



কস নং 11921 তারিখ 12.11.24

ক্রেতা M/S Susanta Ghosh

সকি কালিভাস, উত্তর, পুরবা ভারত

টাকার মূল্য 100/-

পয়সা প্রাপ্তি এর ট্রান্স বকি তারিখ 29/10/24

ট্রান্স ভেডার সঞ্জয় আচার্য

জেলা জজ আদালত (বর্ধমান)

সাইকেল নং- 1/2-108-08

Sanjay Acharya



Additional District Sub-Registrar  
BURDWAN

14 NOV 2024

resident of East Natunpalli, P.O.- Burdwan, P.S.- Burdwan Sadar, West Bengal, PIN- 713101.

2. **JIBAN ROY, PAN- AEJPR7582M**, Son of Late Chittaranjan Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- Retired Person, resident of Shree Apartment, Flat No.-102, Jnanendra Avenue, VTC, Uttarpara Kotrung M, P.O.- Uttarpara, P.S.- Uttarpara, District- Hooghly, West Bengal, PIN- 712258.

3. **BALAI ROY, PAN- AITPR5206J**, Son of Late Chittaranjan Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, resident of Purba Natunpalli, P.O.- Burdwan, P.S.- Burdwan Sadar, West Bengal, PIN- 713101.

4. **BISWAJEET ROY, PAN- CCHPR5608A**, Son of Late Madhab Chandra Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- Service, resident of East Natunpalli, P.O.- Burdwan, P.S.- Burdwan Sadar, West Bengal, PIN- 713101.

5. **SANDHARANI ROY@ SANDHA ROY, PAN- CCJPR1401F**, Wife of Late Madhab Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- House Wife, resident of East Natunpalli, P.O.- Burdwan, P.S.- Burdwan Sadar, West Bengal, PIN- 713101, West Bengal. herein after referred to as the "**LAND OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs' executors, administrators, executors, legal representatives and assigns) of the **FIRST PARTY** of the **ONE PART**.

**AND**

**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**, Son of Rampada Ghosh, by Nationality- Indian, by Religion- Hindu, by



Additional District Sub-Registrar  
BURDWAN

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Occupation- Business, resident of Kalibazar West, P.O.-Burdwan, P.S.-Burdwan Sadar, District- Purba Bardhaman, PIN-713101, West Bengal, hereinafter called and referred to as **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART**.

**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,  
**(i)** R.S. Plot Nos. **7357 & 7359** corresponding to L.R. Plot No. **7555**, measuring an area more or less 5 decimal.  
**(ii)** R.S. Plot No. **7359** corresponding to L.R. Plot No. **7551**, measuring an area more or less 5 decimal.  
present L.R. Khatian Nos. **7605** (Tarun Roy), **7606** (Jiban Roy), **8817** (Balai Roy), **9922** (Sandharani Roy), **9923** (Biswajeet Roy), classification as Bastu, total measuring an area 10 decimal share, within Ward No.-8, under Holding No.83, Mohalla- Kalibazar East Lane, within Burdwan Municipality, P.O- Burdwan, P.S.-Burdwan Sadar in the District of Purba Bardhaman, PIN- 713101 under the Jurisdiction at A.D.S.R. 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 Owners herein became the owners of the above said property and they mutated their name in the records at L.R. Settlement in present L.R. Khatian Nos. **7605** (Tarun Roy), **7606** (Jiban Roy), **8817** (Balai Roy), **9922** (Sandharani Roy), **9923** (Biswajeet Roy), classification as Bastu, total measuring an area more or less 10 decimal share, and they have been seizing, possessing and enjoying

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Occupation- Business, resident of Kalibazar West, P.O.-Burdwan, P.S.- Burdwan Sadar, District- Purba Bardhaman, PIN-713101, West Bengal, hereinafter called and referred to as **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART**.

**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,

(i) R.S. Plot Nos. 7357 & 7359 corresponding to L.R. Plot No. 7555, measuring an area more or less 5 decimal.

(ii) R.S. Plot No. 7359 corresponding to L.R. Plot No. 7551, measuring an area more or less 5 decimal.

present L.R. Khatian Nos. 7605 (Tarun Roy), 7606 (Jiban Roy), 8817 (Balai Roy), 9922 (Sandharani Roy), 9923 (Biswajeet Roy), classification as Bastu, total measuring an area 10 decimal share, within Ward No.-8, under Holding No.83, Mohalla- Kalibazar East Lane, within Burdwan Municipality, P.O- Burdwan, P.S.- Burdwan Sadar in the District of Purba Bardhaman, PIN- 713101 under the Jurisdiction at A.D.S.R. 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 Owners herein became the owners of the above said property and they mutated their name in the records at L.R. Settlement in present L.R. Khatian Nos. 7605 (Tarun Roy), 7606 (Jiban Roy), 8817 (Balai Roy), 9922 (Sandharani Roy), 9923 (Biswajeet Roy), classification as Bastu, total measuring an area more or less 10 decimal share, 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 Owners proposed to Developer the said property and to construct a multi-storied residential building/commercial consisting of several flats/ 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/commercial 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/commercial 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. 7383 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 owners mutually agreed and decided to sign and execute a Power of Attorney in favour of the said Developer firm **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**, 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.

