said Attorney.

13. To prepare building plan, design work and to put signature on behalf of the Executants/Executors of this Power of Attorney being the OWNERS as the lawful Attorney of the Executants/Executors of this Power of Attorney being the OWNERS in the building plan drawings and other allied necessary papers and apply for the

3  
10/11

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

Bidyut Kumar Ghosh  
Sampada Ghosh

Bachhu Samanta

Bachhu Samanta  
Authorised Signatory of  
Shree Jagannath Construction

sanction of building plan and deposit all fees to the concerned authority in the name of the Executants/Executors of this Power of Attorney being the OWNERS and on behalf of the Executants/Executors of this Power of Attorney being the OWNERS in connection with the building plan or necessary modify the building plan and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, splayed corner, and strip of land relating thereto and receive the same from the said Burdwan Development Authority or any other competent authority against acknowledgement receipt on behalf of the Executants/Executors of this Power of Attorney being the OWNERS as the lawful Attorney of the Executant/Executor of this Power of Attorney being the OWNERS.

14. To appear for and on behalf of the Executants/Executors of this Power of Attorney being the OWNERS in office of the WBSEDCL, West Bengal Electricity Supply, Burdwan Development Authority or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for and obtain permanent connection of water, electricity drainage and sewerage to the said premises.

15. To sign, execute and verify and file all plaints, suits, written statement, written objection, pleadings, application, complaints, memorandum of appeal, arose objection reply affidavit and sign all other papers to be filed before Civil Court, Criminal Court, administrative authorities Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on behalf of the Executants/Executors of this Power of Attorney being the OWNERS and the Executants/Executors of this Power of Attorney being the OWNERS do hereby ratify, agree and undertake to ratify and conform all acts deeds the Attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall lawfully do, execute, and perform or cause to be done executed or performed by virtue of power of Attorney.

16. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board or any other local authority.

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

*Pradyumn Kumar Singh*  
*Ganapati Das & Co.*

*Bachhu Samanta*

**Bachhu Samanta**  
Authorised Signatory of  
Shree Jagannath Construction

17. To appoint an architect and to get the plan of the proposed building sanctioned by the Burdwan Development Authority and other authorities concerned in respect of the proposed building.
18. To make necessary applications and signed all papers, to appear before the Burdwan Development Authority, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed building sanctioned by the Burdwan Development Authority and other authorities.
19. To develop and construct proposed building on the said plot and to utilize the land for the process of construction of the Multi Storied Residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plan and according to specifications and other requirements of the Burdwan Development Authority and for the purpose to imply contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.
20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.
21. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally/required for a building.
22. To pay any deposit and pay moneys required to be deposited with the Burdwan Development Authority and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposit which are refundable.
23. To pay all the taxes to the concern authority relating to the said property until the completion of the building.
24. To file or defend any suit on behalf of the Executants/Executors of this Power of Attorney being the OWNERS regarding the **Schedule** mentioned property and sign, verify plaints, written statements, petitions, objections, memorandum of appeal and

*[Handwritten mark]*

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

*Bridget Kuan Jhu*

*Spun Pada Ghosh*

*Bachhu Samanta*

**Bachhu Samanta  
Authorised Signatory of  
Shree Jagannath Construction**

petitions, objection and application of all kinds and to file it in any Court of law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on behalf of the Executant/Executor of this Power of Attorney being the OWNERS.

25. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.

26. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.

27. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgment receipt.

28. To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal or before any office whatsoever.

29. To apply for the inspection of and to inspect any Judicial records any records of any office or offices.

30. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of this present or to or in which the Executants/Executors of this Power of Attorney being the OWNERS is or may be party or any way interested.

