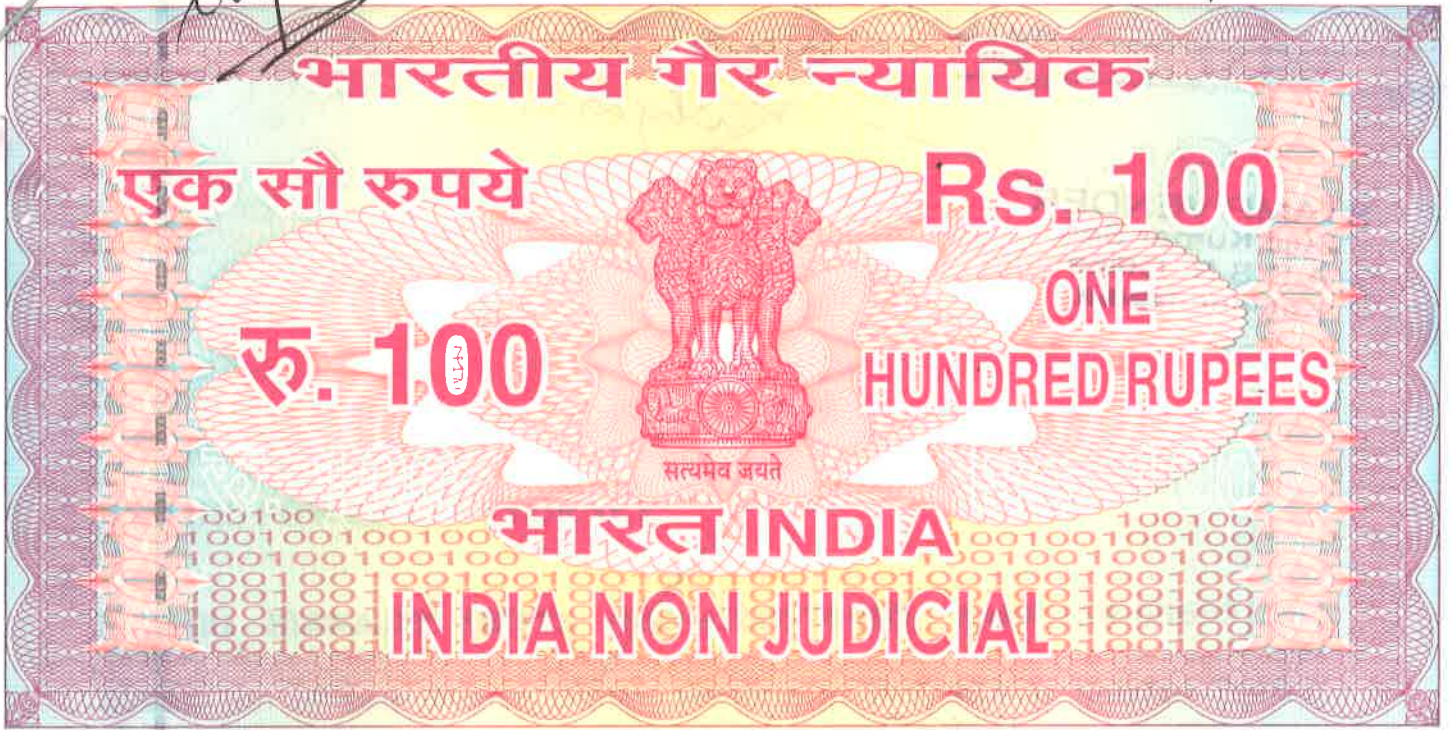


60/26

I - 603/2026




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AX 924783

M.V - NA.  
 Q - 323066  
 6/2/2026

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document

  
 06/02/2026  
 Addl. Dist. Sub Registrar  
 Kalyani, Nadia

'06 FEB 2026

## POWER OF ATTORNEY

(After registration of Development Agreement)

This Developer power of attorney is made on this 6<sup>th</sup> day of February 2026.

Biswajit Gupta



202 06 FEB 2026

Sl. No. .... Date .....  
Name ..... Value 100  
Address ..... Bilwajit

Gupta  
Kalyani

STAMP VENDER  
Sujit Kumar Sen  
A.D.S.R. Office  
Kalyani, Nadia.



Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026

**BY THIS POWER of ATTORNEY**

I, **SHRI BISWAJIT GUPTA (PAN-AIZPG7641Q, AADHAAR-556951268592)**, son of Late Montu Gupta, residing at B-7/303 at Kalyani Town, under P.O. & P.S. Kalyani, District: Nadia, Pin Code: 741235, do hereby empower, nominate, constitute and appoint **BSP DEVELOPERS**, a Partnership Firm, being represented by its Partners namely,

- 1. SOYAIL MONDAL, (PAN BBZPM8156N AADHAAR-4220 9890 6205)**, Son of Late Akbar Ali Mondal, by occupation: Business, by religion: Muslim by Nationality: Indian, resident of Village: Chanduria, Simurali, P.O. Simurali, under P.S. Chakdaha, District: Nadia, Pin Code: 741218,
- 2. PALASH SIKDER, (PAN CXOPS2614H, AADHAAR-28174315 4100)**, Son of Paresh Chandra Sikder, by occupation: Business, by religion: Hindu, by Nationality: Indian, resident of Village: Chanduria Madhyapara, Simurali, P.O. Simurali, under P.S. Chakdaha, District: Nadia, Pin Code: 741218,
- 3. BIDHAN HALDER, (PAN ACMPH7875G, AADHAAR-9934 4922 0396)**, Son of Biren Halder, by occupation: Business, by religion: Hindu, by Nationality: Indian, resident of Village: Chanduria Madhyapara, Simurali, P.O. Simurali, under P.S. Chakdaha, District: Nadia, Pin Code: 741218, having its office at B-7/303, Kalyani



Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026

Township, under P.O & P.S. Kalyani, District: Nadia, Pin Code: 741235, State of West Bengal to be my true and lawful attorney in my name and on my behalf to exercise, execute and perform and /or cause to be exercised, executed and performed all or any of the following acts, deeds and things concerning the below scheduled premises as follows:

1. To enter into, hold and defend possession of the below Scheduled property and every part thereof, which is herein after referred as 'the said property and the said premises, and receive consideration money and/or deliver possession thereof from and to any person or persons occupying the same or desimys of purchasing the same and also to manage, maintain and administer the said property and every part thereof.
2. To construct multi-storied building on the below Scheduled land as per sanctioned building plan of the appropriate authority in my name by dismantling the existing building and structures thereon at the cost of my Attorney and to reimburse the cost of such construction with profit on the investment by selling and /or letting out any portion thereof in terms of the Agreement for Development entered into by and between me and the **said BSP DEVELOPERS** on 12/11/2025.



Adel. Dist. Sub Registrar  
Kalyani, Nadia

106 FEB 2026

3. To demand and receive consideration, premium and/or rents, profit, license fees, damages, electricity charges, service charges, Municipal Taxes & Rates and all other sum or money recivable in respect of the said premises or any part thereof from the Occupants/Licensees/Purchasers of the said premises in respect of Developer's allocated share and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover the same and to raise bills and grant valid receipt and discharges thereof which shall fully exonerate the persons paying such money.

4. To pay all rents and taxes, charges, expenses and other outgoings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to insure any building thereon against loss or damages by fire and/or other risks as the Attorney may deem necessary and/or desirable and to pay all premium for such insurance.

5. To sign and give Notice to any occupier or trespassers of any portion of the below scheduled land or any part of the building constructed thereof, if any and to take all remedial actions for removal of the encumbrances.

*[Handwritten signature]*



**Addl. Dist. Sub Registrar  
Kalyani, Nadia**

**06 FEB 2026**

6. To enforce all the terms and conditions of the Development Agreement, entered into by and between me as the Owner and the said **BSP Developers**, as the Developer on 12/11/2025 for successful completion of the development project on the below Scheduled land.

7. To warn and prohibit and if necessary, proceed against in due form of law against all trespassers on the said premises or any part thereof for taking possession and to take appropriate steps to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.

8. To appoint and terminate the appointment of Architect and to get prepared building plan(s) for construction and/or for demolition, and/or additions and/or alteration to any new or existing Building or Structures on the said premises or any portion thereof.

9. To appear before and execute all formalities, to submit plan before the Kalyani Municipality for the said proposed housing project and to sign, execute, present all building plans on my behalf to get the same approved by the competent authority.

*Handwritten signature*



Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026

10. To pay fees for obtain sanction for principal plan and/ or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Kalyani Municipality, as be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take delivery of title deeds concerning the said premises as be required by the necessary Authorities.

11. To built upon and exploit commercially the said premises by making construction of building or buildings thereon and for that to arrange for demolishing structures of whatsoever nature existing thereon or as may be constructed in future.

12. To appoint any sub-contractor for constructional works and/or building thereon and to cancel the same and engage new contractor at the discretion of the Attorney, as if we do the same personally.

13. To appear and represent me in any proceedings for fixation of fees and/or of any other purpose or purposes before any competent authority or other authority or authorities in connection with any matter relating to and/or arising out of the said housing project and premises built on the below Scheduled land.



Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026

14. To apply for and obtain any certificate, permission and clearance including certificate for enlishment, certificate for completion of building and/or permissions of the Government of West Bengal, Housing department and under the Income Tax Act or any other law relating to Revenue and/or building, as may be required for execution and/or Registration of any sale deed, lease deed, mortgage deed or any other documents of transfer concerning the said premises and also to appear before and sign and submit all papers and documents and to make representations to the necessary Authority for getting such certificate and/or permissions.

15. To negotiate on terms for and to agree and to sale the said space/spaces with self-contained flat units and/or proportionate land to be laying or situate with common space and car parking space/spaces within Developer's allocation as per the Development Agreement referred above in favour of any purchaser or purchasers, either for space, propoetionate share of land and/or space with super structures and/or flat or flats at such price which the said Attorney in his absolute discretion thinks proper.



Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026

16. To collect the maintenance charges, service charges or whatsoever charges from the intending purchaser or purchasers as the Attorney shall think fit and proper.

17. To agree upon and to enter into any agreement or agreements with any party or parties or firm or company for sale of any space or spaces with super-structures or Flat Units, Car Parking with proportionate share of land in respect to Developer's allocation of the building and to cancel or repudiate the same, except Land Owners' allocation i.e. the allocation of the land and building with common spaces in the allocation of the Owners i.e. Myself, as mentioned in the Development Agreement dated 12<sup>th</sup> day of November, 2025, being No. I- 5184 of 2025.

18. To receive from the intending purchaser or purchasers any booking money and /or earnest money, advances and also the balance of the purchase money, all in respect of Developer's Allocation only and to give good, valid receipts thereof and to discharge for the same which will protect the Purchaser or Purchasers without seeing the application of the money, save and except the allocation vested in my favmy.



