

2612/25

L-2592105



AS 752943

पश्चिम बंगाल WEST BENGAL

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

2-50
10/22961/25

16/4/25

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Subodh Prasad Mandal

Additional District Sub-Register
BORDWAN

NEXT SPACE INFRA

Arishek Roy
Partner

NEXT SPACE INFRA

Sreeraman
Partner

16 APR 2025

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

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[Handwritten signature]

Sl. No. 159 Sale Date 07/4/2025

Sold to Debi Prasad Mandal
of Naricha, Khandaghosh

Value Rs. 100 Paise 00

This Stamp Paper Purchased from Purba Bardhaman

Burdwan Treasury No.-1, Date on 28 JAN 2025

Stamp Vendor :- Golam Mohabub

Purba Bardhaman A.D.S.R. Office, Purba Bardhaman

Licence No.-71/1976/77 Golam Mohabub

অনুগ্রহ করে এই স্টাম্প
পত্রের মূল্য এবং তার
বিশেষত্ব সঠিকভাবে
নিশ্চিত করে নেওয়া
কোনো ভুল হলে
কর্তৃপক্ষের দায়িত্ব
কোনো ক্ষেত্রে
স্বীকার করা হবে না

বর্তমান
ক্রেতার
নাম
ক্রেতার
নাম
ক্রেতার
নাম



Additional District Sub-Registrar
BURDWAN

16 APR 2025

Debi Prasad Mandal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Bapan Panja
Partner

KNOWN ALL MEN BY THIS PRESENTS I, **DEBI PRASAD MANDAL**, S/O Late. Birendranath Mondal alias Bireswar Mandal, by Nationality Indian, by faith Hindu, by occupation Doctor, residing at- Naricha, P.S. Khandoghosh, Dist. Purba Bardhaman, having **PAN. CDBPM1620G**; hereinafter jointly referred to as the hereinafter referred to and called for the sake of brevity as "**PRINCIPALS**" cum "**LAND LORD**" (Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include each of their heirs, legal representatives, executors, administrators and/or assigns etc.).

WHEREAS the **PRINCIPALS** herein, as lawful owners of the land, more fully described in the SCHEDULE hereunder, to develop multi-storied Commercial cum Residential complex thereon, consisted of several self contained Flats, parking spaces and Commercial Spaces together with other amenities and common facilities, as per sanctioned building Plan, have already entered an agreement with "**NEXT SPACE INFRA**" (a **Partnership Firm incorporated under the Indian Partnership Act, 1932**) having it's Registered office at SURYA NAGAR, JAGATBERH, P.O. SRIPALLY, P.S. Burdwan, Dist. Purba Bardhaman, Pin- 713103, having **PAN No. AAXFN9780H**; **represented by it's Partners namely 1. SRI. AVISHEK ROY**, S/o Sri Asit Baran Roy, by nationality Indian, by caste Hindu, by profession business, resident of Sashi Bhusan Road, P.O Burdwan, P.S. Bardhaman Sadar, Dist. Purba Barddhaman, Pin - 713101; **having PAN. AIDPR8239H**; **AND 2. SRI. BAPAN PANJA**, S/o Paresh Nath Panja, by nationality Indian, by caste Hindu, by profession business, resident of Suryanagar, Jagatberh, P.O Sripally, P.S. Bardhaman Sadar, Dist. Purba Barddhaman, Pin - 713103; **having PAN. ATCPP2317E**; **having PAN. ACYPR0765K**; **hereinafter called and referred as the DEVELOPER cum PROMOTER**, which has been registered at the office



Additional District S.D. Registrar
BUDWAN

16 APR 2025

Sashi Prasad Maudal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Saspanjan
Partner

of the A.D.S.R, Purba Bardhaman and recorded as Development Agreement Deed being No. T-2580 for the year' 2025.