31. To Pledge or Hypothecate or Mortgage or Charge or Concur in pledging or hypothecating or mortgaging or charging or whatsoever, to or in favour of any Bank or Banks or any other Financial Institutions Body, at the time of obtaining any loan or financial assistance or whatsoever in connection with the development of this project by placing of the Title Deed(s) and related Title Documents subject to such conditions as the Attorney may think fit whatsoever in connection with the development of this project and for that purpose to sign execute and deliver all the instrument and deed of mortgage, charge, encumbrance, hypothecation, pawn, pledge, lien, and trust

*G  
fdu*

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

*Bidyut Kumar Ghosh*  
*Gurun Padak Ghosh*

*Bachhu Samanta*

**Bachhu Samanta**  
**Authorised Signatory of**  
**Shree Jagannath Construction**

receipt and to receive the consideration money or otherwise for such mortgage , charge , hypothecation , pawn , pledge , lien and the like.

32. To negotiate for sale of the **Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount on behalf of the OWNERS in respect of the Owners' Allocation as well as of the Developer's Allocation and to deposit the said amount in the Bank Accounts of the OWNERS (if the OWNERS are entitled for any Consideration Amount or its share).

33. To execute, sign and enter into an agreement for sale on behalf of the Executants/Executors of this Power of Attorney being the OWNERS in respect of the OWNERS' Allocation as well as of the Developer's / Promoter's Allocation and execute the agreement for sale by receiving the advance amount in respect of the OWNERS' Allocation as well as of the Developer's / Promoter's Allocation and to appear before the registering authority and presenting the same and shall admit for execution and registration in respect of the Owners' Allocation as well as of the Developer's / Promoter's Allocation and to receive the consideration amount on behalf of the OWNERS in respect of the Owners' Allocation as well as of the Developer's / Promoter's Allocation and to deposit the said amount in the Bank Accounts of the OWNERS (if the OWNERS are entitled for any Consideration Amount or its share).

34. To sign, admit and execute the sale deed in favour of the prospective / intending purchasers in respect of the Owners' Allocation as well as of the Developer's Allocation and to receive consideration from them in respect of the Owners' Allocation as well as of the Developer's / Promoter's Allocation and to present for registration all such documents as may be necessary in favour of prospective / intending purchasers and admit execution thereof on behalf of the OWNERS/Executant in respect of the Owners' Allocation as well as of the Developer's / Promoter's Allocation and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNERS and to deposit the said amount in the Bank Accounts of the OWNERS (if the OWNERS are entitled for any Consideration Amount or its share).

*AG*

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

*Pradyumn Singh*  
*Guru Pradeep Singh*

*Bachhu Samanta*

**Bachhu Samanta**  
**Authorised Signatory of**  
**Shree Jagannath Construction**

35. To receive the entire amount of the consideration amount directly from the Purchaser(s) and/or from any Financial Institution and/or Bank and/or Investor (individual or Juristic Entity) for selling of the flats and parking spaces from all the purchasers and to receive the consideration amount on behalf of the **OWNERS** in respect of the **OWNERS's** Allocation and to keep and retain the said amount to reimburse and to make adjustment by the **DEVELOPER / PROMOTER** being the Power of Attorney Holder in lieu of the expenses and investment the **DEVELOPER / PROMOTER** Firm incurred and made as per the terms and conditions of this Agreement.

36. To Register the agreement for Sale Deed and/or also Sale Deed in favour of the prospective/intending purchasers in respect of the **OWNERS' ALLOCATION** and also **DEVELOPER'S / PROMOTER'S ALLOCATION** before any Registering Office by representing the **OWNERS** and by signing on his behalf and by admitting any document and deed on their behalf and to receive consideration from the prospective/intending purchasers and to present for registration all such documents as may be necessary in favour of prospective/intending purchasers and to admit execution thereof on behalf of the owners / executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the **OWNERS**.

37. To deliver the possession in favour of the prospective/intending purchasers on behalf of the Executants/Executors of this Power of Attorney being the **OWNERS**.

38. Generally to Act as the Attorney or Agent of the Executants/Executors of this Power of Attorney being the **OWNERS** in relation to the matter aforesaid and all other matters in which the Executants/Executors of this Power of Attorney being the **OWNERS** may be interested or concerned and on behalf of the Executants/Executors of this Power of Attorney being the **OWNERS** to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Executants/Executors of this Power of Attorney being the **OWNERS** and/or themselves to do if personally present.