*[Handwritten signature]*

Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026

19. Upon such receipt as aforesaid in my name and on my behalf to act and to sign, execute all deeds and conveyance or Conveyances to sale proportionate share of land and/or Flat/Flats and Car Parking and/or space with super structures and/or Flat/Flats, space proposed to be constructed with all rights to common spaces, passages etc withall easement rights of the common areas and/or car parking space in respect of the proposed selling of space/flat/proportionate share of land in favmy of the Purchaser or Purchasers or his/her /their nominee or nominees only in respect of Developer's allocation and my said Attorney will also join as Vendor in the Converance or Conveyances of the proposed sale and the Attorney shall appear before the competent registering authority and will registrar the respective Deed of Conveyance in favour of the Purchaswe/Purchasers and will grant receipt and will acknowledge the advance and/or booking money and/or earnest money and /or full consideration money from the intending Purchaser or Purchasers in my name, which will be treated as receipts granted by us personally, save and except the Land Owners' Allocation as mentioned in the Development Agreement entered into by and between myself as Owners and **BSP Developers** as the Developer.



Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026

20. To sign and execute all other deeds, instruments and assurance which my Attorney shall consider necessary and to enter into and/or agree to such covenants and condition as may be required for fully and effectually conveying the said proportionate share of land, Flat/Flats/Space/Car Parking space together with the easement right of the common passage only in respect of Developer's share, as if I did it personally. To be very specific, in all deeds and documents including transfer deeds in respect of Developer's allotment of the proposed multi-storied building with all rights to common spaces my Attorney will execute the same on my behalf as Vendor which will convey perfect title to the purchasers/transferees, as if I executed the deeds and documents personally.

21. To prepare, sign, execute, submit, enter into, modify, cancel, alter, draw, approve, present for registration and admit registration of all papers, documents, deeds, contracts, agreements, conveyance, lease, mortgage, tenancy agreement, surrender deed, cancellation deed, nomination deed, rectification deed, declarations, affidavits, applications, consent and other documents, as may in any way be required to be so done, for or in connection with all or any of the powers herein contained including sale, mortgage, assignment, induction of tenants and/or to give leave and licence permission of the said premises and every or any part thereof only in respect of Developer's allocation and to



Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026

terminate all contracts, rights of occupancy user and/or enjoyment by any person or persons whatsoever in connection with observing, fulfilling and performing all the terms, conditions and covenants on my part to be observed fulfilled and performed under the said agreement, all in connection with Developer's allocation as per the Development Agreement being No. I-5184 for the year 2025 dated on 12/11/2025.

22. To commence, prosecute, enforce, defend, answer or oppose all action and other legal proceeding and demands touching any of the matters aforesaid or any other matter relating to the said premises in which I may hereafter be impleaded or connected and to give evidence and compromise any dispute or refer the same to arbitration or abandon, submit for judgement and/or be non-suited in any such action or proceedings as aforesaid before any Cmyt, Civil or Criminal or Revenue Court or District Court.

23. To sign, declare, verify and affirm any plaint, written statement, petitions, consent petitions, affidavits, vokatnama, Memorandum of Appeal or any other document or paper in any proceeding or in any way concerned with the legal proceeding in respect of the said premises or connected with any of the matters aforesaid.



Handwritten signature  
Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026

24. To receive any payment and/or deposit all moneys including the Court Fees, Stamp Duty, Registration Fees, receive refunds of the same, receive consideration money from the Purchasers and to receive and grant valid receipts and discharges in respect thereof.

25. To retain and employ solicitors, advocates, and/or debt collecting or other agents.

26. To institute, conduct and defend all proceedings for acquisition and/or requisition in respect of the said premises or any part thereof and to receive compensation payable in respect thereof and also to grant valid receipt and discharge thereof.

27. To appear and represent us before all authorities to make commitments and give undertaing as required for all or any of the purposes herein contained.

28. To appear before the Kalyani Municipality and/or before any other authorities regarding sanction of building plans and executions thereof and for assessment of Tax or for mutation of any Holding or for any other purposes relating to the said premises or any portion thereof.

29. To register the building or buildings constructed on the said property under the West Bengal Apartment Ownership Act, 1972, RERA, if required.



Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026

30. To observe, fulfil and perform all the terms, conditions and obligations on my part to be observed fulfilled and performed under the said Development Agreement and to exercise all my rights therein.

31. To appoint and terminate the appointment of any contractor or sub-contractor or any employee, who will be engaged for the project from time to time and to make other appointments and/or to substitute them for exercising all or any of the authorities herein above contained.

32. To receive loan from any Financial Institution or any Government or Bank or other Authorities for the purpose of raising constructions of building in the said premises, described in the schedule below, on terms and conditions and covenants or choice which my Attorney may deem fit and proper, but without mortgaging the below scheduled property or any part thereof and without involving me with any financial obligation, whatsoever.

33. The money to be received by my Attorney for selling any portion of Developer's allocation out of the total flats/units and other construction/structures, as mentioned in the Development Agreement dated 12<sup>th</sup> day of November, 2025, will be credited in the account of the Developer and the

*ASW*



*[Handwritten signature]*

Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026

consideration money received by us against Land Owners' allocation will be credited to my personal Account.