AND WHEREAS accordingly to materialize the aforesaid project, We, the PRINCIPALS herein in pursuance of terms and conditions contained in aforesaid registered Development Agreement, do hereby executing the instant Power of Attorney to nominate, constitute and appoint our **DEVELOPER** named "**NEXT SPACE INFRA**" (a **Partnership Firm incorporated under the Indian Partnership Act, 1932**) having it's Registered office at SURYA NAGAR, JAGATBERH, P.O. SRIPALLY, P.S. Burdwan, Dist. Purba Bardhaman, Pin- 713103, having **PAN No. AAXFN9780H**; represented by it's Partners namely **1. SRI. AVISHEK ROY, S/o Sri Asit Baran Roy**, by nationality Indian, by caste Hindu, by profession business, resident of Sashi Bhusan Road, P.O Burdwan, P.S. Bardhaman Sadar, Dist. Purba Barddhaman, Pin - 713101; having **PAN. AIDPR8239H**; **AND 2. SRI. BAPAN PANJA**, S/o Paresh Nath Panja, by nationality Indian, by caste Hindu, by profession business, resident of Suryanagar, Jagatberh, P.O.Sripally, P.S. Bardhaman Sadar, Dist. Purba Barddhaman, Pin - 713103; having **PAN. ATCPP2317E**; to be our lawfully constituted attorney to do or execute, in our names and on our behalf, all or any of the acts, deeds or things, mentioned hereunder: -

1. To work, manage, control and supervise the management of all and administer the properties of the Executants/Executors of this Power of Attorney being the Owners as mentioned in below.
2. To sign all letters (including the written consent of the Executants/Executors of this Power of Attorney being the Owner to the developer or prospective buyers or agreements with such prospective buyers) deeds, documents consents, applications, receipts and discharges for moneys received on the behalf of the

Embodied by Adr.



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Additional District Sub-Registrar
BUNDWAD

16 APR 2025

Siddhant Maudel

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Sapankumar
Partner

Executant/Executor of this Power of Attorney being the Owner, assurances or any other instruments requiring the signature of the Executants/Executors of this Power of Attorney being the Owner.

3. To appear before the Burdwan Municipality and to do all acts deeds and things in relation to the completion of mutation, amalgamation in the name of the Executant/Executor of this Power of Attorney being the Owner and to sign on giving acknowledgements receipt on behalf of the Executant/Executor of this Power of Attorney being the Owner.

4. For the more better and more effectual execution of the powers and authorities aforesaid, the attorney of the Executant/Executor of this Power of Attorney being the Owner shall be entitled to present and/or to acknowledge any of the various deeds, documents, declarations, consents, applications, receipts and discharges for moneys received on behalf of the Executant/Executor of this Power of Attorney being the Owner, assurances or any other instrument requiring the signature of the Executant/Executor of this Power of Attorney being the Owner before the Registrar, Notary, Oath, Commissioner or other public authorities as if the same was duly executed by the Executant/Executor of this Power of Attorney being the Owner and to do and perform all or any other acts, deeds and things in connection therewith, as may be necessary or expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Executants/Executors of this Power of Attorney being the Owner personally.

5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executant/Executor of this Power of Attorney being the Owner,



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Additional District S.D. Registrar
BURDWAN

16 APR 2025

Debi Prasad Mandal
NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA
Sapani
Partner

assurances or any other instrument requiring the signature of the Executant/Executor of this Power of Attorney being the Owner and signed by them under these presents and hand over the same for safe custody.

6. To present the Executant/Executor of this Power of Attorney being the Owner if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immovable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on behalf of the Executant/Executor of this Power of Attorney being the Owner for the purpose of conducting the litigations, if any, as the said attorney of the Executant/Executor of this Power of Attorney being the Owner shall think fit and proper to do so, whether as plaintiff or defendant, or as appellant or respondent as the case may be.

7. To sign verify and affirm by affidavit, if the occasion so arises, of all plaints written statements, petitions, Memorandum of Appeal, Stay Applications and all other legal document for the purpose of filing the same in Court and to give all necessary instructions for the due prosecution or the defence of such litigation of the said immovable property specifically mentioned in the First Schedule hereinafter.