*G. Singh*

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

*Bridget Kumar Singh*  
*Gururaj Prasad Ghosh*  
*Bachhu Samanta*

**Bachhu Samanta**  
Authorised Signatory of  
Shree Jagannath Construction

**THE SCHEDULE ABOVE REFEREED TO**

**(Property Details)**

ALL THAT PIECE AND PARCEL OF THE LAND situated at Dist. Purba Bardhaman within Sub-Registry Office at Burdwan, P.S. Bardhaman Mouza Alisha, J.L No. 77 within Baikunthapur-II Gram Panchayat Recorded Classification: Shali, Present Class : Commercial Bastu (Converted to Commercial Bastu vide Conversion Case No: CN/2023/0218/503 dated 26.09.2023 & CN/2024/0218/940 dated 30.01.2025) bearing :

| Sl No:            | L.R. Plot No: | L.R.Kh. No: | ROR   | Proposed use           | Area (in Decimals)               |
|-------------------|---------------|-------------|-------|------------------------|----------------------------------|
| 1                 | 121           | 260         | Shali | Other Commercial Usage | 00.500                           |
| 2                 | 121           | 410         | Shali | Other Commercial Usage | 22.269                           |
| <b>Total Area</b> |               |             |       |                        | <b>22.769</b><br><b>Decimals</b> |

**AND THE SAID PREMISES IS BUTTED AND BOUNDED BY,**

**On the North:** R.S. & L.R. Plot No: 121 (Part)

**On the South:** R.S. & L.R. Plot No: 118

**On the East:** R.S. & L.R. Plot Nos: 102 & 117

**On the West:** Common Passage & Bhalobasa Apartment

**THE SECOND SCHEDULE ABOVE REFEREED TO**

**TOTAL AREA OF PROPERTY GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT:-** 22.769 Decimals (A Little More or Less) i.e., i.e., 13 Kathas 12 Chataks 21 Sq. Ft. (Little More or Less),

*Ad*

No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

Bridget Kumar Ghosh  
Guru Pada Ghosh

Bachhu Samanta

Bachhu Samanta  
Authorised Signatory of  
Shree Jagannath Construction

IN WITNESSES WHEREOF, the OWNERS , the DEVELOPER / PROMOTER and WITNESSES after knowing the purpose and meaning of this Developmental Power of Attorney, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on this Day.

1) Swapn Sarkar  
80 Sadhan Sarkar  
Burdwan District Judge  
court, Burdwan - 713101

2) Pramkishore Ghosh  
40 Guru Pada Ghosh  
Alisha, Sokena, Purbu Bardhan

WITNESSES:-

Bridget Kumar Ghosh  
Guru Pada Ghosh

SIGNATURES OF THE OWNERS

Bachhu Samanta

Bachhu Samanta  
Authorised Signatory of  
Shree Jagannath Construction

SEAL & SIGNATURE OF THE DEVELOPER

Drafted by me & typed in my office.  
Sumit Ranjan Bhadra  
Sumit Ranjan Bhadra, LL.M, Ph.D Advocate,  
Enrolment No: WB/612/2003  
Hon'ble Calcutta High Court, Kolkata.












No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

**SPECIMEN FORM FOR TEN FINGERPRINTS**

|  |   |   |   |   |   |
|--|---|---|---|---|---|
| <br><i>Bidyut Kumar Ghosh</i> |  |  |  |  |  |
|  | Little  | Ring  | Middle<br>(Left Hand)   | Fore<br>Hand)   | Thumb   |
|  |  |  |  |  |  |
|  | Thumb   | Fore  | Middle<br>(Right Hand)  | Ring<br>Hand)   | Little  |

Signature *Bidyut Kumar Ghosh*

|  |   |   |   |   |   |
|--|---|---|---|---|---|
| <br><i>Gurnu Parda Ghosh</i> |    |    |    |    |   |
|  | Little  | Ring  | Middle<br>(Left Hand)   | Fore<br>Hand)   | Thumb   |
|  |  |  |  |  |  |
|  | Thumb   | Fore  | Middle<br>(Right Hand)  | Ring<br>Hand)   | Little  |

