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पश्चिम बंगाल WEST BENGAL

AC 466038

1903-8-14 59/2021

Certificate that the documents admitted to Register and the endorsement are the part of the document

*[Handwritten Signature]*

Additional Registrar of Assurances-III, Kolkata



Additional Registrar of Assurances III Kolkata

11 AUG 2021

11/08/2021

**DEVELOPMENT POWER AFTER REGISTERED  
DEVELOPMENT AGREEMENT  
GENERAL POWER OF ATTORNEY**

BE IT KNOWN TO ALL CONCERNED THAT we,

*[Handwritten Signature]*

"**FUTURE NIRMAN UDYOG**" having their office at TAMILPARA, SUTRAGARH, P.O & P.S-Santipur, District Nadia , Pincode-741404 represented by it's partners namely (1) **SRI DEBASISH PRAMANICK**, (Pan no. AMLPP2468E), Adhar No. 899303755359 & Mobile no. 9153609085, son of Sanjib Pramanick , by faith - Hindu , by Nationality - Indian , by occupation- business , residing at Tamilpara , Sutragarh, P.O. & P.S. Santipur , District: Nadia, Pin Code -741404 and (2) **SRI RAKESH GHOSH** , (Pan no. AHBPG7646N) , Adhar No. 813622738321 & Mobile no. 7407427772, son of Krishna Chandra Ghosh , by faith - Hindu , by Nationality - Indian , by occupation- business , residing at 127/6/2 , K.C.Das Road, P.O. & P.S. Santipur , District: Nadia, Pin Code -741404, hereunder called as 'LAND OWNERS' have entered into a Registered Development Agreement dated 11.08.2021, Recorded in Book No.1 and Being No. 190306782 for the year 2021 registered in the office of the Additional Registrar of Assurances- III, Kolkata with **Basundhara estate Creation LLP**, having it's office at 127/6/2 , K.C.Das Road, P.O. & P.S. Santipur , District: Nadia, Pin Code -741404, represented by one of it's partner Ranga Adhikary , son of Late Naba Kumar Adhikary, by faith - Hindu, by Nationality - Indian, by occupation - Business , residing at 62, B. L. Shah Road, P.O. New Alipore, P.S. - Behala, Kolkata - 700053, District - South 24 Parganas, in respect of our property mentioned in the Schedule hereunder for development of the same by raising construction of multi-storied building in accordance with the sanction building plan which to be approved by the Santipur Municipality and or any other appropriate Authorities

and as per terms and conditions as mentioned in the said Registered Development agreement Being Deed no. 190306782 For the year 2021.

Debasish Pramanick  
Rakesh Ghosh

Ranga Adhikary

WHEREAS we are the owners of a plot of land measuring about 38.76 decimal lying and situate at MOUZA -Bergram , L.R.Dag no. 367 and 372, L.R.Khatian no. 1330/1, J.L.no. 23, Block - Santipur, and being premises no.555, Jatindranath Sengupta Sarani, P.o & P.S-Santipur, within limits of Santipur Municipality, Word no.10, District- Nadia more fully and particularly mentioned and described in the schedule hereto below as well as in the schedule to the Registered Development Agreement as aforesaid:

WHEREAS in terms of the said Registered Development Agreement as referred to above we shall hand over vacant and peaceful possession of our aforesaid and herein below mentioned landed property in favour of the Developer namely Basundhara Estate Creation LLP ,for development of our landed property upon conversion for development and construction of multi-storied buildings and project, as per sanctioned building plan from the concerned Santipur Municipality with all the permissions and/or sanction from all other appropriate authorities in strict compliance with the terms as recorded in the said Registered Development Agreement.

AND WHEREAS we are sufficiently entitled to seized and possessed of our aforesaid landed property as mentioned in the schedule hereto below and also mentioned in the schedule to the Registered Development Agreement as we got our absolute right, title, interest in the aforesaid property by registered documents and also we have our absolute authority in terms of the said Registered Development Agreement to appoint constitute and nominate our aforesaid developer company as our 'Constituted Attorney' to act, develop, construct multi-storied building and project storied and to do all other necessary things with the right to sell, transfer, execute and register agreement for sale, conveyances in respect of the share of constructions, flats and other spaces of the said developer company which

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Rajesh Ghosh Ranga Adhis

will be earmarked in the sanctioned building plan at their own risk and responsibility and for which we have no manner of liability.