8. For the aforesaid propose or any of them to do everything which is generally required to be done in connection with the signing or execution of any of the abovementioned documents usually to be done by the Executants/Executors of this Power of Attorney being the Owner and to sign generally on behalf of any in our name including the approval of the said document or documents. Purchaser of flats may require if necessary and for that purpose the said attorney of the



Additional District S.D-Registrar
BURDWAN

16 APR 2025

Siddhi Prasad Mandal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Sapankumar
Partner

Executant/Executor of this Power of Attorney being the Owner is hereby authorized and empowered to appear before the Registrar or Sub-Registrar or Joint- Registrar or Assurances or any other registering authority officer of officers as occasioned shall or may require.

9. AND thereby ratify and confirm and agree to ratify and confirm and agree to whatsoever the attorney of the Executant/Executor of this Power of Attorney being the Owner shall lawfully do or purport to do or cause to be done by virtue of these presents and the Executant/Executor of this Power of Attorney being the Owner further agree and undertake that all the signatures executed by them on any indentures or deeds or documents or applications or receipts or discharges of money received on behalf of the Executant/Executor of this Power of Attorney being the Owner or any other instrument requiring our signature in connection with and all acts, deeds and things in connection therewith and lawfully done by the said attorney of the Executant/Executor of this Power of Attorney being the Owner shall be construed as being signed and/or executed by the Executant/Executor of this Power of Attorney being the Owner and/or done by himself.

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

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



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Additional District S.D. Registrar
BURDWAN

16 APR 2025

Sabit Prasad Mandal

NEXT SPACE INFR

Avishck Roy
Partner

NEXT SPACE INFRA

Sapanami
Partner

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

13. To prepare building plan, design work and to put signature on behalf of the Executant/Executor of this Power of Attorney being the Owner as the lawful attorney of the Executant/Executor of this Power of Attorney being the Owner in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in the name of the Executant/Executor of this Power of Attorney being the Owner and on behalf of the Executant/Executor of this Power of Attorney being the Owner in connection with the building plan or necessary modify the building plan and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, splayed corner, and strip of land relating thereto and receive the same from the said Burdwan Municipality or any other competent authority against acknowledgement receipt on behalf of the Executant/Executor of this Power of Attorney being the Owner as the lawful attorney of the Executant/Executor of this Power of Attorney being the Owner.

14. To appear for and on behalf of the Executant/Executor of this Power of Attorney being the Owner in office of the WBSEDCL, West Bengal Electricity Supply, Burdwan Municipality or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply

Sapanami



Additional District Sub-Registrar
BURDWAN

16 APR 2025

Sohail Parash Haudal

NEXT SPACE INFRA

Avishk Raj
Partner

NEXT SPACE INFRA

S. Sankar
Partner

service and to apply for and obtain permanent connection of water, electricity drainage and sewerage to the said premises.

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

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

17. To appoint an architect and to get the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities concerned in respect of the proposed building.

18. To make necessary applications and signed all papers, to appear before the Burdwan Municipality, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed

S. Sankar
A.Sr.



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**Additional District Sub-Registrar
BARDHAMAN**

16 APR 2025

Kelvi Prasad Mandal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Bipankar
Partner

building sanctioned by the Burdwan Municipality and other authorities.

19. To develop and construct proposed building on the said plot and to utilize the land to aid and support the process of construction of the multistoried residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plans and according to specifications & other requirements of the Burdwan Municipality and for the purpose to imply contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.

20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.

21. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally/required for a building.

22. To pay any deposit and pay moneys required to be deposited with the Burdwan Municipality and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposit which are refundable.

23. To pay all the taxes to the concern authority relating to the said property until the completion of the building.

24. To file or defend any suit on behalf of the Executant/Executor of this Power of Attorney being the Owner regarding the First Schedule mentioned property and sign, verify complaints, written statements,

Pratapaditya
Adv.



Additional District Sub-Registrar
BURDWAN

16 APR 2025

Neha Prasad Handal

NEXT SPACE INFRA
Hishck Raj
Partner

NEXT SPACE INFRA
Sapantani
Partner

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/Executor of this Power of Attorney being the Owner.