Signature *Gurnu Parda Ghosh*

|  |   |   |   |   |   |
|--|---|---|---|---|---|
| <br><i>Sachin Lovat</i> |  |  |  |  |  |
|  | Little  | Ring  | Middle<br>(Left Hand)   | Fore<br>Hand)   | Thumb   |
|  |  |  |  |  |  |
|  | Thumb   | Fore  | Middle<br>(Right Hand)  | Ring<br>Hand)   | Little  |

Signature *Sachin Lovat*



No. 100  
of 2025



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

13 MAR 2026

# SHREE JAGANNATH CONSTRUCTION

**ALISHA ● G.T. ROAD ● BURDWAN**  
**DISTRICT : PURBA BARDHAMAN ● PIN : 713104**  
**MOBILE : 7467917470 ● 7719335655**  
**Email : shreejagannathconstruction6@gmail.com**

---

---

## PARTNERSHIP RESOLUTION

We, Bachhu Samanta, Koushik Roy & Bankim Chandra Sarkar all being legal Partners of Shree Jagannath Construction with office address at Alisha, Jotram, Baikunthapur-II, Burdwan, 713104. "A Partnership Firm duly constituted & established under the provisions of the Indian Partnership Act 1932".

1. At a meeting of the partners held on 6th February 2026, during which all partners of the partnership firm were present, the following resolution were duly passed and approved unanimously.


2. Resolved, that Mr. Bachhu Samanta, partner of Shree Jagannath Construction is hereby authorized on behalf of the firm to seal and sign all GST matters and all taxes as & when required.

3. Resolved, that Mr. Bachhu Samanta, partner of Shree Jagannath Construction is hereby authorized on behalf of the firm to seal and sign all Agreement for Sale, Deed of Conveyance and to present the same before the concerned registration authority including ADSR Purba Bardhaman, DSR-I Purba Bardhaman, DSR-II Purba Bardhaman & all the A.R.A Kolkata and also before all the Court of Law as applicable.

4. Resolved, furthermore, that the forgoing resolution shall remain valid and binding until the same is modified, altered or revoked by a subsequent Resolution.

Dated - 06/02/2026

Burdwan

SHREE JAGANNATH CONSTRUCTION  
  
Partner

SHREE JAGANNATH CONSTRUCTION  
  
Partner

SHREE JAGANNATH CONSTRUCTION  
  
Partner

PERMANENT ACCOUNT NUMBER

AFHPG0726P



नाम / NAME

GURU PADA GHOSH

पिता का नाम / FATHER'S NAME

DULAL CHANDRD GHOSH

जन्म तिथि / DATE OF BIRTH

02-11-1952

हस्ताक्षर / SIGNATURE

*Guru Pada Ghosh*

*B. Das*

आयकर आयुक्त, प. सं.-111

COMMISSIONER OF INCOME-TAX, W.B. - III

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



ভারতের নির্বাচন কমিশন

ELECTION COMMISSION OF INDIA



IMW2226546



নাম: কুরুপদা ঘোষ

Name: Curupada Ghosh

পিতার নাম: দুলালচন্দ্র ঘোষ

Father's Name: Dulalchandra Ghosh

লিঙ্গ / Gender: পুরুষ / Male

জন্ম তারিখ / বয়স:

Date of Birth / Age: 02.11-1952



e-Electors Photo Identity Card - সচিব ভোটার পরিচয় পত্র

ঠিকানা: N0402, আলিশা, আলিশা, বর্ধমান সদর (উত্তর),  
পূর্ব বর্ধমান, পশ্চিমবঙ্গ - 713104

Address: N0402, ALISHA, ALISHA,  
BARDHAMAN (SADAR NORTH), PURBA  
BARDHAMAN, WEST BENGAL - 713104



নির্বাচন নিবন্ধন আধিকারিক, 266 - বর্ধমান উত্তর  
Electoral Registration Officer, 266 -  
Burdwan Uttar