34. This Power of Attorney shall be guided under section 202 to 208 of the Indian Contract Act. This Power of Attorney is involved and coupled with interest and is credited for valuable consideration. This power will subsist and remain irrevocable so long the Agreement, referred to hereinabove, subsist until the contract is rescinded upon the violation or breach of contract on the part of the Developer/ Attorney being established.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**All that** peace and parcel of land measuring about 5(Five) Cottahs Nil Chhattaks and 24 (Twenty-Four) Square feet to be the same little more or less, along with the building standing thereon at Plot No.303, Sub-Block No. B-7 of Bleck No. B, Kalyani Township under P.S. Kalyani within the District of Nadia which has butted and bounded by;

**On the North** : **30'-00" wide Road,**  
**On the South** : **Plot No. B-7/308,**  
**On the East** : **Plot No. B-7/304,**  
**And On the West** : **Plot No. B-7/302.**

*Handwritten signature/initials*



Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026

IN WITNESS WHERE OF we, the Executors herein, have set and subscribed my respective hands on the day, month and year first above written.

SIGNED SEALED AND DELIVARED BY THE EXECUTOR/ PRINCIPAL

*Biswajit Gupta*.....

(Shri Biswajit Gupta)

IN ACCEPTANCE OF POWER OF ATTORNEY, sealed and signature delivered by the Partner of BSP Developers:

1. *Soyail Mondal*.....  
(SOYAIL MONDAL)

2. *Palash Sikder*.....  
(PALASH SIKDER)

3. *Bidhan Halder*.....  
(BIDHAN HALDER)

IN PRESENCE OF THE WITNESSES

1. *Mirakshi Khanna*  
*Majherchar, 7 No Ward.*  
*Kalyani, Nadia.*
  2. *Uali Kiran Choudhary*  
*Kalyani, Nadia*
- Drafted, Typed and Prepared by:

*Kabita Debnath*

KABITA DEBNATH, ADVOCATE














*[Handwritten signature]*




Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026



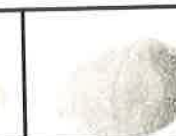

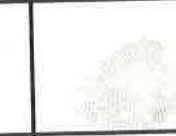






# SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand						 <i>Biswajit Gupta</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

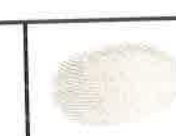
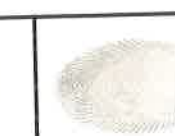
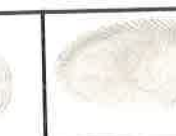
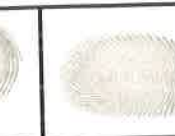
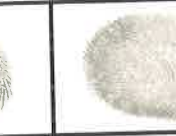




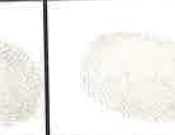

Above given finger impression of me and attested by me *Biswajit Gupta*

Left Hand						 <i>Joyou Manna</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Joyou Manna*

Left Hand						 <i>Palash Saha</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Palash Saha*

Left Hand						 <i>Bidhan Halder</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Bidhan Halder*



  
Addl. Dist. Sub Registrar  
Kalyani, Nadia

06 FEB 2026



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



192025260462645838

GRN Details

GRN: 192025260462645838 Payment Mode: SBI Epay  
GRN Date: 06/02/2026 10:49:41 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 9573598687427 BRN Date: 06/02/2026 10:49:53  
Gateway Ref ID: IGATTMYXV5 Method: State Bank of India NB  
GRIPS Payment ID: 060220262046264582 Payment Init. Date: 06/02/2026 10:49:41  
Payment Status: Successful Payment Ref. No: 8000323066/3/2026  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr BSP DEVELOPERS  
Address: SIMURALI  
Mobile: 7501685399  
Period From (dd/mm/yyyy): 06/02/2026  
Period To (dd/mm/yyyy): 06/02/2026  
Payment Ref ID: 8000323066/3/2026  
Dept Ref ID/DRN: 8000323066/3/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000323066/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	200
2	8000323066/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			<b>Total</b>	<b>500</b>

IN WORDS: FIVE HUNDRED ONLY.



2023-2024  
 2023-2024  
 2023-2024  
 2023-2024



The following information is provided for your information. This information is for informational purposes only and does not constitute an offer of insurance. The information is provided for your information only and does not constitute an offer of insurance.

The following information is provided for your information. This information is for informational purposes only and does not constitute an offer of insurance. The information is provided for your information only and does not constitute an offer of insurance.

The following information is provided for your information. This information is for informational purposes only and does not constitute an offer of insurance. The information is provided for your information only and does not constitute an offer of insurance.

*[Handwritten signature]*

The following information is provided for your information. This information is for informational purposes only and does not constitute an offer of insurance. The information is provided for your information only and does not constitute an offer of insurance.

The following information is provided for your information. This information is for informational purposes only and does not constitute an offer of insurance. The information is provided for your information only and does not constitute an offer of insurance.

The following information is provided for your information. This information is for informational purposes only and does not constitute an offer of insurance. The information is provided for your information only and does not constitute an offer of insurance.