Susanta Ghosh

**AND WHEREAS 1. TARUN ROY, PAN- AVEPR3533J**, Son of Late Chittaranjan Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, resident of East Natunpalli, P.O.- Burdwan, P.S.- Burdwan Sadar, West Bengal, PIN- 713101.

**2. JIBAN ROY, PAN- AEJPR7582M**, Son of Late Chittaranjan Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- Retired Person, resident of Shree Apartment, Flat No.-102, Jnanendra Avenue, VTC, Uttarpara Kotrung M, P.O.- Uttarpara, P.S.- Uttarpara, District- Hooghly, West Bengal, PIN- 712258.

**3. BALAI ROY, PAN- AITPR5206J**, Son of Late Chittaranjan Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, resident of Purba Natunpalli, P.O.- Burdwan, P.S.- Burdwan Sadar, West Bengal, PIN- 713101.

**4. BISWAJEET ROY, PAN- CCHPR5608A**, Son of Late Madhab Chandra Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- Service, resident of East Natunpalli, P.O.- Burdwan, P.S.- Burdwan Sadar, West Bengal, PIN- 713101.

**5. SANDHARANI ROY@ SANDHA ROY, PAN- CCJPR1401F**, Wife of Late Madhab Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- House Wife, resident of East Natunpalli, P.O.- Burdwan, P.S.- Burdwan Sadar, West Bengal, PIN- 713101, who have agreed to carry of the work of Construction and Development of proposed multi-storied residential building/commercial purpose over the schedule mentioned property as per term and conditions of the Registered Development Agreement being No. 7383 of 2024 registered at the office of A.D.S.R. Bardhaman as our attorney or agent with full power to develop proposes building/commercial 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

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attorney has agreed to do and for the consideration and other terms and conditions therein contained.

**NOW KNOW WE ALL MEN BY THESE PRESENTS** that we **1. TARUN ROY, PAN- AVEPR3533J**, Son of Late Chittaranjan Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, resident of East Natunpalli, P.O.- Burdwan, P.S.- Burdwan Sadar, West Bengal, PIN- 713101.

**2. JIBAN ROY, PAN- AEJPR7582M**, Son of Late Chittaranjan Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- Retired Person, resident of Shree Apartment, Flat No.-102, Jnanendra Avenue, VTC, Uttarpara Kotrung M, P.O.- Uttarpara, P.S.- Uttarpara, District- Hooghly, West Bengal, PIN- 712258.

**3. BALAI ROY, PAN- AITPR5206J**, Son of Late Chittaranjan Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, resident of Purba Natunpalli, P.O.- Burdwan, P.S.- Burdwan Sadar, West Bengal, PIN- 713101.

**4. BISWAJEET ROY, PAN- CCHPR5608A**, Son of Late Madhab Chandra Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- Service, resident of East Natunpalli, P.O.- Burdwan, P.S.- Burdwan Sadar, West Bengal, PIN- 713101.

**5. SANDHARANI ROY@ SANDHA ROY, PAN- CCJPR1401F**, Wife of Late Madhab Roy, by Nationality- Indian, by Faith- Hindu, by Occupation- House Wife, resident of East Natunpalli, P.O.- Burdwan, P.S.- Burdwan Sadar, West Bengal, 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**, Son of Rampada Ghosh, by Nationality:

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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

**(i) R.S. Plot Nos.7357 & 7359** corresponding to L.R. Plot No. 7555, measuring an area more or less 5 decimal or more or less 3 katha,

**(ii) R.S. Plot No.7359** corresponding to L.R. Plot No. 7551, measuring an area more or less 5 decimal or more or less 3 katha,

present L.R. Khatian Nos. **7605** (Tarun Roy), **7606** (Jiban Roy), **8817** (Balai Roy), **9922** (Sandharani Roy), **9923** (Biswajeet Roy), Classification as Bastu, total measuring an area more or less 10 decimal or more or less 6 katha share, within Ward No.-08, Mahalla-Kalibazar East Lane, Holding No. 83, under Burdwan Municipality, P.O.- Burdwan, P.S.- Bardhaman Sadar, Pin-713101, District- Purba Bardhaman, which is more 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/commercial purpose.