IMW2226546

Download Date -: 10-01-2025

1950

<https://ceowestbengal.nic.in>

Old EPIC No.WB/39/271/777114



ভারতের নির্বাচন কমিশন

ELECTION COMMISSION OF INDIA

নির্বাচকের সচিত্র পরিচয় পত্র ELECTOR PHOTO IDENTITY CARD



IMW2262715



নাম : বিদ্যুৎ কুমার ঘোষ

Name : BIDYUT KUMAR GHOSH

পিতার নাম : উমাকান্ত ঘোষ

Father's Name : Umakanta Ghosh

आयकर विभाग  
INCOME TAX DEPARTMENT  
BIDYUT KUMAR GHOSH

भारत सरकार  
GOVT. OF INDIA

UMAKANTA GHOSH

02/03/1970

Permanent Account Number  
AQPPG2765B

*Bidyut Kumar Ghosh*  
Signature

04022009





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/39/271/729357



নির্বাচকের নাম : বাচ্চু সামন্ত  
Elector's Name : Bachhu Samanta  
পিতার নাম : সুবোধ সামন্ত  
Father's Name : Subodh Samanta  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ  
Date of Birth : 15/09/1970

WB/39/271/729357

ঠিকানা:

কানাইনটশাল, শ্রীপল্লী, বর্ধমান (সদর), বর্ধমান- 713103

Address:

KANAINATASHAL, SRIPALLY, BURDWAN  
(SADAR), BURDWAN- 713103

Date: 08/08/2015

260-বর্ধমান দক্ষিণ নির্বাচন হক্‌সের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
260-Burdwan Dakshin Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটারের নাম জেলা ও একই  
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য লিখিত করে এই  
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

29/07/14

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BACHHU SAMANTA

SUBODH CHANDRA SAMANTA

15/09/1970

Permanent Account Number

CNTPS4084G

*Bachhu Samanta*

Signature



07/01/2010



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192025260514063688

D-1734/26

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192025260514063688  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 13/03/2026 15:53:01 | Bank/Gateway:       | SBIePay Payment Gateway |
| BRN :             | 1959302129329       | BRN Date:           | 13/03/2026 15:53:08     |
| Gateway Ref ID:   | 607207111561        | Method:             | State Bank of India UPI |
| GRIPS Payment ID: | 130320262051406367  | Payment Init. Date: | 13/03/2026 15:53:01     |
| Payment Status:   | Successful          | Payment Ref. No:    | 8000677359/11/2026      |

[Query No\*/Query Year]

Depositor Details

|                           |                               |
|---------------------------|-------------------------------|
| Depositor's Name:         | Mr SRI JAGANNATH CONSTRUCTION |
| Address:                  | ALISHA                        |
| Mobile:                   | 8759700532                    |
| Period From (dd/mm/yyyy): | 13/03/2026                    |
| Period To (dd/mm/yyyy):   | 13/03/2026                    |
| Payment Ref ID:           | 8000677359/11/2026            |
| Dept Ref ID/DRN:          | 8000677359/11/2026            |

Payment Details

| Sl. No. | Payment Ref No     | Head of A/C Description                                | Head of A/C        | Amount (₹) |
|---------|--------------------|--|--------------------|------------|
| 1       | 8000677359/11/2026 | Property Registration- Registration Fees               | 0030-03-104-001-16 | 200        |
| 2       | 8000677359/11/2026 | Receipts on account of Standard User Charge-Other fees | 0030-02-102-008-16 | 300        |

Total 500

IN WORDS: FIVE HUNDRED ONLY.

### Major Information of the Deed







|   |   |   |            |
|---|---|---|------------|
| Deed No :   | I-0203-01734/2026   | Date of Registration                          | 13/03/2026 |
| Query No / Year   | 0203-8000677359/2026  | Office where deed is registered               |            |
| Query Date  | 13/03/2026 1:07:53 PM   | A.D.S.R. Bardhaman, District: Purba Bardhaman |            |
| Applicant Name, Address & Other Details   | SUMIT RANJAN BHADRA<br>BURDWAN DISTRICT JUDGES COURT, Thana : Bardhaman<br>, District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8759700532,<br>Status : Advocate |   |            |
| Transaction   | Additional Transaction  |   |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |   |   |            |
| Set Forth value   | Market Value  |   |            |
| Rs. 1,00,10,000/-   | Rs. 4,91,81,040/-   |   |            |
| Stampduty Paid(SD)  | Registration Fee Paid   |   |            |
| Rs. 50/- (Article:48(g))  | Rs. 200/- (Article:E)   |   |            |
| Remarks   | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020301197/2026   |   |            |

### Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Alisa, Pin Code : 713104

| Sch No | Plot Number | Khatian Number       | Land Use Proposed      | Use ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details  |
|--------|-------------|----------------------|------------------------|---------|------------------|-------------------------|-----------------------|--|
| L1     | LR-121      | LR-260               | Other Commercial Usage | Shali   | 0.5 Dec          | 10,000/-                | 10,80,000/-           | Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name : |
| L2     | LR-121      | LR-410               | Other Commercial Usage | Shali   | 22.269 Dec       | 1,00,00,000/-           | 4,81,01,040/-         | Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name : |
|        |             | <b>TOTAL :</b>       |                        |         | <b>22.769Dec</b> | <b>100,10,000 /-</b>    | <b>491,81,040 /-</b>  |  |
|        |             | <b>Grand Total :</b> |                        |         | <b>22.769Dec</b> | <b>100,10,000 /-</b>    | <b>491,81,040 /-</b>  |  |




**Principal Details :**

| Sl No  | Name,Address,Photo,Finger print and Signature  |  |  |   |
|--|--|--|--|---|
| 1  | <b>Name</b><br><b>Mr Bidyut Kumar Ghosh (Presentant)</b><br>Son of Late Umakanta Ghosh<br>Executed by: Self, Date of Execution: 13/03/2026<br>, Admitted by: Self, Date of Admission: 13/03/2026 ,Place : Office |   | <br>Captured  |     |
|  | 13/03/2026   | LTI<br>13/03/2026  | 13/03/2026   |   |
| Alisha, City:- Not Specified, P.O:- Jotram, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu,<br>Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AQxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/03/2026<br>, Admitted by: Self, Date of Admission: 13/03/2026 ,Place : Office       |  |  |  |   |
| 2  | <b>Name</b><br><b>Mr Guru Pada Ghosh</b><br>Son of Late Dulal Chandra Ghosh<br>Executed by: Self, Date of Execution: 13/03/2026<br>, Admitted by: Self, Date of Admission: 13/03/2026 ,Place : Office            |  | <br>Captured |  |
|  | 13/03/2026   | LTI<br>13/03/2026  | 13/03/2026   |   |
| Alisa, City:- Not Specified, P.O:- Joteram, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Hindu,<br>Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AFxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/03/2026<br>, Admitted by: Self, Date of Admission: 13/03/2026 ,Place : Office |  |  |  |   |



**Attorney Details :**

| Sl No | Name,Address,Photo.Finger print and Signature  |
|-------|--|
| 1     | <b>Shree Jagannath Construction</b><br>Alisha, G. T. Road, Joreram, City:- Not Specified, P.O:- Joteram, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AFxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No   | Name,Address,Photo,Finger print and Signature  |   |  |  |
|---|--|---|--|--|
| 1   | <b>Name</b><br><b>Mrs Bachhu Samanta</b><br>Daughter of Mr Subodh Chandra Samanta<br>Date of Execution - 13/03/2026, , Admitted by: Self, Date of Admission: 13/03/2026, Place of Admission of Execution: Office | <br>Mar 13 2026 4:21PM | <br>Captured<br>LTI<br>13/03/2026 | <br>13/03/2026 |
| Alisa, City:- Not Specified, P.O:- Joteram, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: CNxxxxxx4g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shree Jagannath Construction (as AUTHORISED SIGNATORY) |  |   |  |  |