AND WHEREAS for our personal difficulty and having no experience in the constructional works we have entered into a Registered Development Agreement as aforesaid and in terms of the said Registered Development agreement and for smooth functioning and for the betterment of the proposed project it becomes necessary for us to appoint, nominate and constitute our developer **Basundhara estate Creation LLP** represented by its Partner namely Ranga Adhikary to represent the said Developer as our constituted and lawful attorney to act on our behalf and to look after and control all affairs in respect of all development works by making multi-storied buildings and project in our aforesaid landed property in strict compliance with the terms and conditions as mentioned in the Registered Development Agreement and upon such appointment attorney we shall have no manner of control over the development and constructional works and other works as recorded in the said development agreement.

KNOWN ALL MEN BY THESE PRESENTS that we , **"FUTURE NIRMAN UDYOG"** having their office at TAMILPARA, SUTRAGARH, P.O & P.S- Santipur, District Nadia , Pincode-741404 represented by it's partners namely (1) **SRI DEBASISH PRAMANICK**, (Pan no. AMLPP2468E), Adhar No. 899303755359 & Mobile no. 9153609085, son of Sanjib Pramanick , by faith - Hindu , by Nationality - Indian , by occupation- business , residing at Tamilpara , Sutragarh, P.O. & P.S. Santipur , District: Nadia, Pin Code - 741404 and (2) **SRI RAKESH GHOSH** , (Pan no. AHBPG7646N) , Adhar No. 813622738321 & Mobile no. 7407427772, son of Krishna Chandra Ghosh , by faith - Hindu , by Nationality - Indian , by occupation- business , residing at 127/6/2 , K.C.Das Road, P.O. & P.S. Santipur , District: Nadia, Pin Code -741404, do hereby appoint, nominate and constitute

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Rakesh Ghosh Ranga Adhikary

**Basundhara estate Creation LLP**, having its office at 127/6/2, K.C.Das Road, P.O. & P.S. Santipur, District: Nadia, Pin Code -741404, represented by one of its partner Ranga Adhikary, son of Late Naba Kumar Adhikary, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 62, B. L. Shah Road, P.O. New Alipore, P.S. - Behala, Kolkata - 700053, District - South 24 Parganas as our lawful constituted attorney to act, execute do exercise and perform the following acts and deeds, matters and things-

- 1) To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after the same and to control all the areas for the Development of the said land and construction of a multi-storied building thereon as per Sanction Plan which to be approved by the concerned Authority.
- 2) To sign, execute and submit all development Plans, documents, statements, papers undertaking declarations as may be required for necessary sanction, modification and/or
- 3) To alteration of Development plans to be sanctioned/ approved by the Santipur Municipality and other appropriate authorities.
- 4) To appear and represent us before any necessary Authorities including the Kolkata Metropolitan Developments authority, Fire Brigade, west Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 Government of west Bengal and other related authority & authorities in connection with the sanction modification and/or alteration of Development Plans, etc. of the aforesaid land.

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- 5) To pay fees, obtain sanction modification and such other orders and permissions from the necessary Authorities as the expedient for sanction, modification and/or alterations of the Development Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary Authorities and to appoint engineers, architect and other agents the aforesaid purpose as the said Attorney shall think fit and proper.
- 6) To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the Development plans to any Authority or Authorities.
- 7) To develop the said premises by raising construction of such type of building thereon as the said Attorney may deem fit and proper whatsoever nature on the said premises, if any as our said Attorney shall think fit and proper.
- 8) To apply for and obtain electricity, water, sewage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
- 9) To apply for and obtain building materials from the concerning authorities for construction multi-storied building on the said premises as aforesaid in strict compliance with the terms as recorded in the registered Development Agreement.