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

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

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

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

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

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

31. To negotiate for sale of the First Schedule mentioned property and to settle the consideration amount and to receive the consideration amount on behalf of the OWNER in respect of the Developer's



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DEPARTMENT OF REGISTRAR
BARDHAMAN

16 APR 2025

Solih Prasad Handral

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Sapankumar
Partner

Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

32. To execute, sign and enter into any kinds of Contract like an agreement for sale on behalf of the Executant/Executor of this Power of Attorney being the Owner in respect of the Developer's Allocation and execute the agreement for sale by receiving the advance amount in respect of the Developer's Allocation and to appear before the registering authority and presenting the same & shall admit execution and registration in respect of the Developer's Allocation and to receive the consideration amount on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

33. To sign, admit and execute any kinds of Contract like the sale deed in favour of the prospective purchasers in respect of the Developer's Allocation and to receive consideration from them in respect of the Developer's Allocation and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/executants in respect of the Developer's Allocation and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

34. To receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount on behalf of the OWNER in respect of DEVELOPER's allocation and to keep, retain and enjoy and deposit the said amount in the Bank Accounts of the

Amol Prasad
Adv.



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**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

Vijai Prasad Moudgal

NEXT SPACE INFRA

Avishk Rana

NEXT SPACE INFRA

Subramanian
Pillai

DEVELOPER in respect of Developer's allocation and the said amount of the said consideration amount of the flats and parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER Firm incurred and made as per the terms and conditions of this Agreement.

35. To Register the agreement for Sale Deed and/or also Sale Deed in favour of the prospective purchasers in respect of the DEVELOPER'S ALLOCATION in any Registering Office by representing the OWNER and by signing on his behalf and by admitting any document and deed on his behalf 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 behalf of the owner/ executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

36. To deliver the possession in favour of the buyer on behalf of the Executant/Executor of this Power of Attorney being the Owner.

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

Subramanian
Pillai
A.O.



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**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

Shobhi Prasad Mandal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Biswajit
Partner

The PRINCIPALS doth hereby ratify and confirm and agree to ratify and confirm all and whatever said Attorney shall lawfully do or cause to be done in or about the premises aforesaid, within the purview and intent of these present.

AND

The PRINCIPALS hereby record and declare that this power of attorney shall be irrevocable and shall also be binding upon the PRINCIPALS and their heirs, executors, administrators, legal representatives and/or assigns till completion of proposed multi- storied Residential Complex, on the land, more fully described in the Schedule hereunder and delivery of possession to individual purchaser (s) by the DEVELOPER.

THE FIRST SCHEDULE ABOVE REFEREED TO

(Property Details)

Ontopadhyay

ALL THAT THE DEMARCATED PIECE AND PARCEL OF VACANT LAND by CLASS BASTU appertaining to R.S. Plot No. 4207/4217, corresponding L.R. Plot No. 4106, under L.R. Khatian No. 2027, within Mouza - RADHANAGAR, J.L. No. 39, within the jurisdiction of Burdwan Municipality, Holding No. 36, at Mahalla/Street: - N BASU ROAD, in Ward No. 34 measuring total area of 11 DEC out of which 10.53 Decimals or 4587.85 SQ. FT. of Land has GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT within the limits of P.S. Bardhaman Sadar, Dist. Purba Bardhaman, which is butted and bounded on the:

ON THE NORTH BY: PROPERTY OF OTHERS.

ON THE SOUTH BY: PROPERTY OF OTHERS.

ON THE EAST BY: 32 FEET WIDE MUNICIPAL ROAD.

ON THE WEST BY: PROPERTY OF OTHERS.



[Handwritten signature]

**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

Revenue payable to the State of West Bengal through B.L & L.R.O,
Burdwan-I.