### Major Information of the Deed

Deed No :	I-1303-00603/2026	Date of Registration	06/02/2026
Query No / Year	1303-8000323066/2026	Office where deed is registered	
Query Date	06/02/2026 10:20:19 AM	A.D.S.R. KALYANI, District: Nadia	
Applicant Name, Address & Other Details	K K Ghosh Kalyani,Thana : Kalyani, District : Nadia, WEST BENGAL, PIN - 741235, Mobile No. : 7501685399, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 23,00,000/-	Rs. 1,44,35,768/-		
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]:- 130305184/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

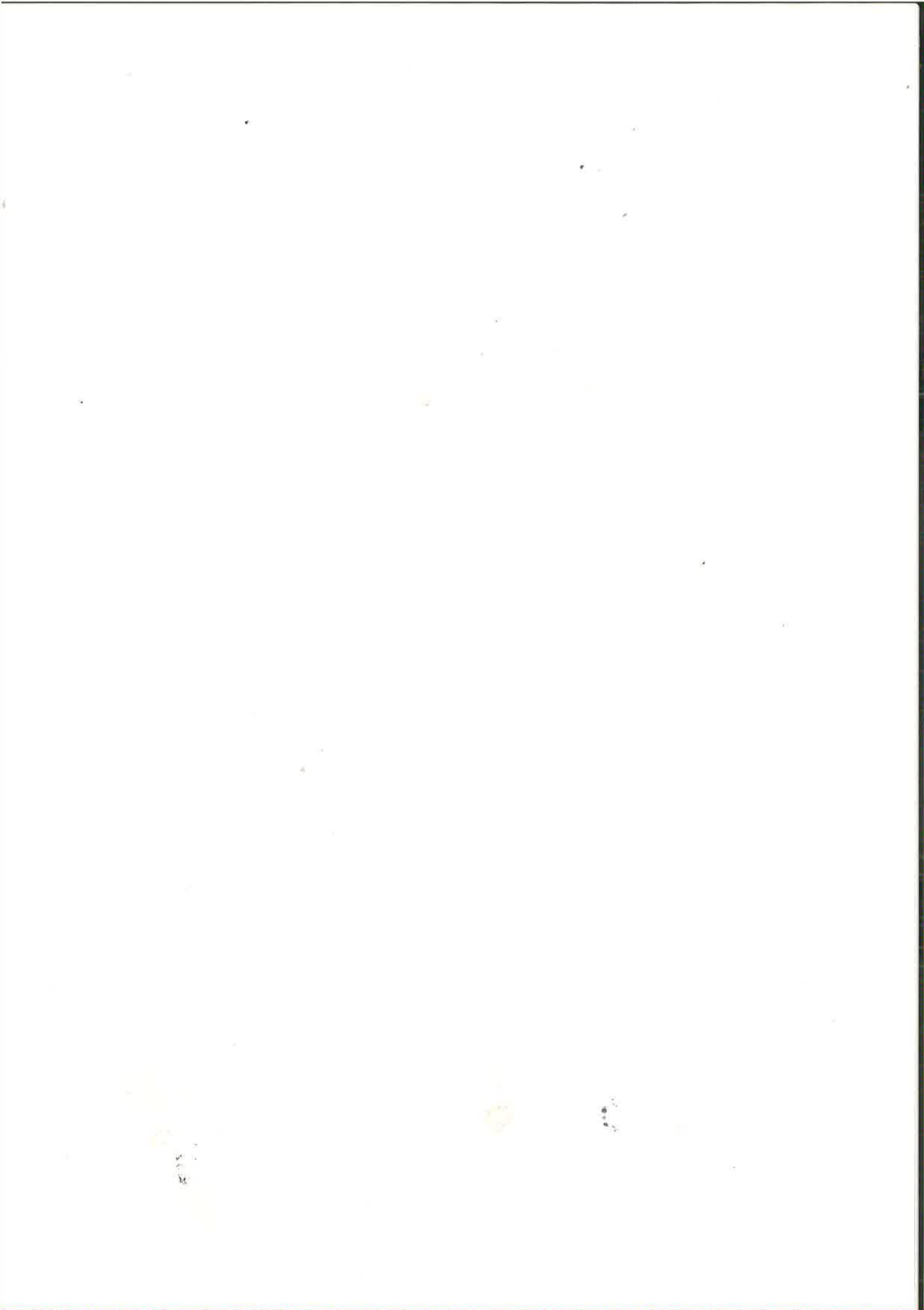
### Land Details :

District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Block-B7(R) Arterial Road, Mouza: Block-B7(R), Pin Code : 741235



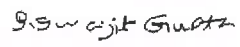
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	RS-303		RentFree Viti/Bastu (Freehold)	RentFree Viti/Bastu (Freehold )	5 Katha 24 Sq Ft	20,00,000/-	1,34,68,268/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>8.305Dec</b>	<b>20,00,000 /-</b>	<b>134,68,268 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1290 Sq Ft.	3,00,000/-	9,67,500/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 1290 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1290 sq ft</b>	<b>3,00,000 /-</b>	<b>9,67,500 /-</b>	