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- 10) To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
- 11) To pay all rates, taxes charges, expenses and other outgoings whatsoever payable for and/or amount of the said premises or any part thereof and similarly to receive all incoming receivable for an account of the said premises or any part thereof if any.
- 12) To appear and represent us before all authorities for fixation and/or finalization of the normal valuation of the said premises and for that purpose to sign, execute, and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
- 13) To negotiate with intending purchaser/purchasers for sale and transfer of The several Dala shop, shops , restaurant, Car Parking and other Spaces and space/s and other structures, etc. in respect of the developer's allocation as would be earmarked and recorded in the subsequent development agreement and sanctioned Building plan to receive earnest money or full payment of consideration in strict compliance with the aforesaid registered development agreement at the own risk and responsibility of the Developer .
- 14) To execute for agreement for sale with intending purchaser/purchasers for sale and transfer of The several Dala shop, shops , restaurant, Car Parking and other Spaces and space/s and other structures, etc. in respect of the developer's allocation as would be earmarked and recorded in the subsequent development

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agreement and sanctioned Building plan to receive earnest money or full payment of consideration in strict compliance with the aforesaid registered development agreement at the own risk and responsibility of the Developer .

- 15) To borrow bank loan or any loan by creating equitable mortgage in respect of the share of flats and constructions together with proportionate share of land in respect of developer's allocation and earmarked and in the sanctioned building plan and recorded in the subsequent Supplementary Development Agreement at the own risk and responsibility of our said constituted attorney from any Nationalized Bank or from any Financial Institution or from any Private Person/Persons after completion of the proposed project and multi-storied building and after giving or handing over delivery or peaceful vacant possession of our allocation (Owner's Allocation) in the said Registered Development Agreement and in subsequent proposed Supplementary Development Agreement and in subsequent proposed Supplementary Development Agreement and sanctioned building plan as would be earmarked.
- 16) To collect advance or part payment or full consideration from the intending purchasers in respect of the share of The several Dala shop, shops , restaurant, Car Parking and other Spaces and space/s and other structures, along with the proportionate share of land of our said constituted Attorney at their own risk and responsibility excepting our allocations of share of constitutions and The several Dala shop, shops , restaurant, Car Parking and other Spaces and space/s and other structures, as mentioned in the said registered Development Agreement.

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Ranga Adhikari

- 17) To collect advance in different newspapers and display hoarding in different places, engages Agency or Agencies for selling of unit or units along with the proportionate share of land of our said Constituted Attorney/ Developer as the said constituted Attorney shall think fit and proper.
- 18) To file and submit declaration, statements, application and/or returns to the competent Authority or any other necessary Authority or Authorities in connection with the matters herein contained.
- 19) To transfer The several Dala shop, shops , restaurant, Car Parking and other Spaces and space/s and other structures, on the proposed buildings along with the proportionate share of land, which are to be the promoter's allocated portion or any part thereof on such terms and conditions as our said Attorney shall think fit and proper in strict compliance with the terms as recorded in the registered Development Agreement.
- 20) To execute and register for deed of conveyances in respect of The several Dala shop, shops , restaurant, Car Parking and other Spaces and space/s and other structures, on the proposed buildings along with the proportionate share of land, which are to be the promoter's allocated portion or any part thereof on such terms and conditions as our said Attorney shall think fit and proper in strict compliance with the terms as recorded in the registered Development Agreement.
- 21) To take steps for Registration of The several Dala shop, shops , restaurant, Car Parking and other Spaces and space/s and other structures of the allocated portions of the Developer along with the proportionate share of land represented by our attorney.

20/06/2018

Ravishankar Ranga Adhikari

- 22) To present any deed or deeds of sale/conveyance or conveyances of other documents for registration and when executed by him in our names and on our behalf before the ADDL. District Sub-Registrar and before the Registrar of Assurances, Calcutta having authority for and to have them registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which our said attorney shall consider necessary for the transferring and/or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as we could have been done by ourselves.
- 23) To represent, defend and to oppose all actions and other legal proceedings including acquisition proceedings arises relating to our aforesaid landed property or any part thereof which is presently free from all encumbrances and to sign on any papers and documents on our behalf before any Court up to Hon'ble Supreme Court or any other Authority.
- 24) To enforce, defend, answer and oppose all actions and other legal proceedings if arises in respect of the said premises or any part thereof including acquisition and/or requisition of the said premises or any part thereof upon which we the owners entered into a Development Agreement which our said Attorney shall think fit and proper .
- 25) To file and defend suits, case, appeals and applications of whatsoever nature for and our behalf of or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.

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Rakesh Ghosh

Ranga Prasad

26) To compromise all suit, appeals or other legal proceedings in any Civil or Criminal Court Tribunal or other Authority whatsoever and to sign any verification therefore.

