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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 627534

1-55/25
 250/25
 02/9/25

Dele Kumar Dutta Bank

Manick Dutta Bank

ABHISIKTA DEVELOPERS

Sushanta Saha

Partner

ABHISIKTA DEVELOPERS

Swarish Nandi

Partner

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

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

Additional District Sub Registrar
 Burdwan, Dt.-Purba Bardhaman

02 SEP 2025

THIS DEVELOPMENT POWER OF ATTORNEY IS
 MADE AND EXECUTED ON THIS 02ND DAY OF
 SEPTEMBER, 2025

Deb Kumar Dutta Banik
Manik Dutta Banik

ABHISIKTA DEVELOPERS

Sushata Saha
Partner

ABHISIKTA DEVELOPERS

Suvasish Nandi
Partner

TO ALL TO WHOM THESE PRESENTS SHALL COME that we

- 1) **MR. DEB KUMAR DUTTA BANIK**, S/o Late Amiya Dutta Banik, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Chotonilpur Road, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN-713103, **PAN: AYDPD9504H**
- 2) **MR. MANIK DUTTA BANIK**, S/o Late Amiya Dutta Banik, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Chotonilpur Road, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN-713103, **PAN: BKLPB7811C**,

Referred to hereinafter as the **OWNER/ EXECUTANT**.

SEND GREETINGS:-

WHEREAS the property described in the "A" Schedule below was originally owned and possessed by Reba Rani Das and during her ownership & possession she transferred 2.5 Decimal of land specifically & demarcated through sketch map from the A Schedule Plot in favour of Deb Kumar Dutta Banik, i.e., Owner No 1 by virtue of Deed of Sale registered in the office of D.S.R., Burdwan, recorded in Book no I, Volume No 114, within the pages 445 to 458, being deed No 8236 for the year 1983. Reba Rani Das also transferred 2.5 Decimal of land specifically & demarcated through sketch map from the A Schedule Plot in favour of Manik Dutta Banik, i.e., Owner No 2 by virtue of Deed of Sale registered in the office of D.S.R., Burdwan, recorded in Book no I, Volume No 114, within the pages 431 to 444, being deed No 8235 for the year 1983. In this way the Owner jointly

Debo Kumar Dutta Banik
Mamik Dutta Banik

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Partner

became the owner & possessor in respect of the A Schedule property and thereafter the name of the Owners were recorded under L.R. Khatian No 7927 & 7926 of Mouza Balidanga respectively.

AND WHEREAS the **OWNERS/ EXECUTANTS** are previously decided to construct multi-storied building and for that purpose they have got Sanction Plan from Burdwan Municipality, but because of their scarcity of fund, they are not willing to build their residential house over the schedule property, but as the schedule property is situated within residential area as a result there will be lucrative and prospective scope to convert the schedule property into multi storied flats and sell the same to different intending purchasers.

AND WHEREAS the **OWNERS/ EXECUTANTS** are unable to arrange all necessary matters on such development and constructional work and other paper works for the proposed construction over schedule property and also subsequent transfer of flat/s as well as parking space/s to be constructed over the schedule property.

AND WHEREAS the DEVELOPER Firm is engaged in civil construction and development of immovable properties and being informed form, the closed sources approached to the **OWNERS/ EXECUTANTS** through it's sole proprietor to carry on the project to build Multi-storied building project by providing fund from their own source.

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Subhata Saha

Partner

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Suvasish Nandi

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AND WHEREAS the DEVELOPER is agreed to take up the project and to complete the same by providing their own fund with certain condition, single as well as joint liability written separately in the Development Agreement that the DEVELOPER would start the project and complete the same of Multi-storied building as per the sanction plan from the competent authority and provide allotment as well as consideration amount to the OWNERS/EXECUTANTS embodied in this deed and it is further agreed that the DEVELOPER would also bear their joint liabilities with the other flat owners in respect of the common portion/space left as per the sanction plan as written herein above.

AND WHEREAS to discharge their liability and to fulfil legal obligation as written in the Development Agreement, the DEVELOPER requires an appropriate Power OF Attorney for the authorization and smooth conduction of development work and also subsequent sale of the flat, unit & car parking space to the intending purchasers without any hindrance from any corner whatsoever.