**Principal Details :**

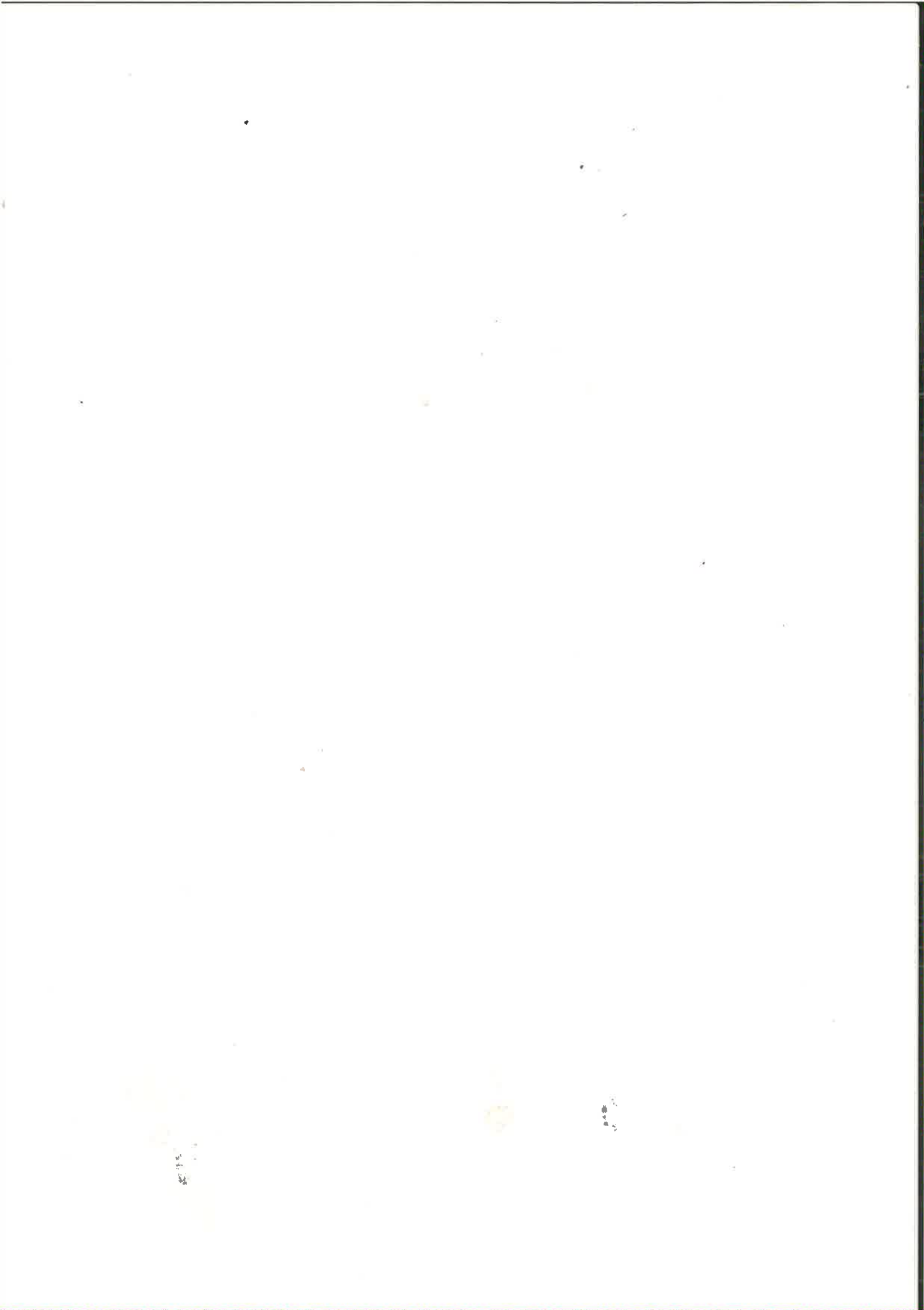
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Biswajit Gupta (Presentant)</b> Son of Mantu Gupta Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office	 06/02/2026	 Captured LTI 06/02/2026	 06/02/2026
B-7/303 Kalyani, City:- Not Specified, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: aixxxxx1q, Aadhaar No: 55xxxxxxxx8592, Status :Individual, Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office				



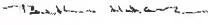


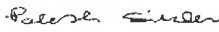
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>BSP DEVELOPERS</b> CHANDURIA, City:- Not Specified, P.O:- SIMURALI, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741245 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



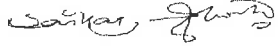
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>SOYAIL MONDAL</b> Son of Late AKBAR AKI MONDAL Date of Execution - 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026, Place of Admission of Execution: Office	 Feb 6 2026 11:53AM	 Captured LTI 06/02/2026	 06/02/2026
CHANDURIA, City:- Not Specified, P.O:- SIMURALI, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741245, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: BBxxxxx6N, Aadhaar No: 42xxxxxxxx6205 Status : Representative, Representative of : BSP DEVELOPERS (as DEVELOPERS)				



2	Name	Photo	Finger Print	Signature
	<b>BIDHAN HALDER</b> Son of BIREN HALDER Date of Execution - 06/02/2026, , Admitted by: Self, Date of Admission: 06/02/2026, Place of Admission of Execution: Office	 <small>Feb 6 2026 11:54AM</small>	 <small>LTI 06/02/2026</small>	 <small>06/02/2026</small>
CHANDURIA MADHYAPARA, City:- Not Specified, P.O:- SIMURALI, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741245, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: ACxxxxxx5G, Aadhaar No: 99xxxxxxxx0396 Status : Representative, Representative of : BSP DEVELOPERS (as DEVELOPERS)				
3	Name	Photo	Finger Print	Signature
	<b>PALASH SIKDER</b> Son of Late PARESH CHANDRA SIKDER Date of Execution - 06/02/2026, , Admitted by: Self, Date of Admission: 06/02/2026, Place of Admission of Execution: Office	 <small>Feb 6 2026 11:55AM</small>	 <small>LTI 06/02/2026</small>	 <small>06/02/2026</small>
CHANDURIA, City:- Not Specified, P.O:- CHANDURIA, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741245, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: CXxxxxxx4H, Aadhaar No: 28xxxxxxxx4100 Status : Representative, Representative of : BSP DEVELOPERS (as DEVELOPERS)				

