

8745/25

I-08908/2022

QI-8-3275260/25



AT 638524

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this documents

are part of the Document.
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are part of the Document.

District Sub-Registrar-I
Purba Bardhaman

05 DEC 2025

DEED OF DEVELOPER POWER OF ATTORNEY after Registration of Development agreement

THIS DEED OF POWER OF ATTORNEY is executed on this
day of 5th day of December, in the year of two thousand twenty five
in the Christian era by

TO ALL TO WHOM THESE PRESENTS SHALL COME that We,

(1) RAMA NATH PAL, PAN - AEJPP2577C, son of Late
RabindraNath Pal, Indian by Nationality, Hindu by Religion, Business
by Occupation, residing at 2 No. Dalpatty, Natunganj, P.O. Natunganj,

Contd..Next Page

Page No. : 2

P.S. Burdwan Sadar & District - Purba Bardhaman, PIN - 713102

(2) RUDRANATH PAL, PAN - AKKPP3363M, son of Late Rabindranath Pal, Indian by Nationality, Hindu by Religion, Business by Occupation, residing at R.B Ghosh Road, Khosbagan, near Harisava Girls High School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101 and

(3) JUDHAJIT PAL, PAN - EOTPP7962F, son of Rudranath Pal, Indian by Nationality, Hindu by Religion, Business by Occupation, residing at R.B Ghosh Road, Khosbagan, near Harisava Girls High School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101 are hereinafter called the EXECUTANTS
do hereby appoint, nominate and constitute RUDRANATH PAL, PAN - AKKPP3363M, son of Late Rabindranath Pal, Indian by Nationality, Hindu by Religion, Business by Occupation, residing at R.B Ghosh Road, Khosbagan, near Harisava Girls High School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, managing partner of the Partnership firm under the name and style 'RADHAKRISHNA HOUSING DEVELOPMENT', PAN - ABLFR7795P, having its office at Holding No. 17, R.B Ghosh Road, Near Harisava School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, hereinafter referred to as the DEVELOPER as our constituted true and lawful attorney, in our name and on our behalf, to do perform and execute all or any of the

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Page No. : 3

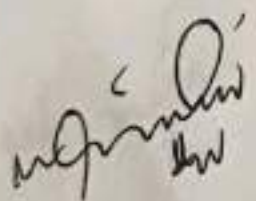
following acts, deeds and things in respect of the properties described in the SCHEDULE below in our name and which the said attorney have agreed to do.

WHEREAS we are the sole and absolute owners and possessors of the immoveable property consisting of a plot of land thereon and which is more particularly described in schedule hereunder written and it stand recorded in the name of aforesaid LAND OWNERS.

AND WHEREAS we proposed to develop the said property and to construct a new multi-storied commercial cum residential building consisting of several flats/units/car parking spaces and shop thereon and intended to sell/transfer the flats/units/car parking spaces and Shops on ownership basis to the intending purchaser/purchasers as per the sanction building plan, as e-Grihanaksha, vide Building Permit No. SWS-OBPAS/1201/2025/0477, issued from the Burdwan Municipality at Purba Bardhaman.

AND WHEREAS we are unable to attain to all the matters necessary to develop of our property and to carry on such development & constructional work and other paper works for proposed multi-storied commercial cum residential building over the schedule property as well as to transfer the proposed flats/Shops/units/car parking spaces and other units as per terms & conditions of the Registered deed of development agreement executed and registered on 04/12/2025, vide Deed no. 08861, which was registered in the office of the DSR - I, Purba Bardhaman entered into by us with

Contd..Next Page



Page No. : 4

the Developer namely RUDRANATH PAL, son of Late Rabindranath Pal, residing at R.B Ghosh Road, Khosbagan, near Harisava Girls High School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, managing partner of the Partnership firm under the name and style 'RADHAKRISHNA HOUSING DEVELOPMENT', having its office at Holding No. 17, R.B Ghosh Road, Near Harisava School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, who has agreed to carry on the work of construction & development of proposed multi-storied commercial cum residential building over the schedule property as per terms & conditions of the Registered deed of development agreement, as our attorney or agents with full power to develop proposed building by demolishing the old structure and to sell/transfer the flats/shops/units/car parking spaces and other units on ownership basis to the intending purchaser/purchasers and hereafter stated on our behalf and in our name and which the said attorneys have agreed to do.