NOW KNOW BY THESE PRESENTS that OWNERS/ EXECUTANTS do hereby nominate and constitute and appoint the DEVELOPER FIRM mentioned here in above, i.e., **ABHISIKTA DEVELOPERS, PAN ACFFA1364E**, a Partnership Firm having its registered office at Chotonilpur, Chotobalidanga, P.O. Sripally, P.S. Bardhaman, Dist. Purba Bardhaman- 713103, represented by its partners, namely:

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Manik Dutta Bonik

ABHISIKTA DEVELOPERS

Sushanta Saha

Partner

ABHISIKTA DEVELOPERS

Suvasish Nandi

Partner

1. **MR. SUSHANTA SAHA**, S/o Late Provash Chandra Saha, being principal partner, by caste Hindu, by Nationality Indian, by Occupation Business, resident of 39, Khublal Saha Street, P.O. & P.S. Dumdum, Dist. Kolkata, PIN-700028, **PAN: BDEPS3679B**

2. **MR. SUVASISH NANDI**, S/o Late Manotosh Nandi, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Chotonilpur Choto Balidanga, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN-713103, **PAN: AFOPN8090A**

as our true and lawful attorney for our name and on behalf of us for the purpose hereinafter expressed i.e., to say, to do, exercise, execute and perform all or any of the acts, deeds, and things in connection with the schedule property written herein after in our name and for on our behalf in such form as may require and present the documents with appropriate statutory, administrative or other authorities wherever necessary as written hereinafter specifically.

AND WHEREAS it has been in the terms of the said Development AGREEMENT that the OWNERS/ EXECUTANTS will appoint the DEVELOPER firm as his attorney for the purpose herein after stated:

1. To enter into the schedule property and continue possession over the said property and every part thereof and maintain, manage, develop, construct over the said property and every part thereof subject to the

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- restriction, obligation of the clauses regarding continuance and validity of the Development Agreement as written here in above.
2. To sign, execute & submit all plans, documents, applications, petitions, papers, affidavit, undertaking, NOC, declarations as may be required from time to time for sanctioning of plan over the schedule property from the office of Burdwan Municipality or any other competent authority time being in force and also file, submit such modification, alteration of sanction plan as may be required time to time.
 3. To appear and represent the Owners/Executants and if necessary sign on behalf of Owners/Executants before the competent authorities including Court, any Tribunal, Forum, office of Burdwan Municipality, Directorate of Fire Brigade, office of Superintendent of Police, office of District Magistrate & Collector, Airport Authority of India, Revenue Office, Block Land & Land Reforms Office, Sub-Divisional Land & Land Reforms Office, District Land & Land Reforms Office, Registry Office or any other competent Government, Semi-Government, Private authority for the purpose of approval sanctioning plan with such alteration & modification and complete construction as per the sanction plan over the schedule property.
 4. To pay fees, taxes, charges to obtain necessary order, permission, NOC from the competent authorities and from the authorities stated above to effectuate and expedient the sanction plan with such modification and alteration to compete the construction over the schedule property.



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ABHISIKTA DEVELOPERS

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5. To appoint Engineers, Architects, Contractors, Sub-Contractors, Agents and competent, skill persons to effectuate & fulfil the purpose stated above as our attorney think fit and proper.
6. To construct and develop the schedule property with such specification, modification, alteration as per the sanction plan to be approved by the Burdwan Municipality and comply the guidelines and requirements of Directorate of Fire Brigade or from any other competent authority and to fulfil the said purpose our attorney made necessary arrangement over the said property.
7. To apply for by signing, executing application on behalf of Owners/Executants and obtain necessary connection of electricity, drainage, sewerage, water or any other connection to provide any other utility or facility in the proposed multi-storied residential complex over schedule property, and to get the same our attorney will bear all costs, charges, fees for the said connection and make such modification, alteration over schedule property.
8. To pay all municipal taxes, charges, rates and also bear the expenses of construction of multi-storied residential complex over schedule property including the expenses of all facilities & amenities of the said complex whatsoever payable on account of the said construction or any part thereof and similarly attorney of Owners/Executants will accept, realize all incoming receivable in respect of the said construction including the consideration amount, saleable price of flat as well as parking space, rents, licensee fee from the intending

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Partner

purchasers, occupants thereof except the allocation made in favour of OWNER mentioned specifically in the Development Agreement.