IN WITNESSES WHEREOF, We, the PRINCIPALS and ATTORNEY herein
do hereby put finger prints of our both hands and also put our respective
signatures on this deed of Power of Attorney in the presence of following
witnesses on this **16th day of April, 2025.**

SIGNED AND SEALED at Purba Bardhaman,

In presence of Witnesses: -

1. Abhijit Ghosh
S/o - Ananta Ghosh
Shabani Terakurane
Burdwan
2. Koushik Das
S/o - Gagan Das
Burdwan-713141

Debi Prasad Mandal

Signature of the PRINCIPALS

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Satyanand

Signature of the ATTORNEY

Drafted by me

Sarraj K. Mukhopadhyay
Adv

Advocate

District Judges' Court, Purba Bardhaman.

Enrolment No: -WB/442/1992



Additional District Sub-Registrar
BURDWAN

16 APR 2025

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



Keli Prasad Mandal

SIGNATURE

Keli Prasad Mandal

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



Avishek Roy

NEXT SPACE INFRA

SIGNATURE

Avishek Roy
Partner



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**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE

NEXT SPACE INFRA

Saranain
Partner



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**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

भारत सरकार
Government of India



Avishek Roy

DOB: 02/10/1986

Male

2007 2011 2166

मेरा आधार, मेरी पहचान

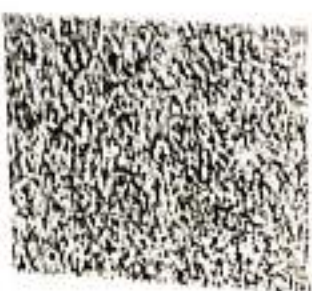


भारतीय विधिकेन्द्र प्राधिकरण
Unique Identification Authority of India



Print Date: 12/10/2021

Address: C/O. Aje Baran Roy,
Sasnidrusan Bose Road, Radhanagar,
Bardhaman (m), Bardhaman, West
Bengal, 713101



2007 2011 2166



1947



help@uidai.gov.in



www.uidai.gov.in

Avishek Roy.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFN9780H



नाम / Name

NEXT SPACE INFRA

निगमन / गठन की तारीख
Date of Incorporation/Formation

26/02/2025

39451

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAPAN PANJA

PARESH NATH PANJA

28/12/1981

Permanent Account Number

ATCPP2317E

Bapan Panja
Signature



09112007

आयकर विभाग

INCOME TAX DEPARTMENT

DEBI PRASAD MANDAL

BIRENDRA NATH MANDAL

06/08/1954

Permanent Account Number

CDBPM1620G

Debi Prasad Mandal

Signature



भारत सरकार

GOVT. OF INDIA



29032013



सत्यमेव जयते



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/76820/02508

To
অভিজিৎ ঘোষ
ABHIJIT GHOSH
SHYAMLAL ROAD
BURDWAN
Burdwan Rajbati
Burdwan - I Bardhaman
West Bengal 713104

18/09/2013
37309071



MN373090711FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2957 1756 5654

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অভিজিৎ ঘোষ
ABHIJIT GHOSH
পিতা : অনন্ত ঘোষ
Father : ANANTA GHOSH
জন্মতারিখ / DOB : 09/11/1991
পুরুষ / Male



2957 1756 5654

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed



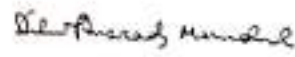
Deed No :	I-0203-02592/2025	Date of Registration	16/04/2025
Query No / Year	0203-8001022961/2025	Office where deed is registered	
Query Date	16/04/2025 4:28:41 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	ABHIJIT GHOSH Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 7908211746, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,43,59,087/-		
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]:- 020302580/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

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

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-4106	LR-2027	Semi-Commercial	Bastu	10.53 Dec		1,43,59,087/-	Width of Approach Road: 32 FL. Adjacent to Metal Road. . Project Name :
Grand Total :					10.53Dec	0 /-	143,59,087 /-	

Principal Details :