NOW KNOW ALL MEN BY THESE PRESENTS THAT WE,

(1) Rama Nath Pal, son of Late Rabindra Nath Pal, (2) Rudranath Pal, son of Late Rabindranath Pal and (3) Judhajit Pal, son of Rudranath Pal, do hereby nominate constitute and appoint RUDRANATH PAL, son of Late Rabindranath Pal, residing at R.B Ghosh Road, Khosbagan, near Harisava Girls High School, P.O

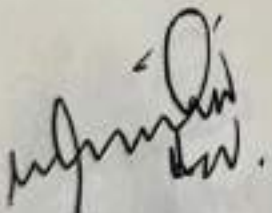
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Page No. : 5

Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, managing partner of the Partnership firm under the name and style 'RADHAKRISHNA HOUSING DEVELOPMENT', having its office at Holding No. 17, R.B Ghosh Road, Near Harisava School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, to be our true & lawful Attorney with full authority & power to do and execute all acts, deeds and things mentioned below from and on our behalf and in our names viz.

1. To look after, work, manage, control, develop, supervise and administer the property mentioned in schedule below.
2. To appear before any Courts, Revenue Office, Block Land and Land Reform Office, Sub-Divisional Land and Land Reform Office, District Land and Land Reform Office, District Registrar office, District Sub Registrar office, Additional District Registrar Office, District Magistrate's Office, Sub-Divisional Office, District Board, Office of B. D. A, and Office of Burdwan Municipality or any other office of local authority.
3. To apply in writing to the Competent Authority for grant of permission to develop the said property by demolishing the existing structure thereon if any and constructing a new multi-storied commercial cum residential building consisting of several flats/shops/units/car parking spaces and other units



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thereon in its place and for that purpose to sign all applications and other to appear before the Competent Authority and to give him all the papers and Information as required and to do all acts and things necessary for the purpose of obtaining permission.

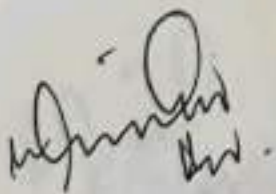
4. To appoint an architect as per above mentioned sanctioned Building Plan of the proposed Commercial cum residential building sanctioned by the Burdwan Municipality and other authorities concerned in respect of the new building proposed to be constructed thereon, under the present development rules, provided the plans, has been sanctioned by the Burdwan Municipality approved by us in our name.
5. To make necessary applications and to sign all papers, and to appear before the Municipal Authorities and other authorities and to pay necessary fees & premium required for getting the addition, alteration or extention of plan sanctioned and to do all other acts & things as may be necessary for the proposed multi-storied commercial cum residential building sanctioned by the Burdwan Municipality and/or any other authorities.
6. To apply for and obtain I.O.D. and Commencement Certificate for construction of the building from the competent authorities and for that purpose to sign applications and other papers

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and to pay necessary fees and all other acts and things necessary for that purpose and in that behalf.

7. To demolish the existing building or structure/s if any on the said property after the N.O.C is obtained and to remove all the other material therefrom and to sell such building materials at the best price available.
8. To construct proposed commercial cum residential apartment/building consisting of several flats/ Shops/units/ car parking spaces and other units on the said plot of landed property as per the sanctioned plan/s and according to specifications and other requirements of the Municipal Authority or any other competent authorities and for that purpose to employ Contractors, Architects, Structural Engineers, Surveyors and other professionals as may be required in the construction of the building.
9. To enter into and sign and contract with the Contractor or Contractors for construction as well as Contractors for labour and to sign such agreements.
10. To enter upon the said property as our licensee for the purpose of carrying on the construction work as aforesaid.
11. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are

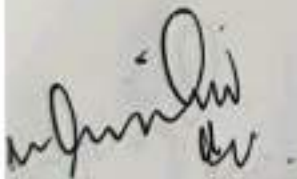


- generally required for a building.
12. To obtain occupation and completion certificate from the Burdwan Municipality if provide or any other competent authorities after the project Multi storied building is completed in all respects.
 13. To enter into, make, sign, seal, execute, deliver, acknowledge, 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 we are or may be party or any way interested as per terms and condition of the registered deed of development agreement.
 14. To negotiate for sale of the proposed flats/shops/units/car parking space and other units at the best price available and to settle the consideration amount with the intending purchaser/s in respect of the Developer's Allocation except the Land Owners's Alloation, in the development agreement and rest of the Flats and units and Garages and Shops if any comes under the Developer's allocation as per terms and condition of the registered deed of development agreement.