9. To make proper application before the competent authority to get commencement certificate, completion certificate for the proposed construction over the schedule property and for that purpose to sign proper application and deposit required fees and do all other acts & things necessary and incidental for that purpose.
10. That attorney of Owners/Executants will also do/supervise all the necessary work for the maintenance of schedule property and forthcoming construction and deposit any maintenance charges, taxes, rents, fees etc if required for the Schedule property before any Government/ Non-Government offices on behalf of Owners/Executants.
11. To enter into any agreement or execute Agreement for Sale, Lease Agreement, Memorandum of Understanding, Tripartite Agreement by putting signature on behalf of Owners/Executants with the intending purchaser/s of flat/s as well parking space/s to be constructed over schedule property in respect of the Developer's Allocation mentioned in the Development Agreement and attorney of Owners/Executants also authorize to fix up rates, prices for the said flat/s as well parking space/s as per his decision and profitability and we the owner / executants has no connection, decision or role in respect of the said rates, prices for the said flat/s as well parking space/s.

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Partner

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Suvarish Nandi
Partner

12. To accept, acknowledge, realize consideration amount, earnest money, lease rent from the intending purchaser/s of flat/s as well parking space/s to be constructed over schedule property in respect of the Developer's Allocation mentioned in the Development Agreement. It is pertinent mentioned here that the Owners/ Executants will not be responsible for any kind of transfer, transaction in respect of Developer's allocation to be made by the Developer's Firm with any intending purchaser and the same cannot be demanded from us. Further Owners/Executants will not bear any tax liability in respect of Developers allocation.
13. To sign and execute on behalf of Owners/Executants over the Deed of Sale/Conveyance or Agreement for Sale/ Deed of Lease in favour of the intending purchaser/s of flat/s as well as parking space/s to be constructed over schedule property in respect of the Developer's Allocation mentioned herein above.
14. To induct any lessee in the flat/s as well parking space/s to be constructed over schedule property in respect of the Developer's Allocation mentioned herein above by settling and agreeing to the terms and conditions of tenancy in writing and to realize rents from the tenants by issuing due receipt thereof.
15. To look after and supervise day to day procedure to sell out/ agreement for sale/ lease out of the flat/s as well parking space/s to be constructed over schedule property.

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16. To continue communication with the intending purchaser/s of flat/s as well as parking space/s to be constructed over schedule property for fixing the date of final payment and also registration of said Deed of Sale/Conveyance/agreement for sale/ Deed of lease.
17. To appear before the registration authority for the purpose of presentation, execution and registration of the said Deed of Sale/Conveyance/agreement for sale/ Deed of lease in respect of the Developer's Allocation mentioned herein above.
18. To appear before any Government or private authority before the registration of the said Deed of Sale/Conveyance/agreement for sale/ Deed of lease or after and deliver the possession to the intending purchaser/s of flat/s as well parking space/s to be constructed over schedule property.
19. To apply for, appear and obtain necessary clearance, permission or NOC from the concern authorities in connection to the registration of the said Deed of Sale/Conveyance/agreement for sale/ Deed of lease, and also delivering possession to the intending purchaser/s of flat/s as well parking space/s to be constructed over schedule property.
20. To sign all papers, documents, applications, petitions, complains, plaints, written statement, memo of appeal, revision applications, and writ petitions and file the same by appearing before any competent Court of Law or Tribunal or authority relating to any Suit, Appeal, Writ, Revision, Miscellaneous Case, Complaint etc. in respect of the schedule property.

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ABHISIKTA DEVELOPERS

Sushanta Saha

Partner

ABHISIKTA DEVELOPERS

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Partner

21. To compromise in any legal proceedings, suit, appeal, complaint arisen out of schedule property by filing compromise petition and swearing affidavit on behalf of Owners/Executants.
22. To evict any tenant from the flat/s as well parking space/s to be constructed over schedule property through the process of law by instituting legal proceeding before the competent Court of Law and/or Tribunal.
23. To swear affidavit/s in relation to any legal proceeding and adduce evidence on behalf of Owners/Executants in any legal proceedings in respect of the schedule property.
24. That my attorney will present in the meeting with the other local property owners whenever called for before any Government office/s or private place/s and will take any decision on behalf of Owners/Executants and also authorize to put signature on behalf of Owners/Executants over the meeting book.
25. To deposit money, court fees, legal fees, any duty before any competent Court of Law or tribunal in relation of any legal proceeding arisen out of schedule property.
26. To return and receive any excess fee, amount, charges, taxes, if any paid before any competent Court of Law or from any Government offices by putting their signature on behalf of Owners/Executants.