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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/commercial purpose.

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/commercial purpose and further to sign execute and deliver all necessary letters, statements applications, declaration and other papers 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/commercial 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 /commercial purpose 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

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information as required and to do all acts and things necessary for the purpose of obtaining permission for the multi-storied residential building/commercial purpose.

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 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/commercial purpose 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/commercial purpose 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/commercial purpose 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 criminal in the

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appropriate courts of law in connection with the said premises and/or the development there of and/or construction of the proposed new buildings/commercial purpose 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 plaints, 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 plaints, 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 or relation to the said premises or portions thereof and/or the construction of the proposed new buildings/commercial purpose 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/commercial 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/commercial 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/commercial and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to 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/commercial and other saleable spaces of the Developer's Allocated portion of the proposed multi-storied residential /commercial 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/commercial 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 our behalf and to do all things, acts and deeds necessary to

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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.

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 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 we shall ratify and confirm all and whatsoever our 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 the 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.

#### **SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of a Bastu class of land, **total measuring an area more or less 10 decimal** TOGETHER WITH a Two Storied Building standing thereon, measuring in aggregate an area old residential structure measuring about Ground Floor 1210 sq.ft. (more or less) and First Floor 475 sq.ft. (more or less) over there possession thereof.

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with Cemented Flooring and 49 years old, respectively, L.R. Khatian Nos.7605 (Tarun Roy), 7606 (Jiban Roy), 8817 (Balai Roy), 9922 (Sandharani Roy), 9923 (Biswajeet Roy),

**(1) R.S. Plot Nos. 7357 & 7359 corresponding to L.R. Plot No. 7555, measuring an area more or less 5 decimal.**

**(2) R.S. Plot No. 7359 corresponding to L.R. Plot No. 7551 measuring an area more or less 5 decimal.**

and the said Plot of Land now Danga to Bastu vied Conversion Case No. 429/14 Dated 06.01.15 and Case No. 430/14 Dated 06.01.15 and Case No. 431/14 Dated 06.01.15.

Mouza- Radhanagar, JL. No. 39, Holding No. 83, Mohalla- Kalibazar East Lane, within the Jurisdiction of Burdwan Municipality, Ward No. 08, P.O.- Burdwan, P.S.- Bardhaman Sadar, District- Purba Bardhaman, PIN-713101, West Bengal, total area of land more or less 10 decimal, of the said property at in the District of Purba Bardhaman under Burdwan Municipality, Ward No. 08 vide Holding No. 83, PIN - 713101.

**The property butted and bounded as follows:**

On the North : Municipal Road 23' ft.  
On the South : Doba  
On the East : R.S. Plot No.7359  
On the West : Sonartari Abasan

**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.

**IDENTIFICATION OF THE ATTORNEY HOLDER**

**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**, 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, as Developer.

Signed, Sealed, and Delivered in the presence of:

**WITNESS:**

1. Buddha Deb Kewra  
S/O Late- Mithura Nath Kewra  
Kali Bazar  
Burdwan-713101

1. Jeeun Roy.

2. Jibon Roy

3. Balen Roy

2. Sandip Datta  
S/O- Susil Datta  
Baramilpur Bazar  
Burdwan -713101

4. Biswajet Roy

5. Sandharani Roy  
@ Sandha Roy

**SIGNATURE OF THE EXECUTANT**

M/S. SUSANTA GHOSH

Susanta Ghosh  
Proprietor

**SIGNATURE OF THE ATTORNEY  
HOLDER**

Drafted by me & typed  
in my office: -

Sanchita Mondal Choudhury











(Sanchita Mondal Choudhury)

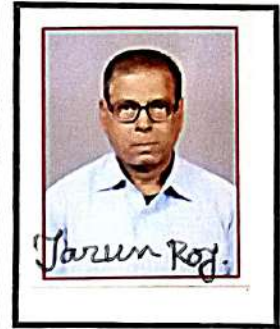
Advocate

Enrollment No.-WB/1205/2012











Burdwan Dist. Judges' Court,

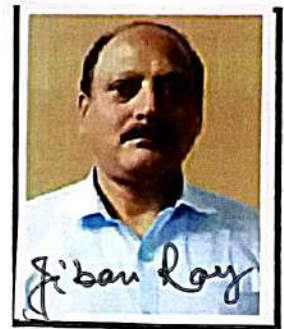
Purba Bardhaman.

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					













Signature: Jarun Roy.