**Identifier Details :**

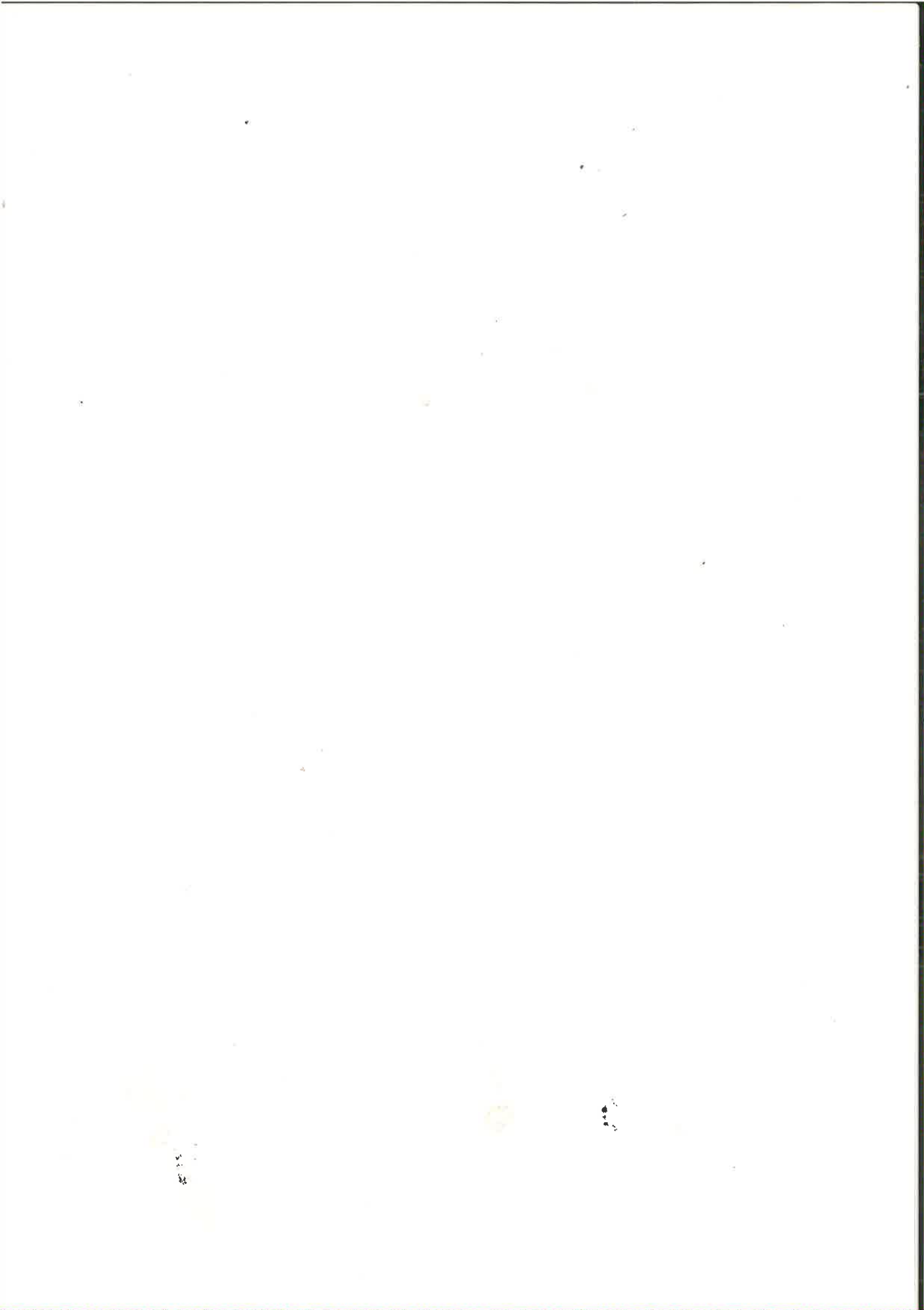
Name	Photo	Finger Print	Signature
<b>Mr Saikat Ghosh</b> Son of Mr Uttam Ghosh Kalyani Court, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235	 <small>06/02/2026</small>	 <small>06/02/2026</small>	 <small>06/02/2026</small>
Identifier Of Mr Biswajit Gupta, SOYAIL MONDAL, BIDHAN HALDER, PALASH SIKDER			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Biswajit Gupta	BSP DEVELOPERS-8.305 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Biswajit Gupta	BSP DEVELOPERS-1290.00000000 Sq Ft



**Endorsement For Deed Number : I - 130300603 / 2026**

**On 06-02-2026**

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

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

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

Presented for registration at 11:40 hrs on 06-02-2026, at the Office of the A.D.S.R. KALYANI by Mr Biswajit Gupta ,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 1,44,35,768/-

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

Execution is admitted on 06/02/2026 by Mr Biswajit Gupta, Son of Mantu Gupta, B-7/303 Kalyani, P.O: Kalyani, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Others

Indetified by Mr Saikat Ghosh, , , Son of Mr Uttam Ghosh, Kalyani Court, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-02-2026 by SOYAIL MONDAL, DEVELOPERS, BSP DEVELOPERS, CHANDURIA, City:- Not Specified, P.O:- SIMURALI, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741245

Indetified by Mr Saikat Ghosh, , , Son of Mr Uttam Ghosh, Kalyani Court, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Execution is admitted on 06-02-2026 by BIDHAN HALDER, DEVELOPERS, BSP DEVELOPERS, CHANDURIA, City:- Not Specified, P.O:- SIMURALI, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741245