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Partner

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Partner

27. To appoint Advocates, Solicitors for initiating any proceeding before any competent Court of Law or Tribunal or any authority by signing Vokatnama/s on behalf of Owners/Executants and also provide necessary instruction in connection with the drafting of the said applications, petitions, complains, plaints, written statement, memo of appeal, revision applications, writ petitions and also Deed of Sale/Conveyance/ Agreement for sale/ Deed of lease in respect of the flat/s as well parking space/s to be constructed over schedule property and if required our attorney and also pay their remuneration.
28. To deposit the documents relating to the schedule property in original for the proper legal verification of the said property before any financial organization for sanctioning loan or mortgage on behalf of Owners/Executants.
29. The DEVELOPER firm will be authorize and will be permitted to take all necessary steps to advertise by making proper marketing policy in connection to Multi-storied construction to be constructed over the schedule property and to do the same our attorney will be permitted to affix sign board, hoarding over the schedule property or any other places and also advertise the forthcoming projects in the newspaper, magazines or can avail electronic media for proper advertisement.
30. The DEVELOPER firm will be authorize to fix any name of the complex to be constructed over the scheduled property and use that name in the advertisement and also over the Deed of Sale/Conveyance/ agreement for sale/ Deed of lease at the time of any kind of transfer.

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Manik Datta Basik

ABHISIKTA DEVELOPERS

Sushanta Saha
Partner

ABHISIKTA DEVELOPERS

Suvasish Nandi
Partner

31. To do all necessary things and acts in connection with and/or incidental to the above stated matters which attorney of Owners/ Executants deems fit and necessary to execute the aforesaid purposes.
32. To do all the necessary things and acts in connection with the above stated matters which attorney of Owners/Executants deems fit and necessary to effectuate the aforesaid purposes.
33. To apply for project loan before any financial organization to complete the multi-storied building project over the Schedule property excluding the portion/allocation for the Owner in the multi-storied building constructed over the Schedule property.
34. This Power of Attorney bestows certain duties and vests certain statutory power upon the DEVELOPER firm which will be required for the Development and subsequent transfer of flat/s as well as parking space/s in respect of Developer's allocation to be constructed over schedule property and the duty & power of the DEVELOPER firm will be limited within the clauses, terms & conditions of Development Agreement.
35. Not to do any work detrimental to the interest of us and not to violate the clauses, terms & conditions of Development Agreement.
36. The change of partners of the Developer Firm as well as change of shares of the existing partners of the Developer Firm will not change the ambit of this Power of Attorney.

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ABHISIKTA DEVELOPERS
Sushanta Saha
Partner

ABHISIKTA DEVELOPERS
Suvasish Nandi
Partner

VALIDITY OF POWER OF ATTORNEY

The powers given by this Power of Attorney shall be workable and valid still the subsistence and continuance of Development Agreement and still the entire development work and subsequent transfer of flat/s as well as parking space/s in respect of Developer's allocation to be constructed over schedule property and still the completion of all kind of financial transaction involve thereby.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land under PS. Burdwan & Dist. Purba Bardhaman, Mouza Balidanga, J.L. No. 35, Sabek Khatian no 600, R.S. Plot No 644, L.R. Khatian No. 7927 & 7926, L.R. Plot no 1244, area 5 Decimal, Classification Bastu, Vacant land, under Holding No 161, Chhotobalidanga Mahalla of ward no 14 of Burdwan Municipality. For free ingress & egress there is 16 Ft wide unnamed Municipal Road towards the Western side of the Schedule property.

Butted & bounded by:

ON THE NORTH : House of Parul Chakraborty.

ON THE SOUTH: Tarun Sangha Club.

ON THE EAST: Pond.

ON THE WEST: 16 Ft wide unnamed Municipal Road.

Signature

IN WITNESS WHEREOF both the parties do hereby set and subscribe their respective fingerprints, signed, sealed and delivered on this day month and year first above written.

Signature of witness:

1) *Shyam Prasad Karmakar*
S/O. Late. Sankar Karmakar
Vill + P.O. Tecondut
P.S. Raina. Dist. Burdwan.

Deb Kumar Dutta Barick

2) *Amanesh Mallick*
Chotoniapur Neche Colony
PS. P.S. Burdwan
PNV - 713103.