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					













Signature: Je'ban Roy

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					













Signature: Balen Roy

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Roy











Signature: Binwajet Roy

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Sandhya Roy  
@ Sandhya Roy











Signature: Sandhya Roy @ sandha Roy

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Susanta Ghosh

Signature: Susanta Ghosh

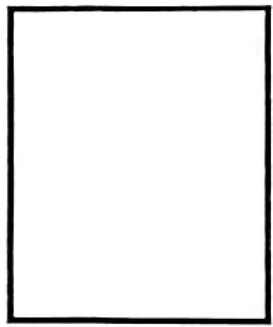
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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Buddha deb Kewra

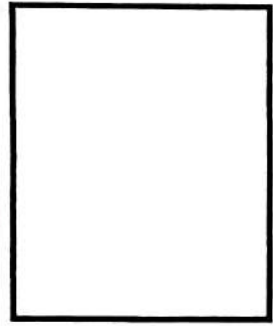
Signature: Buddhadeb Kewra

Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little



Signature:

Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little



Signature:

  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 FKH1681360




নির্বাচকের নাম : **তারুন রায়**  
**Elector's Name : Tarun Roy**

পিতার নাম : **চিত্তরঞ্জন রায়**  
**Father's Name : Chittaranjan Roy**

লিঙ্গ / Sex : **পুরু / M**  
 জন্ম তারিখ : **01/04/1957**  
**Date of Birth**

**FKH1681360**  
 ঠিকানা:  
 পূর্ব নুতনপল্লী, ৪ বর্ধমান সদর বর্ধমান ৭১৩১০১

**Address:**  
**Purba Nutanpally, 8 Bardhaman Sadar**  
**Burdwan 713101**

Date: 26/07/2007  
 271-বর্ধমান বর্ধমান নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রণ  
 আধিকারিকের প্রাক্ষরিত অনুমতি  
**Facsimile Signature of the Electoral**  
**Registration Officer for**  
**271-Burdwan South Constituency**

ঠিকানা পরিবর্তন হলে নতুন ঠিকনার ডেউটা স্টিক নাম  
 জোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার  
 জন্য নিম্নে বর্ণিত এই পরিচয়পত্রের নকলটি 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.**

Tarun Roy.

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

TARUN ROY  
 CHITTARANJAN ROY  
 01/04/1957  
 Permanent Account Number  
 AVEPR3533J  
 Tarun Roy  
 Signature



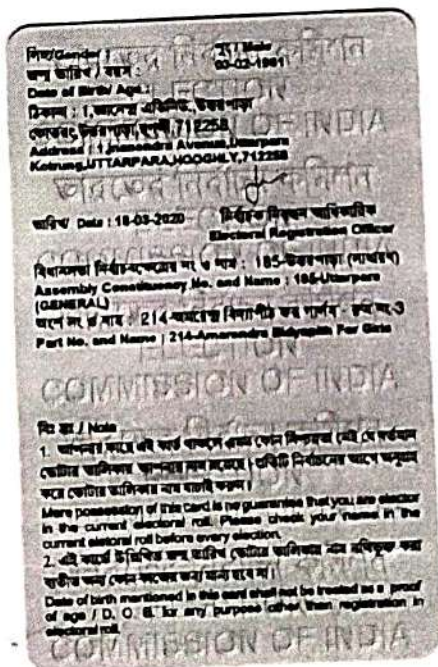


09012016

भारतीय राजस्व सेवा का विभाग  
 Income Tax Department  
 भारत सरकार  
 GOVT. OF INDIA


Mr. Tarun Roy  
 Income Tax Officer (ITO)  
 4th Floor, Multi Storey  
 Plot No. 44, Survey No. 997/d,  
 Modra Colony, Near Deep Bungalow Chowk,  
 Pune - 411 006  
 Tel: 020-26113000 Fax: 020-26113051  
 e-mail: tarunr@india.gov.in

Tarun Roy.



Jiban Roy

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AEJPR7582M



नाम /NAME  
JIBAN ROY

पिता का नाम /FATHER'S NAME  
CHITTARANJAN ROY


जन्म तिथि /DATE OF BIRTH  
03-02-1961

हस्ताक्षर /SIGNATURE  
Jiban Roy

*B. Das*  
आयकर आयुक्त, प. नं. 111  
COMMISSIONER OF INCOME-TAX, W.B. - III

Jiban Roy

भारत के निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 निर्वाचक-विधि-विज्ञान आ. निर्वाचक-फोटो-पंजीय-कार्ड  
 ELECTION PHOTO IDENTITY CARD  
 FKH0897627



नाम : बालाजी राय  
 Name : BALAJI ROY  
 पिता का नाम : चित्तारंजन राय  
 Father's Name : Chittaranjan Ray