27) To sign, declare and/or affirm any plaint written statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.

28) To deposit and withdraw fees documents and manage in and from Court or Courts and/or any other person or persons or authority and give valid receipts and discharge thereof.

29) To effect mutation of Premises in the office of the Collector, Nadia and/or Santipur Municipality and to do all acts on our behalf in respect of a plot of land measuring about 38.76 decimal lying and situate at MOUZA -Bergram , L.R.Dag no. 367 and 372, L.R.Khatian no. 1330/1, J.L.no. 23, Block - Santipur, and being premises no.555, Jatindranath Sengupta Sarani, P.o & P.S-Santipur, within limits of Santipur Municipality, Word no.10, District- Nadia , fully described in the Schedule herein below.

30) To for all any of the purposes herein before stated to appear and represent us before all Authorities having jurisdiction and to sign, execute and submits papers and documents and obtain the proposed/revised building plan/ site plan and to obtain the completion Certificate from the Competent Authority.

31) To sign, verify and file applications for execution of decree or order of any Court and to sign, submit and obtain proposed/ revised Site

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Rajesh Ghosh Ranga pdh

Building plan from the Authority and to obtain the completion Certificate from the concerned Authority.

32) To withdraw and receive documents or money from any Court, Office either in execution of decree or otherwise any to do all acts that may be necessary in connection with any of such case.

33) To amalgamate the both side of the adjoining land with demised landed property in making the proposed multi-storied building and project.

34) Be it expressly stated that this power of attorney does not create, constitute or assure any kind of transfer, enjoyment or making profit in favour of the attorney.

AND GENERALLY to act as our Attorney in relation to all matters touching our said land and building and on our behalf to do all instruments acts, matters, Deeds and things as fully and effectually as if done by us personally.

AND we hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever our said Attorney appointed under this Power of Attorney in the manner herein above contained shall lawfully do or cause to be done in the right or by the virtue of these presents included in such conditions and other works will be completion of the whole Deed/Transaction as per the said Registered Development Agreement dated 11.08.2021 and Recorded in Book No. I and being deed no. 190206782 for the year 2021, which registered in the office of the Additional Registrar of Assurances- III, Kolkata.

Deewan Ramgaurim

Rakesh Ghosh Ranga Adhikari

FIRST SCHEDULE ABOVE REFERED TO

*Ranga Bhatta*  
 ALL THAT piece and parcel of a plot of land measuring about 38.76 decimal lying and situate at MOUZA -Bergram , L.R.Dag no. 367 and 372, L.R.Khatian no. 1330/1, J.L.no. 23, Block - Santipur, and being premises no.555, <sup>Kabi</sup>Jatindranath Sengupta Sarani, P.o & P.S-Santipur, within limits of Santipur Municipality, Word no.10, District- Nadia , which is butted & bounded as follows :- L.R.Dag-367-881Deo, L.R.Dag no-372-299

ON THE NORTH : Land of Satya Narayan Bhakat;  
 ON THE EAST : Municipal Road;  
 ON THE WEST : Masque;  
 ON THE SOUTH : Other Land of Bivas Ghosh;

Delegation Pramanam

Rajesh Ghosh

IN WITNESS WHEREOF the owners have hereunto set and subscribed their hands and seals on this <sup>11th</sup> day of August 2021.

SIGNED, SEALED & DELIVERED in the presence of:

1. *Minaldas Advocate*

FUTURE NIRMAN UDYOG  
*Delekanon Pramanin*  
Partner

2. *Susanta Janna.*  
*8, Old Post office*  
*Street, Pat-1,*

FUTURE NIRMAN UDYOG  
*Ravesh Ghosh*  
Partner

Signature for the Land Owners

SIGNED, SEALED & DELIVERED in the presence of:

1. *Minaldas Advocate*

2. *Susanta Janna.*

BASUNDHARA ESTATE CREATION LLP  
*Ranga Palit*  
Partner

Signature of the Attorney

Drafted & Prepared By:

*Raj's Ashi Kany*  
Advocate

High Court, Calcutta

Enrollment No. WB/475/2006.