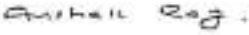


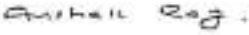


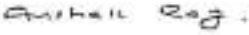


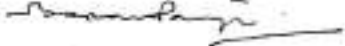


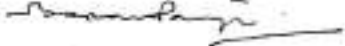


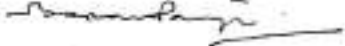
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBI PRASAD MANDAL (Presentant) Son of Late BIRENDRA NATH MANDAL Executed by: Self, Date of Execution: 16/04/2025 , Admitted by: Self, Date of Admission: 16/04/2025 ,Place : Office		 Captured	
	16/04/2025		L1 16/04/2025	16/04/2025

Village:- NARICHA, P.O:- NARICHA, P.S:-Khandaghosh, District:-Purba Bardhaman, West Bengal, India, PIN:- 713142 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: CDxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/04/2025 , Admitted by: Self, Date of Admission: 16/04/2025 ,Place : Office


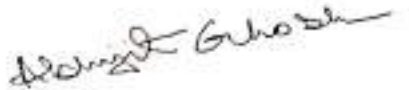
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEXT SPACE INFRA SURYA NAGAR, JAGATBERH, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Mr AVISHEK ROY Son of Mr ASIT BARAN ROY Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured LTI 16/04/2025 </td> <td>  16/04/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr AVISHEK ROY Son of Mr ASIT BARAN ROY Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office		 Captured LTI 16/04/2025	 16/04/2025	SASHI BHUSAN ROAD, RADHANAGAR, 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-1XX6 , PAN No.:: AIxxxxxx9H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NEXT SPACE INFRA (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr AVISHEK ROY Son of Mr ASIT BARAN ROY Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office		 Captured LTI 16/04/2025	 16/04/2025									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BAPAN PANJA Son of PARESH NATH PANJA Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured LTI 16/04/2025 </td> <td>  16/04/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr BAPAN PANJA Son of PARESH NATH PANJA Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office		 Captured LTI 16/04/2025	 16/04/2025	SURYANAGAR, JAGATBERH, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ATxxxxxx7E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NEXT SPACE INFRA (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr BAPAN PANJA Son of PARESH NATH PANJA Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office		 Captured LTI 16/04/2025	 16/04/2025									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT GHOSH Son of Mr ANANTA GHOSH MITHAPUKUR, City:- Burdwan, P.O:- RAJBATI, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104		 Captured	
	16/04/2025	16/04/2025	16/04/2025

Identifier Of Mr DEBI PRASAD MANDAL, Mr AVISHEK ROY, Mr BAPAN PANJA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBI PRASAD MANDAL	NEXT SPACE INFRA-10.53 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4106, LR Khatian No:- 2027	Owner:দেবী প্রসাদ মন্ডল, Gurdian:বীজেন্দ্র নাথ, Address:সিলা , Classification:বাড়, Area:0.11000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020302592 / 2025

On 16-04-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:50 hrs on 16-04-2025, at the Office of the A.D.S.R. Bardhaman by Mr DEBI PRASAD MANDAL ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,43,59,087/-

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

Execution is admitted on 16/04/2025 by Mr DEBI PRASAD MANDAL, Son of Late BIRENDRA NATH MANDAL, P.O: NARICHA, Thana: Khandaghosh, , Purba Bardhaman, WEST BENGAL, India, PIN - 713142, by caste Hindu, by Profession Professionals

Identified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, MITHAPUKUR, P.O: RAJBATI, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Business

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

Execution is admitted on 16-04-2025 by Mr AVISHEK ROY, PARTNER, NEXT SPACE INFRA, SURYA NAGAR, JAGATBERH, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Identified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, MITHAPUKUR, P.O: RAJBATI, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Business

Execution is admitted on 16-04-2025 by Mr BAPAN PANJA, PARTNER, NEXT SPACE INFRA, SURYA NAGAR, JAGATBERH, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Identified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, MITHAPUKUR, P.O: RAJBATI, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, 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 159, Amount: Rs.100.00/-, Date of Purchase: 07/04/2025, Vendor name: GOLAM MOHABUB



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 0203-2025, Page from 78097 to 78124

being No 020302592 for the year 2025.



Digitally signed by SANJIT SARDAR
Date: 2025.05.06 16:39:52 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 06/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.