*Balaji Roy*

पति/पत्नी (सह) :  
 Date of Birth / Age :  
 पता : पुरुबा बार्चमन नगर (मह), पिन कोड 713101  
 Address : BALAJI NAGAR, Bardhaman, BARDHAMAN  
 (BARDHAMAN, PURBA BARDHAMAN) 713101

जारी की गई तिथि : 17-01-2021  
 जारी करने वाले अधिकारी :  
 Chief Registration Officer

निर्वाचक-विधि-विज्ञान आ. निर्वाचक-फोटो-पंजीय-कार्ड  
 ELECTION PHOTO IDENTITY CARD  
 Assembly Constituency No. and Name : 250-Bardhaman  
 (GENERAL)  
 क्षेत्र : पुरुबा बार्चमन निर्वाचक-विधि-विज्ञान आ.  
 Part No. and Name : 155-Bardhaman (Bardhaman)  
 Prathamik, Bardhaman

निर्वाचक-विधि-विज्ञान आ. निर्वाचक-फोटो-पंजीय-कार्ड  
 ELECTION PHOTO IDENTITY CARD  
 COMMISSION OF INDIA

ध्यान दें :  
 1. निर्वाचक-विधि-विज्ञान आ. निर्वाचक-फोटो-पंजीय-कार्ड को सुरक्षित रखें। इसे  
 कभी भी किसी अन्य व्यक्ति को देना नहीं चाहिए।  
 2. यदि निर्वाचक-विधि-विज्ञान आ. निर्वाचक-फोटो-पंजीय-कार्ड को खोया जाय तो इसे तुरंत  
 निर्वाचक-विधि-विज्ञान आ. निर्वाचक-फोटो-पंजीय-कार्ड से नष्ट करवाया जाना चाहिए।  
 Date of birth mentioned in this card should be treated as a proof  
 of age. D. O. B. is not to be used for registration in  
 election.

निर्वाचक-विधि-विज्ञान आ. निर्वाचक-फोटो-पंजीय-कार्ड  
 ELECTION PHOTO IDENTITY CARD  
 COMMISSION OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

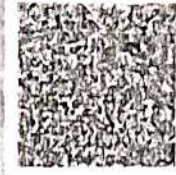


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AITPR5206J



नाम / Name  
**BALAI ROY**

पिता का नाम / Father's Name  
**CHITTARANJAN ROY**

कार्ड का दिनांक / Card Issue Date  
**05/01/1968**

Full Application Digitally Signed Card Not Valid unless Physically Signed

10976



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTIITSI,

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

Helpline Number : 033-40802999

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें :

आयकर एन सेवा यूनिट, UTIITSI,

प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई - 400 614.

हल्पलाइन नंबर : 033-40802999

For Income Tax Related  
Queries

E-Mail

pan@revants@incometax.gov.in  
to.systems.t.1@incometax.gov.in

*Balai Roy*

  
 ভারতের নির্বাচন কমিশন  
 পরিচয় কার্ড  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

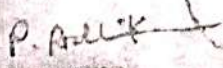
**UWVX1063510**




নির্বাচকের নাম : বিশ্বজিৎ রায়  
 Elector's Name : Biswajeet Roy  
 পিতার নাম : মাধব চন্দ্র রায়  
 Father's Name : Madhab Chandra Roy  
 লিঙ্গ/Sex : পু/ M  
 জন্ম তারিখ : 16/09/1990  
 Date of Birth : 16/09/1990

**UWVX1063610**  
 ঠিকানা:  
 280, পূর্ব নুতন পল্লী, আমবাগান ওয়ার্ড নং-০, বর্ধমান  
 বর্ধমান (দক্ষিণ), বর্ধমান-713101

**Address:**  
 280, PURBA NUTAN PALLY  
 AMBAGAN WARD NO-0, BURDWAN  
 BURDWAN (SADAR), BURDWAN-713101



**Date: 06/02/2019**  
 280-বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক  
 অধিকারিকের স্বাক্ষরিত অ্যুথরিটি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 260-Burdwan Dakshin Constituency

বিধান পরিদর্শন মাস মূল টিকানাতে কোনো নিউ নাম প্রকাশ হলে  
 প্রাসঙ্গিক মাস মাস নির্বাচন নিয়ন্ত্রককে অবগত করে দিতে হবে  
 নির্বাচন নিয়ন্ত্রকের কার্যে উক্ত নাম

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

Biswajeet Roy

आयकर विभाग  
INCOME TAX DEPARTMENT  
BISWAJEE ROY  
MADHAB CHANDRA ROY  
15/03/1990  
Permanent Account Number  
CCHPR5808A  
Biswaj Roy  
Signature