Indetified by Mr Saikat Ghosh, , , Son of Mr Uttam Ghosh, Kalyani Court, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

Execution is admitted on 06-02-2026 by PALASH SIKDER, DEVELOPERS, BSP DEVELOPERS, CHANDURIA, City:- Not Specified, P.O:- SIMURALI, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741245

Indetified by Mr Saikat Ghosh, , , Son of Mr Uttam Ghosh, Kalyani Court, P.O: Kalyani, Thana: Kalyani, , City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by profession Advocate

**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 06/02/2026 10:49AM with Govt. Ref. No: 192025260462645838 on 06-02-2026, Amount Rs: 200/-, Bank: SBI EPay ( SBlePay), Ref. No. 9573598687427 on 06-02-2026, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

Description of Stamp

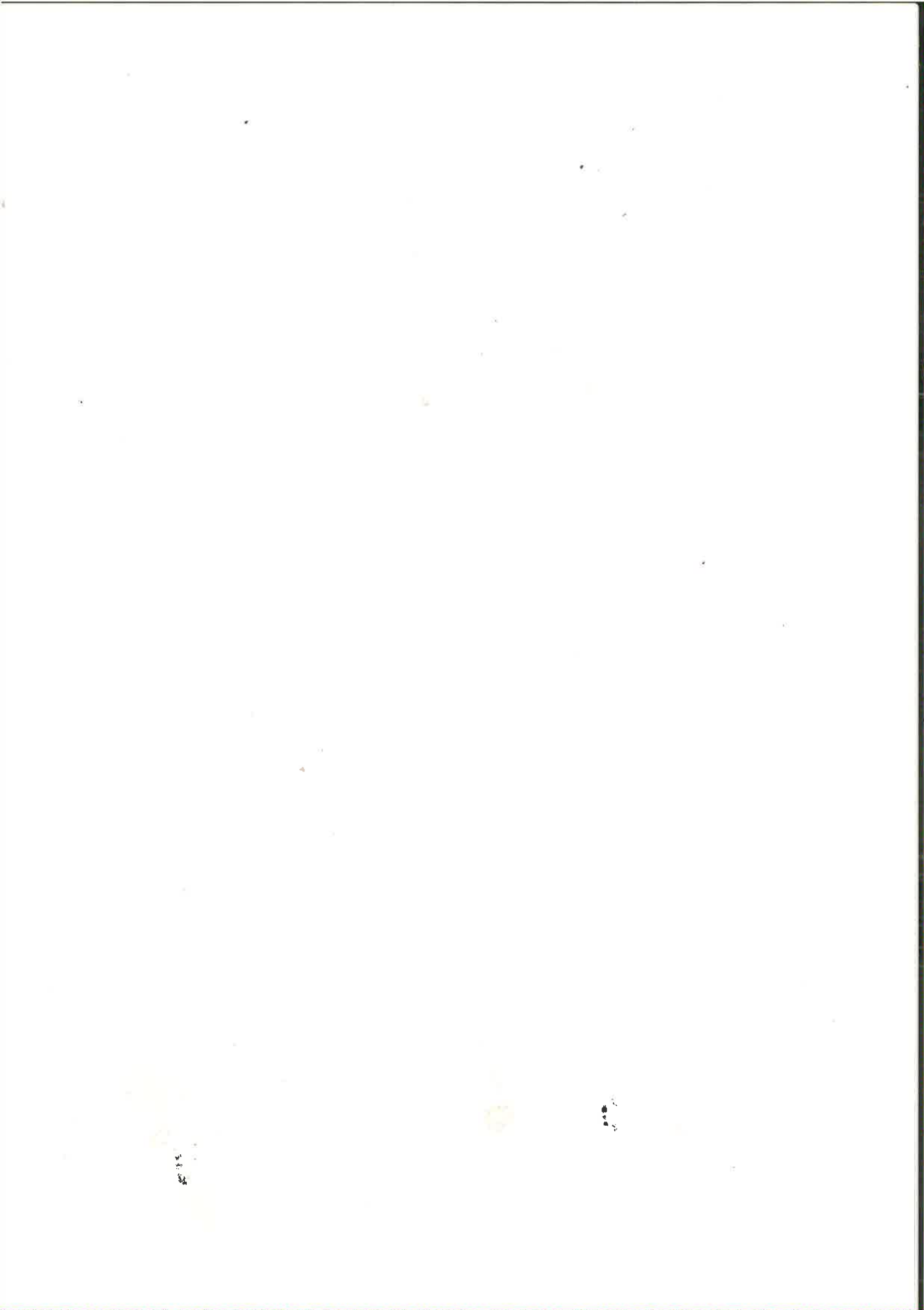
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 202, Amount: Rs.100.00/-, Date of Purchase: 06/02/2026, Vendor name: S K Sen

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2026 10:49AM with Govt. Ref. No: 192025260462645838 on 06-02-2026, Amount Rs: 0/-, Bank: SBI EPay ( SBlePay), Ref. No. 9573598687427 on 06-02-2026, Head of Account



**Abhijit Chatterjee**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. KALYANI**  
**Nadia, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1303-2026, Page from 19391 to 19413  
being No 130300603 for the year 2026.**



Digitally signed by Abhijit chatterjee  
Date: 2026.02.13 10:20:36 +05:30  
Reason: Digital Signing of Deed.

**(Abhijit Chatterjee) 13/02/2026  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KALYANI  
West Bengal.**