# SPECIMEN FORM FOR TEN FINGERPRINTS



Devesh Ramani

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Rakesh Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Ranga Reddy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

आयकर विभाग      भारत सरकार  
 INCOME TAX DEPARTMENT      GOVT. OF INDIA

PERMANENT ACCOUNT NUMBER CARD  
 Permanent Account Number Card  
 AHBMS7645N

Name  
 RAJESH GHOSH

Permanent Address  
 KRISHNA CHANDRA GHOSH

Signature  
 [Signature]

Valid till  
 24/01/1985




Income Tax Department  
 Income Tax PAN Service Unit, BHILAI  
 Plot No. 1, Sector 13, CBD, Bhubaneswar  
 New Bhubaneswar - 751 014

आयकर विभाग  
 आयकर पैन सेवा इकाई, भिलाई  
 प्लॉट नं. 1, सेक्टर 13, CBD, भुवनेश्वर  
 नया भुवनेश्वर - 751 014

ভারত সরকার

Unique Identification Authority of India

সরকারী পরিচয়পত্র

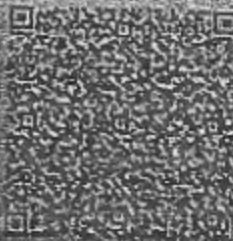
ভুক্তিকরণ নং / Enrollment No. 10627762701219

28/12/2013

To  
Rakesh Ghosh  
রাকেশ গোস্বামী  
127/62  
K.C. DAS ROAD  
Sandipur  
Sandipur Nadia  
West Bengal - 741404



KL701569795FI  
70156879



আপনার আধার সংখ্যা / Your Aadhaar No.

8136 2273 8321

আধার কার্ডে সঞ্চারিত তথ্যের অধিকার



সংক্রান্ত

8136 2273 8321

আধার কার্ডে সঞ্চারিত তথ্যের অধিকার

भारत सरकार  
भारत सरकार  
INCOME TAX DEPARTMENT  
GOVT. OF INDIA  
DEBASISH PRAMANICK  
SANJIB PRAMANICK  
13/01/1977  
AMLPP246BE  
Debasish Pramanick



Income Tax Department  
Income Tax PAN Services Unit  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400614  
Tel: 022-27550000  
Fax: 022-27550001  
E-mail: [pan@itd.gov.in](mailto:pan@itd.gov.in)  
Website: [www.itd.gov.in](http://www.itd.gov.in)

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 2730/01268/12564

To

Debasish Pramanick

TAMLI PARA

SHANTIPUR

Santipur

Santipur

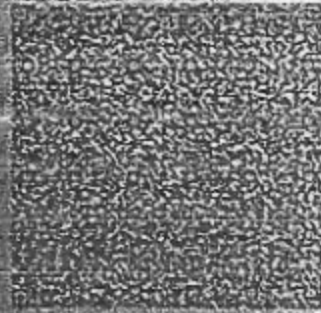
Santipur Nadia

West Bengal 741404

9434371448



ME403682679FH



आपका आधार क्रमांक / Your Aadhaar No. :

8993 0375 5359

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

Debasish Pramanick

DOB: 13/01/1977

Male



8993 0375 5359

मेरा आधार, मेरी पहचान



सिवाकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RANGA ADHIKARY  
NABA KUMAR ADHIKARY  
30/05/1976  
Permanent Account Number  
ADOPA9327P



Signature



In case this card is lost or damaged, please contact  
Income Tax PAN Services Unit, ITO/ST  
Sector 11, Connaught Place  
New Delhi - 110 028  
या कार्ड को खोने पर कृपया निम्न संख्या पर संपर्क करें  
आफिस इन कॉम्प्लेक्स, इण्डिया  
दिल्ली - 110 028



Father: NABA KUMAR ADHIKARY

Year of Birth: 1976  
Gender: Male



5195 0998 5537

আধার - সাধারণ মানুষের অধিকার



স্বাধীনতা বিধান পরিচয়-প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

স্বাধীনতা বিধান পরিচয়-প্রাধিকরণ  
স্বাধীনতা বিধান পরিচয়-প্রাধিকরণ  
স্বাধীনতা বিধান পরিচয়-প্রাধিকরণ

Address: 62, B L SAHA  
ROAD, NEW ALIPORE  
New Alipore S.O, New  
Alipore, Kolkata, West  
Bengal 700053