भारत सरकार  
GOVT OF INDIA



वि.प्र.सं. १६  
आयकर विभाग  
भारत सरकार

१. आयकर विभाग, दिल्ली-११००५५  
२. आयकर विभाग, कोलकाता-७००००१  
३. आयकर विभाग, मुंबई-४००००१  
४. आयकर विभाग, चेन्नई-६००००१  
५. आयकर विभाग, बंगलूरु-५६०००१

१. आयकर विभाग, दिल्ली-११००५५  
२. आयकर विभाग, कोलकाता-७००००१  
३. आयकर विभाग, मुंबई-४००००१  
४. आयकर विभाग, चेन्नई-६००००१  
५. आयकर विभाग, बंगलूरु-५६०००१

Biswajee Roy

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

BISWAJEET ROY

MADHAB CHANDRA ROY

16/09/1990

Permanent Account Number

CCHPR5608A

Biswajeet Roy

Signature



14112015

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:  
आयकर विन सेवा इकाई, पन पन सी एल  
5 बी मॉडल, मनी स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to*

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

Biswajeet Roy





FKH2184968

ঠিকানা:

কালিভাজার পশ্চিম বর্ধমান 9 বর্ধমান সদর বর্ধমান  
713101

Address:

Kalibazar PaschimBardhaman 9  
Bardhaman Sadar Burdwan 713101



Date: 07/08/2007

271-বর্ধমান পশ্চিম নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক  
প্রতিনিধিত্বের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral  
Registration Officer for  
271-Burdwan South Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার নিবন্ধি নাম  
ভোগা ও একই সংখ্যক নতুন সক্রিয় পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথিটি 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.

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ভারতের নির্বাচন কমিশন  
পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

FKH2184968



নির্বাচকের নাম : সুশান্ত ঘোষ

Elector's Name : Sushanta Ghosh

পিতার নাম : রামপদ ঘোষ

Father's Name : Rampada Ghosh

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ  
Date of Birth : XX / XX / 1980

Susanta Ghosh

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

यदि कार्ड खोया जाय तो कृपया सूचित करें / वापस करें।  
आयकर पैन सेवाएँ यूनिट, एचएस  
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,  
नवी मुंबई - 400 614

आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT. OF INDIA

SUSANTA GHOSH  
RAM PADA GHOSH  
19/11/1978  
Permanent Account Number  
AGMPG3013B



Susanta Ghosh



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

FKH2182970



নির্বাচকের নাম : মুকদেব কেওড়া

Elector's Name : Buddhadeb Kewra

পিতার নাম : মথুরানাথ কেওড়া

Father's Name : Mathuranath Kewra

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : XX / XX / 1981

FKH2182970

ঠিকানা:  
কালীবাড়ার পূর্ব 9 বর্ধমান সদর বর্ধমান 713101

Address:  
Kallbazar Purba 9 Bardhaman Sadar  
Burdwan 713101

Date: 07/08/2007

271-বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক  
প্রাধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
271-Burdwan South Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকনায় ভোটার লিষ্টে নাম  
ভোলা ও একই নামের নতুন সঠিক পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে 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.

134/0026

Buddhadeb Kewra

### Major Information of the Deed

Deed No :	I-0203-07388/2024	Date of Registration	14/11/2024
Query No / Year	0203-8002891147/2024	Office where deed is registered	
Query Date	14/11/2024 12:01:45 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SANCHIT 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. 5/-	Rs. 83,23,067/-		
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]:- 020307383/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Kalibazar Road, Mouza: Radhanagar, , Ward No: 8 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-7551	LR-7605	Bastu	Bastu	0.017 Acre		12,05,455/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-7551	LR-7606	Bastu	Danga	0.017 Acre		12,05,455/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-7551	LR-9922	Bastu	Danga	0.008 Acre	1/-	5,67,273/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-7551	LR-9923	Bastu	Danga	0.008 Acre		5,67,273/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-7555	LR-7605	Bastu	Bastu	0.013 Acre	1/-	9,21,818/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-7555	LR-7606	Bastu	Bastu	0.012 Acre		8,50,909/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-7555	LR-8817	Bastu	Bastu	0.012 Acre	1/-	8,50,909/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-7555	LR-9922	Bastu	Bastu	0.006 Acre	1/-	4,25,455/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-7555	LR-9923	Bastu	Bastu	0.007 Acre	1/-	4,96,364/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			10Dec	5 /-	70,90,911 /-	
		<b>Grand Total :</b>			10Dec	5 /-	70,90,911 /-	



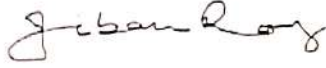
**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1685 Sq Ft.	0/-	12,32,156/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1210 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 475 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1685 sq ft</b>	<b>0 /-</b>	<b>12,32,156 /-</b>	