Deb Kumar Dutta Barick
Maonik Dutta Barick

Drafted by me as per the documents supplied by both the parties before me & as per the instruction of both the parties and computerized typed by me in my office

Gadadhar Mukherjee
Gadadhar Mukherjee

Advocate

Dist. Judge's Court, Burdwan
Enrolment No. WB/1621 of 2014

Signature of the OWNER/EXECUTANT











ABHISIKTA DEVELOPERS

Sushanta Saha
Sevanish Nandi

Partner

Signature of the DEVELOPER

Finger Print & Photograph








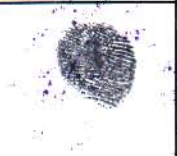


Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					

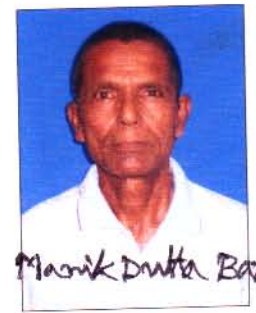


Debo Kumar Dutta Barick
Debo Kumar Dutta Barick

Debo Kumar Dutta Barick

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					



Manik Dutta Barick











Manik Dutta Barick

Manik Dutta Barick

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					











Sushats Saha



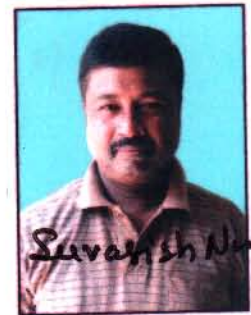
Sushats Saha

Sushats Saha

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					

Sevarish Nandi



Sevarish Nandi

Sevarish Nandi

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लॉटार -
आयकर धन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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

Dele Kumar Deutta Banik

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
ভোটারের সচিত্র পরিচয় পত্র, Elector's Photo Identity Card

RUR2034379



নাম: 000 00000 00000 0000
Name: Deb Kumar Dutta Banik
পিতার নাম: 00000 0000
Father's Name: Amiya Banik
লিঙ্গ / Gender: পুরুষ / Male
জন্ম তারিখ / বয়স:
Date of Birth / Age: 12-11-1969



ঠিকানা: এন0083, শালকুঠি পার্থনাগারি, নেতাজি সংঘ, রাজারহাট গোপালপুর, দীল,
উত্তর 24 পরগণা, পশ্চিমবঙ্গ - 700136

Address: N0083, LALKUTHI PARTHANAGARI, NETAJI
SANGHA, RAJARHAT GOPALPUR, NIL, NORTH 24
PARGANAS, WEST BENGAL - 700136

নির্বাচন নিবন্ধন অধিকারিক: 115-: রাজারহাট নিউটাউন
Electoral Registration Officer, 115 - Rajarhat New Town
Issue Date: 14-01-2014

Note / Note:

- 1) প্রতি নির্বাচনে আসবে, অন্তর্ভুক্ত করে এবং নি নিবন্ধন রেজিস্টার বাইরে নাম আছে কিনা
Before every Election, please check that your name exists in current electoral roll.
- 2) নির্বাচনে ভোটাভুক্ত হতে এই কার্ডটি প্রমাণ প্রদান করে
This card is not a proof of age except for purpose of Election.

RUR2034379

17 115 000342 1950 www.ceoofwestbengal.nic.in

Deb Kumar Dutta Banik



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/39/271/639495

পরিচয় পত্র



Elector's Name : MANIK DUTTABANIK

নির্বাচকের নাম : মানিক দত্ত বনিক

Father/Mother/

Husband's Name : AMIYA DUTTABANIK

পিতা/মাতা/স্বামীর নাম : অমিয় দত্ত বনিক

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 38

১.১.১৯৯৫-এ বয়স : ৩৮

Address CHOTONILPUR
SUBHASPORA
BURDWAN

ঠিকানা ছোটানীলপুর
সুভাষপাড়া
বর্ধমান

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 271-BURDWAN (S) Assembly Constituency

২৭১-বর্ধমান দক্ষিণ বিধানসভা নির্বাচন ক্ষেত্র

Place : BURDWAN

স্থান : বর্ধমান

Date : 26/02/95

তারিখ : ২৬/০২/৯৫

Manik Dutta Banik

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

पत्राचार खाते संख्या
PAN Account Number
ACFFA1364E



ABHISIKTA DEVELOPERS

23/02/2024

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ABHISIKTA DEVELOPERS
Sushate Soli
Partner