192500291001h

www.uidai.gov.in

P.O. Box No. 1947  
Bengaluru - 560 001

Form No. 19, Cont.  
 Ed. VI, Chap. XIV  
 A. S. 1964

*Susanta Jana*



**Licence for Advocates' Clerks, other than Articled Clerks**


**High Court** **Appellate Court A.S. Calcutta**

**LICENCE**  
(Not transferable)

No. 2-42

This is to certify Sri Susanta Jana  
 son of Sri. Jagannath Jana residing at  
 vill - Mhajopur, Uttar Ban, Pipla, Paschim Medinipur - 721140 to act as the licensed clerk of  
Mrs. Kanakumari Chakravarty Advocate, during the year  
 2019 WB/1965/2010

Dated 11.12.2019

  
 Registrar  
 High Court, A.S.

This licence shall be valid only if the licensee has been re-registered  
 in the prescribed manner and not otherwise. It shall be renewed every year.

Susanta Jana.

Dated This 11<sup>th</sup> Day of August 2021

F R O M

**"FUTURE NIRMAN UDYOG"**

.....PRINCIPALS

T O

**Basundhara estate Creation LLP**

.....ATTORNEY

DEVELOPMENT POWER AFTER REGISTERED  
DEVELOPMENT AGREEMENT  
GENERAL POWER OF ATTORNEY

Drafted and prepared by:


MR. RAJA ADHIKARY

Advocate

"Resolution"

8, Old Post Office Street,  
Ground floor, Kolkata-700001.

Law No. 28 of 1926  
 Sub P.L. Chap. XIV  
 A 5 Rule

*Susanta Jana*


Licence for Advocates' Clerks, other than Articled Clerks  
 High Court

Registrar  
 Appellate High Court A.S. Calcutta

**LICENCE**  
 (Not transferable)

No. C-42

This is to authorize Sri Susanta Jana  
 son of Smt. Jagannath Jana residing at  
 vill - Minjopur, Union No. 1, P.O. Bhatgaon - 721115  
Mr. Kanojendu Chatterjee Advocate, during the year  
2019 WB/2465/2010

Dated 11.12. 2019

Licensing Authority  
 Registrar (A.S.)  
 High Court, A.S.

To be produced when required and returned for renewal on form W.B.10/1112  
 1st December every year.

*Susanta Jana.*

## Major Information of the Deed

Deed No :	I-1903-06808/2021	Date of Registration	11/08/2021
Query No / Year	1903-8001459601/2021	Office where deed is registered	
Query Date	11/08/2021 2:35:52 PM	1903-8001459601/2021	
Applicant Name, Address & Other Details	RAJA ADHIKARY HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8159013766, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 76,25,771/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190306782/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Nadia, P.S:- Santipur, Municipality: SANTIPUR, Road: Kabi Jatindranath Sengupta Sarani,ward-10,21, Mouza: Bergram, Premises No: 555, , Ward No: 10 Pin Code : 741404

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-367	LR-1330/1	Bastu	Bastu	8.81 Dec		17,33,309/-	Property is on Road , Project Name :
L2	LR-372	LR-1330/1	Bastu	Bastu	29.95 Dec		58,92,462/-	Property is on Road , Project Name :
		<b>TOTAL :</b>			<b>38.76Dec</b>	<b>0 /-</b>	<b>76,25,771 /-</b>	
		<b>Grand Total :</b>			<b>38.76Dec</b>	<b>0 /-</b>	<b>76,25,771 /-</b>	

### Principal Details :









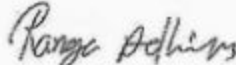
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>FUTURE NIRMAN UDYOG</b> , TAMILPARA, SUTRAGARH, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404 , PAN No.:: ABxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Key Details :