**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature  |
|---|---|---|--|
| <b>Mr PRAN KRISHNA GHOSH</b><br>Son of Mr GURUPADA GHOSH<br>ALISHA, City:- Burdwan, P.O:- JOTRAM, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 | <br>13/03/2026 | <br>Captured<br>13/03/2026 | <br>13/03/2026 |
| Identifier Of Mr Bidyut Kumar Ghosh, Mrs Bachhu Samanta, Mr Guru Pada Ghosh   |   |   |  |

**Transfer of property for L1**

| Sl.No | From                  | To. with area (Name-Area)            |
|-------|-----------------------|--------------------------------------|
| 1     | Mr Bidyut Kumar Ghosh | Shree Jagannath Construction-0.5 Dec |

**Transfer of property for L2**

| Sl.No | From               | To. with area (Name-Area)               |
|-------|--------------------|---|
| 1     | Mr Guru Pada Ghosh | Shree Jagannath Construction-22.269 Dec |

**Land Details as per Land Record**

District: Purba Bardhaman, P.S:- Barddhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Alisa, Pin Code : 713104

| Sch No | Plot & Khatian Number                 | Details Of Land  | Owner name in English as selected by Applicant |
|--------|---------------------------------------|--|--|
| L1     | LR Plot No:- 121, LR Khatian No:- 260 | Owner:বিন্দুত কুমার ঘোষ, Gurdian:উমাকান্ত , Address:নিজ , Classification:শালি, Area:0.22500000 Acre, | Owner Name not selected by applicant.          |
| L2     | LR Plot No:- 121, LR Khatian No:- 410 | Owner:গুরুপদ ঘোষ, Gurdian:দুলালচন্দ্র ঘোষ, Address:নিজ , Classification:শালি, Area:0.22500000 Acre,  | Owner Name not selected by applicant.          |



Endorsement For Deed Number : I - 020301734 / 2026

On 13-03-2026

**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 15:55 hrs on 13-03-2026, at the Office of the A.D.S.R. Bardhaman by Mr Bidyut Kumar Ghosh, 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 4,91,81,040/-

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

Execution is admitted on 13/03/2026 by 1. Mr Bidyut Kumar Ghosh, Son of Late Umakanta Ghosh, Alisha, P.O: Jotram, Thana: Bardhaman  
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr Guru Pada Ghosh, Son of Late Dulal Chandra Ghosh, Alisa, P.O: Joteram, Thana: Bardhaman  
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Retired Person  
Identified by Mr PRAN KRISHNA GHOSH, .. Son of Mr GURUPADA GHOSH, ALISHA, P.O: JOTRAM, Thana: Bardhaman  
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Service

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

Execution is admitted on 13-03-2026 by Mrs Bachhu Samanta, AUTHORISED SIGNATORY, Shree Jagannath Construction, Alisha, G. T. Road, Joreram, City:- Not Specified, P.O:- Joteram, P.S:-Bardhaman  
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713104  
Identified by Mr PRAN KRISHNA GHOSH, .. Son of Mr GURUPADA GHOSH, ALISHA, P.O: JOTRAM, Thana: Bardhaman  
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Service

**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 0.00/-, by online = Rs 200/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
.. Online on 13/03/2026 3:53PM with Govt. Ref. No: 192025260514063688 on 13-03-2026, Amount Rs: 200/-, Bank: SBI EPay ( SBlePay), Ref. No. 1959302129329 on 13-03-2026, Head of Account 0030-03-104-001-16

**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/-, by online = Rs 0/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 6817, Amount: Rs.50.00/-, Date of Purchase: 12/03/2026, Vendor name: S DEY  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
.. Online on 13/03/2026 3:53PM with Govt. Ref. No: 192025260514063688 on 13-03-2026, Amount Rs: 0/-, Bank: SBI EPay ( SBlePay), Ref. No. 1959302129329 on 13-03-2026, Head of Account



Indradip Ghosh  
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 0203-2026, Page from 82471 to 82504

being No 020301734 for the year 2026.



Digitally signed by Indradip Ghosh  
Date: 2026.03.16 16:20:35 +05:30  
Reason: Digital Signing of Deed.

(Indradip Ghosh) 16/03/2026

**ADDITIONAL DISTRICT SUB-REGISTRAR**

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

**West Bengal.**