ABHISIKTA DEVELOPERS
Sevasish Nandi
Partner



ABHISIKTA DEVELOPERS
Partner

Partner

ABHISIKTA DEVELOPERS


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

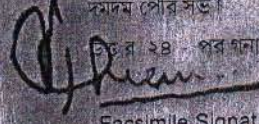
IDENTITY CARD WB/20/138/678032
 পরিচয় পত্র

Elector's Name : SAHA SUSHANTA
 নির্বাচকের নাম : সাহা সুশান্ত
 Father/Mother/Husband's Name : PRAVAS
 পিতা/মাতা/স্বামীর নাম : প্রভাস
 Sex : M
 লিঙ্গ : পুরুষ
 Age as on 1.1.1995 : 28
 ১.১.১৯৯৫-এ বয়স : ২৮

Address PART NO 227
 DUMDUM MUNICIPALITY
 NORTH 24 - PARGANAS

ঠিকানা : পট নং: ২২৭
 দুমদুম পৌরসভা
 উত্তর ২৪ পরগনা


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অধিকারিক

For 138-DUM DUM Assembly Constituency
 ১৩৮-দুমদুম বিধানসভা নির্বাচন ক্ষেত্র

Place : BARRACKPUR
 স্থান : ব্যারাকপুর
 Date : 25/11/95
 তারিখ : ২৫/১১/৯৫

Sushanta Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUSHANTA SAHA
PRAVASH CHANDRA SAHA
07/02/1968

Permanent Account Number
BDEPS3679B

Sushanta Saha

Signature



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

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Sushanta Saha



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/39/271/639108

পরিচয় পত্র



Elector's Name : SHUBHASHIS NANDI

নির্বাচকের নাম : শুভাশীষ নন্দী

Father/Mother/

Husband's Name : MANATOSH NANDI

পিতা/মাতা/স্বামীর নাম : মনতোষ নন্দী

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 18

১১.১১.৯৫-এ বয়স : ১৮

Address CHOTONILPUR

SUBHASPARA

BURDWAN

ঠিকানা

ছোট্টে নীলপুর

সুভাষপাড়া

বর্ধমান

Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 271-BURDWAN (S)

Assembly Constituency

২৭১-বর্ধমান দক্ষিণ

বিধানসভা নির্বাচন কেন্দ্র

Place : BURDWAN

স্থান : বর্ধমান

Date : 26/02/95

তারিখ : ২৬/০২/৯৫

Suvarish Nandi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SUVASISH NANDI
MANOTOSH NANDI

02/01/1977
Permanent Account Number
AFOPN8090A

Suvasish Nandi
Signature




2003-07

Suvasish Nandi

WEST BENGAL LAW CLERKS STATE COUNCIL
Sealdah Court Complex (7th Floor)
1, Beliaghata Road, Kolkata-700014

IDENTITY CARD NO. 00007187

NAME	SHYAMA PRASAD KARMAKAR	
GROUP OF ADDRESS	LATE SANKAR KARMAKAR VILL. TEANDUL PO. TEANDUL P.S. RAJWA DIST. BARDHAMAN	
DATE OF BIRTH	05.10.1976	
ED NO.	01303711104010896	
WORKING PLACE	COURT OF DIST. & SESSIONS JUDGE AT BARDHAMAN	
DATE OF ISSUE	13.10.2012	

Shyama Prasad Karmaakar

Major Information of the Deed







Deed No :	I-0203-06850/2025	Date of Registration	02/09/2025
Query No / Year	0203-8002501775/2025	Office where deed is registered	
Query Date	02/09/2025 2:46:47 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	GADADHAR MUKHERJEE Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9883041395, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 30,30,306/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020306847/2025 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: UMR W14, Mouza: Balidanga, Pin Code : 713103

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-1244	LR-7927	Bastu	Bastu	2.5 Dec	1/-	15,15,153/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1244	LR-7926	Bastu	Bastu	2.5 Dec	1/-	15,15,153/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					5Dec	2 /-	30,30,306 /-	
Grand Total :					5Dec	2 /-	30,30,306 /-	







Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEB KUMAR DUTTA BANIK (Presentant) Son of Late AMIYA DUTTA BANIK Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office		 Captured	
	02/09/2025		LTI 02/09/2025	02/09/2025
CHHOTONILPUR ROAD,, 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: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AYxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr MANIK DUTTA BANIK Son of Late AMIYA DUTTA BANIK Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office		 Captured	
	02/09/2025		LTI 02/09/2025	02/09/2025
CHHOTONILPUR ROAD,, 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: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: BKxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office				