Name,Address,Photo,Finger print and Signature



1	<b>BASUNDHARA ESTATE LPP</b> , 127/6/2, K C DAS ROAD, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404 , PAN No.:: ABxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
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Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri DEBASISH PRAMANICK</b> Son of SANJIB PRAMANICK Date of Execution - 11/08/2021, , Admitted by: Self, Date of Admission: 11/08/2021, Place of Admission of Execution: Office	<b>Photo</b>  Aug 11 2021 3:52PM	<b>Finger Print</b>  LTI 11/08/2021	<b>Signature</b>  11/08/2021
	, TAMILPARA, SUTRAGARH, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx8E, Aadhaar No: 89xxxxxxxx5359 Status : Representative, Representative of : FUTURE NIRMAN UDYOG (as PARTNER)			
2	<b>Name</b> <b>Shri RAKESH GHOSH</b> Son of KRISHNA CHANDRA GHOSH Date of Execution - 11/08/2021, , Admitted by: Self, Date of Admission: 11/08/2021, Place of Admission of Execution: Office	<b>Photo</b>  Aug 11 2021 3:53PM	<b>Finger Print</b>  LTI 11/08/2021	<b>Signature</b>  11/08/2021
	, 127/6/2, K C DAS ROAD, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6N, Aadhaar No: 81xxxxxxxx8321 Status : Representative, Representative of : FUTURE NIRMAN UDYOG (as PARTNER)			
3	<b>Name</b> <b>Mr RANGA ADHIKARY (Presentant)</b> Son of Late NABA KUMAR ADHIKARY Date of Execution - 11/08/2021, , Admitted by: Self, Date of Admission: 11/08/2021, Place of Admission of Execution: Office	<b>Photo</b>  Aug 11 2021 3:53PM	<b>Finger Print</b>  LTI 11/08/2021	<b>Signature</b>  11/08/2021

West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN  
No.: ADxxxxxx7P, Aadhaar No: 51xxxxxxxx5537 Status : Representative, Representative of :  
BASUNDHARA ESTATE LPP (as PARTNER)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>SUSANTA JANA</b> Son of JAGANNATH JANA 8, OLD POST OFFICE STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			<i>Susanta Jana</i>
	11/08/2021	11/08/2021	11/08/2021

Identifier Of Shri DEBASISH PRAMANICK, Shri RAKESH GHOSH, Mr RANGA ADHIKARY

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	FUTURE NIRMAN UDYOG	BASUNDHARA ESTATE LPP-8.81 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	FUTURE NIRMAN UDYOG	BASUNDHARA ESTATE LPP-29.95 Dec

### Land Details as per Land Record

District: Nadia, P.S:- Santipur, Municipality: SANTIPUR, Road: Kabi Jatindranath Sengupta Sarani, ward-10,21, Mouza:  
Bergram, Premises No: 555, , Ward No: 10 Pin Code : 741404

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 367, LR Khatian No:- 1330/1	Owner:রাসমুন্দারী ভকত, Gurdian:পাঁচু গোপাল, Address:সান্তিপুর (বড়বাঙ্গার) , Classification:বাড়ী, Area:0.78850000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 372, LR Khatian No:- 1330/1	Owner:রাসমুন্দারী ভকত, Gurdian:পাঁচু গোপাল, Address:সান্তিপুর (বড়বাঙ্গার) , Classification:বাড়ী, Area:0.09570000 Acre,	Owner Name not selected by applicant.

11-08-2021

**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 15:47 hrs on 11-08-2021, at the Office of the A.R.A. - III KOLKATA by Mr RANGA ADHIKARY .

**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 76,25,771/-

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

Execution is admitted on 11-08-2021 by Shri DEBASISH PRAMANICK, PARTNER, FUTURE NIRMAN UDYOG, TAMILPARA, SUTRAGARH, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404

Indetified by SUSANTA JANA, . . Son of JAGANNATH JANA, 8, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 11-08-2021 by Shri RAKESH GHOSH, PARTNER, FUTURE NIRMAN UDYOG, TAMILPARA, SUTRAGARH, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404

Indetified by SUSANTA JANA, . . Son of JAGANNATH JANA, 8, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 11-08-2021 by Mr RANGA ADHIKARY, PARTNER, BASUNDHARA ESTATE LPP, . 127/6/2 K C DAS ROAD, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404

Indetified by SUSANTA JANA, . . Son of JAGANNATH JANA, 8, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

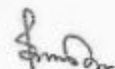
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 1349, Amount: Rs.50/-, Date of Purchase: 26/07/2021, Vendor name: Animesh Rakshit



Probir Kumar Golder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 294767 to 294795

being No 190306808 for the year 2021.



*Probir Kumar Golder*

Digitally signed by PROBIR KUMAR  
GOLDER  
Date: 2021.08.21 14:54:49 +05:30  
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/08/21 02:54:49 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)