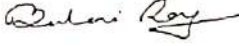
**Principal Details :**

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr TARUN ROY</b> (Presentant ) Son of Late CHITTARANJAN ROY Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	 <small>14/11/2024</small>	 Captured <small>LTI 14/11/2024</small>	 <small>14/11/2024</small>



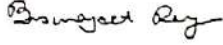
EAST NATUNPALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman  
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu,  
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: AVxxxxxx3J,Aadhaar  
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024  
 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mr JIBAN ROY</b> Son of Late CHITTARANJAN ROY Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office		 Captured	
	14/11/2024	LTI 14/11/2024	14/11/2024	



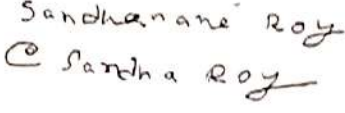
SHREE APATMENT JNANENDRA AVENUE, Flat No: 102, City:- , P.O:- UTTARPARA, P.S:-Uttarpara,  
 District:-Hooghly, West Bengal, India, PIN:- 712258 Sex: Male, By Caste: Hindu, Occupation:  
 Retired Person, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AExxxxxx2M,Aadhaar No Not  
 Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024  
 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	<b>Mr BALAI ROY</b> Son of Late CHITTARANJAN ROY Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office		 Captured	
	14/11/2024	LTI 14/11/2024	14/11/2024	

EAST NATUNPALLY, City:- Burdwan, 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.:: AIxxxxxx6J,Aadhaar  
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024  
 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>Mr BISWAJEET ROY</b> Son of Late MADHAB CHANDRA ROY Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office		 Captured	
	14/11/2024	LTI 14/11/2024	14/11/2024	










EAST NATUNPALLY, City:- Burdwan, 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-1XX0 , PAN No.:: CCxxxxxx8A,Aadhaar  
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024  
 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office

Name	Photo	Finger Print	Signature
5 <b>Mrs SANDHA ROY, (Alias: Mrs SANDHA RANI ROY)</b> Wife of Late MADHAB CHANDRA ROY Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	 <small>14/11/2024</small>	 Captured <small>LTI 14/11/2024</small>	 <small>14/11/2024</small>
EAST NATUNPALLY, City:- Burdwan, 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-1XX8 , PAN No.:: CCxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office			



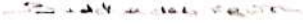
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MS SUSANTA GHOSH</b> KALI BAZAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: AGxxxxxx3B,Aadhaar No Not Provided, 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 SUSANTA GHOSH</b>            Son of Mr RAMPADA GHOSH            Date of Execution -            14/11/2024, , Admitted by:            Self, Date of Admission:            14/11/2024, Place of            Admission of Execution: Office         </td> <td>    <small>Nov 14 2024 12:28PM</small> </td> <td>              Captured  <small>LTI 14/11/2024</small> </td> <td>    <small>14/11/2024</small> </td> </tr> </tbody> </table> KALI BAZAR, City:- Burdwan, 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 PROPRIETORSHIP)	Name	Photo	Finger Print	Signature	<b>Mr SUSANTA GHOSH</b> Son of Mr RAMPADA GHOSH Date of Execution - 14/11/2024, , Admitted by: Self, Date of Admission: 14/11/2024, Place of Admission of Execution: Office	 <small>Nov 14 2024 12:28PM</small>	 Captured <small>LTI 14/11/2024</small>	 <small>14/11/2024</small>
Name	Photo	Finger Print	Signature						
<b>Mr SUSANTA GHOSH</b> Son of Mr RAMPADA GHOSH Date of Execution - 14/11/2024, , Admitted by: Self, Date of Admission: 14/11/2024, Place of Admission of Execution: Office	 <small>Nov 14 2024 12:28PM</small>	 Captured <small>LTI 14/11/2024</small>	 <small>14/11/2024</small>						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BUDDHADEB KEWRA</b> Son of Late MATHURA NATH KEWRA KALIBAZAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	

14/11/2024 14/11/2024 14/11/2024

Identifier Of Mr TARUN ROY, Mr JIBAN ROY, Mr BALAI ROY, Mr BISWAJEET ROY, Mrs SANDHA ROY, Mr SUSANTA GHOSH

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr TARUN ROY	MS SUSANTA GHOSH-1.7 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr JIBAN ROY	MS SUSANTA GHOSH-1.7 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHA ROY	MS SUSANTA GHOSH-0.8 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJEET ROY	MS SUSANTA GHOSH-0.8 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr TARUN ROY	MS SUSANTA GHOSH-1.3 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Mr JIBAN ROY	MS SUSANTA GHOSH-1.2 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Mr BALAI ROY	MS SUSANTA GHOSH-1.2 Dec