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	ABHISIKTA DEVELOPERS CHHOTONILPUR, CHHOTOBALIDANGA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ACxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUSHANTA SAHA Son of Late PROVASH CHANDRA SAHA Date of Execution - 02/09/2025, , Admitted by: Self, Date of Admission: 02/09/2025, Place of Admission of Execution: Office	 Sep 2 2025 3:14PM	 Captured LTI 02/09/2025	 02/09/2025
39, KHUBLAL SAHA STREET, City:- Dum Dum, P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: BDxxxxx9B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ABHISIKTA DEVELOPERS (as PARTNER)				
2	Name Mr SUVASISH NANDI Son of Late MANOTOSH NANDI Date of Execution - 02/09/2025, , Admitted by: Self, Date of Admission: 02/09/2025, Place of Admission of Execution: Office	 Sep 2 2025 3:15PM	 Captured LTI 02/09/2025	 02/09/2025
CHHOTONILPUR, CHHOTO BALIDANGA, 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-1XX7 , PAN No.: AFxxxxx0A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ABHISIKTA DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHYAMA PRASAD KARMAKAR Son of Late SANKAR PRASAD KARMAKAR COURT BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	 02/09/2025	 Captured 02/09/2025	 02/09/2025
Identifier Of Mr DEB KUMAR DUTTA BANIK, Mr MANIK DUTTA BANIK, Mr SUSHANTA SAHA, Mr SUVASISH NANDI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEB KUMAR DUTTA BANIK	ABHISIKTA DEVELOPERS-2.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr MANIK DUTTA BANIK	ABHISIKTA DEVELOPERS-2.5 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Balidanga, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1244, LR Khatian No:- 7927	Owner:দেব কুমার দত্ত বনিক, Gurdian:অমিয় দত্ত বনিক, Address:নিজ , Classification:বাস্ত, Area:0.04300000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1244, LR Khatian No:- 7926	Owner:মানিক দত্ত বনিক, Gurdian:অমিয় দত্ত বনিক, Address:নিজ , Classification:বাস্ত, Area:0.04300000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020306850 / 2025

On 02-09-2025

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 13:55 hrs on 02-09-2025, at the Office of the A.D.S.R. Bardhaman by Mr DEB KUMAR DUTTA BANIK , 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 30,30,306/-

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

Execution is admitted on 02/09/2025 by 1. Mr DEB KUMAR DUTTA BANIK, Son of Late AMIYA DUTTA BANIK, CHHOTONILPUR ROAD,, P.O: SRIPALLY, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 2. Mr MANIK DUTTA BANIK, Son of Late AMIYA DUTTA BANIK, CHHOTONILPUR ROAD,, P.O: SRIPALLY, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business

Indetified by Mr SHYAMA PRASAD KARMAKAR, , , Son of Late SANKAR PRASAD KARMAKAR, COURT BURDWAN, P.O: BURDWAN, Thana: Bardhaman

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

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

Execution is admitted on 02-09-2025 by Mr SUSHANTA SAHA, PARTNER, ABHISIKTA DEVELOPERS, CHHOTONILPUR, CHHOTOBALIDANGA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr SHYAMA PRASAD KARMAKAR, , , Son of Late SANKAR PRASAD KARMAKAR, COURT BURDWAN, P.O: BURDWAN, Thana: Bardhaman

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

Execution is admitted on 02-09-2025 by Mr SUVASISH NANDI, PARTNER, ABHISIKTA DEVELOPERS, CHHOTONILPUR, CHHOTOBALIDANGA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr SHYAMA PRASAD KARMAKAR, , , Son of Late SANKAR PRASAD KARMAKAR, COURT BURDWAN, P.O: BURDWAN, Thana: Bardhaman

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/09/2025 3:32PM with Govt. Ref. No: 192025260247294348 on 02-09-2025, Amount Rs: 200/-, Bank: SBI EPay (SblePay), Ref. No. 1921908689029 on 02-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3708, Amount: Rs.100.00/-, Date of Purchase: 29/08/2025, Vendor name: K BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB .
Online on 02/09/2025 3:32PM with Govt. Ref. No: 192025260247294348 on 02-09-2025, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 1921908689029 on 02-09-2025, Head of Account

S/n

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 174462 to 174496

being No 020306850 for the year 2025.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2025.09.22 12:46:41 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 22/09/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.