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHA ROY	MS SUSANTA GHOSH-0.6 Dec

**Transfer of property for L9**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJEET ROY	MS SUSANTA GHOSH-0.7 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr TARUN ROY	MS SUSANTA GHOSH-337.00000000 Sq Ft
2	Mr JIBAN ROY	MS SUSANTA GHOSH-337.00000000 Sq Ft
3	Mr BALAI ROY	MS SUSANTA GHOSH-337.00000000 Sq Ft
4	Mr BISWAJEET ROY	MS SUSANTA GHOSH-337.00000000 Sq Ft
5	Mrs SANDHA ROY	MS SUSANTA GHOSH-337.00000000 Sq Ft

## Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Kalibazar Road, Mouza: Radhanagar, Ward No: 8 Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 7551, LR Khatian No:- 7605	Owner: জব্বন রায়, Gurdian: চিত্তরঞ্জন , Address: নিজ , Classification: ভাঙ্গা, Area: 0.01700000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 7551, LR Khatian No:- 7606	Owner: জীবন রায়, Gurdian: চিত্তরঞ্জন , Address: নব্বুনগরী , Classification: ভাঙ্গা, Area: 0.01700000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 7551, LR Khatian No:- 9922	Owner: সন্ধ্যারানী রায়, Gurdian: মাধব রায়, Address: নিজ , Classification: ভাঙ্গা, Area: 0.00800000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 7551, LR Khatian No:- 9923	Owner: বিশ্বজিত রায়, Gurdian: মাধব চন্দ্র রায়, Address: নিজ , Classification: ভাঙ্গা, Area: 0.00800000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 7555, LR Khatian No:- 7605	Owner: জব্বন রায়, Gurdian: চিত্তরঞ্জন , Address: নিজ , Classification: বাঙ্গ, Area: 0.01300000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 7555, LR Khatian No:- 7606	Owner: জীবন রায়, Gurdian: চিত্তরঞ্জন , Address: নব্বুনগরী , Classification: বাঙ্গ, Area: 0.01200000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 7555, LR Khatian No:- 8817	Owner: বনাই রায়, Gurdian: চিত্তরঞ্জন , Address: নিজ , Classification: বাঙ্গ, Area: 0.01200000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 7555, LR Khatian No:- 9922	Owner: সন্ধ্যারানী রায়, Gurdian: মাধব রায়, Address: নিজ , Classification: বাঙ্গ, Area: 0.00600000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 7555, LR Khatian No:- 9923	Owner: বিশ্বজিত রায়, Gurdian: মাধব চন্দ্র রায়, Address: নিজ , Classification: বাঙ্গ, Area: 0.00700000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020307388 / 2024

On 14-11-2024

**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 11:57 hrs on 14-11-2024, at the Office of the A.D.S.R. Bardhaman by Mr TARUN ROY , 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 83,23,067/-

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

Execution is admitted on 14/11/2024 by 1. Mr TARUN ROY, Son of Late CHITTARANJAN ROY, EAST NATUNPALLY, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr JIBAN ROY, Son of Late CHITTARANJAN ROY, SHREE APATMENT JNANENDRA AVENUE, Flat No: 102, P.O: UTTARPARA, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712258, by caste Hindu, by Profession Retired Person, 3. Mr BALAI ROY, Son of Late CHITTARANJAN ROY, EAST NATUNPALLY, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 4. Mr BISWAJEET ROY, Son of Late MADHAB CHANDRA ROY, EAST NATUNPALLY, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 5. Mrs SANDHA ROY, Alias Mrs SANDHA RANI ROY, Wife of Late MADHAB CHANDRA ROY, EAST NATUNPALLY, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife

Identified by Mr BUDDHADEB KEWRA, , , Son of Late MATHURA NATH KEWRA, KALIBAZAR, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Business

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

Execution is admitted on 14-11-2024 by Mr SUSANTA GHOSH, PROPRIETORSHIP, MS SUSANTA GHOSH, KALI BAZAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman

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

Identified by Mr BUDDHADEB KEWRA, , , Son of Late MATHURA NATH KEWRA, KALIBAZAR, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, 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 11921, Amount: Rs.100.00/-, Date of Purchase: 12/11/2024, Vendor name:  
Sanjay Acharyya

*Sgn*

**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 187537 to 187577**

**being No 020307388 for the year 2024.**



*[Handwritten signature]*

Digitally signed by SANJIT SARDAR  
Date: 2024.11.19 11:46:34 +05:30  
Reason: Digital Signing of Deed.

**(Sanjit Sardar) 19/11/2024**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Bardhaman**  
**West Bengal.**