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15. To enter into an agreement for sale with the intending purchasers and to enter into agreements in the prescribed form if any under the Ownership Flats Act, or otherwise with such modifications therein as may be necessary and to execute the agreement for sale by receiving the advance amount and if required, to appear before the registering authority and presenting the same & shall admit execution and registration in respect of the Developer's Allocation and rest of the Flats and units and Garages and Shops if any except the Owner's Allocation comes under the Developer's allocation as per terms and condition of the registered deed of development agreement.
16. To execute the sale deed or Deed of Conveyance of the whole project save and except Owners' Allocation, portion denoted in the Development agreement in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on our behalf and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.

Be it mentioned here that the developer shall also get



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the legal right and authority to sell / transfer of the entire Commercial cum residential project Building except the land owners' allocation . The Land owners shall be entitled only 40% of the built up area of the Commercial cum residential project Building and also get the legal right and authority to sell / transfer of the Developer's allocated portion of the flat other than Land Owner's Allocation.

For every first advance booking amount collected from the intending purchaser/s of each units/flats in the said proposed buildings, the developer shall be entitled to collect the advance money as per development allocation at the time of execution of the relevant agreements for sale. The owners shall be entitled only 40% of the built up area of the Commercial cum residential project building area shall, be paid or accepted subject to on condition of their adjustment with the final allocation and or consideration amount which may be due and payable to the owners.

No monetary transaction in between the Land owners and the developer except the abovementioned allocation.

17. To file or defend any suit or Appeal or Misc case or any other case /s on our behalf regarding the schedule property and to sign, verify complaints, written statements, petitions, objections,

Contd..Next Page

Signature
Dr.

Page No. : 11

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 our behalf.

18. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
19. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
20. To file and receive back any documents and to deposit money by challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgment receipt.
21. 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.
22. To apply for the inspection of and to inspect any Judicial records or any records of any office or offices.
23. To form Co-Operative Housing Society / Association of the flat purchasers in the said new building registered under the Co-operative Societies Act or Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other

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Page No. : 12

premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate.

24. To engage any advocate or solicitor for the purpose of taking advice and for preparation and execution of different documents required to be executed pursuant to these powers and to pay their fees.
25. To pay all the Municipal and other taxes relating to the said property payable until the completion of the building and transfer thereof to the proposed Co-operative Housing Society/ Association.

That no restriction has been imposed by the State Government of West Bengal or any other Semi- Government regarding the property and no consideration money is paid to the Land Owners by the Attorney Holder till today.

That the Power of Attorney will be in force till the completion and of the proposed Multi storied building project and registration in favour of the prospective purchaser/s in respect of the Developer's Allocation including rest of the owner's allocation portion as per the Development Agreement dated 4/12/2025.

Generally to Act as our Attorney or agent in relation to the matter aforesaid and all other matters in which we may be interested

Signature
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Contd..Next Page

Page No. : 13

or concerned and on our behalf to execute and to do all deeds, acts or things as fully and effectual in all respect as ourselves to do if personally present.

We agree to ratify and confirm whatsoever our said attorney shall lawfully do or cause to be done and by virtue of this presents.

This is the Developer POWER OF ATTORNEY and as per the market value of this property, which is the subject mater of the Registered deed of development Agreement has been assessed at Rs. 2,39,20,909/- (Rupees two crore thirty nine lakh twenty thousand nine hundred nine) only and the parties have been paid stamp duty and registration fees assessed by the Govt. and the present deed of Power of Attorney has been prepared on the basis of registered deed of development agreement and hence the present deed has been prepared upon the stamp valued at Rs. 100/- (Rupees Hundred) Only in favour of D.S.R.- I Purba Bardhaman according to permission of the D.S.R. - I, Purba Bardhaman.

: THE SCHEDULE ABOVE REFERRED TO:

(The demised Plots of Land)

All that the pieces and parcel of Land situated at Mouza Radhanagar, J.L No. 39, appertaining to R.S Plot No. 4207, under R.S Khatian No. 34, corresponding to

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Contd..Next Page

- LAND - 1 -** (a) L.R Plot No. 4139, under L.R. Khatian No. 10331
(Ramanath Pal), classification as Shuna converted
as Bastu, measuring an area 0.015 acre
- (b) L.R Plot No. 4139, under L.R. Khatian No. 10332
(Rudranath Pal), classification as Shuna converted
as Bastu, measuring an area 0.015 acre
- (c) L.R Plot No. 4139, under L.R. Khatian No. 11405
(Rudranath Pal), classification as Shuna converted
as Bastu, measuring an area 0.016 acre
- (d) L.R Plot No. 4139, under Present L.R. Khatian No.
10472 (Judhajit Pal), classification as Shuna
converted as Bastu, measuring an area 0.048 acre.
- IN TOTAL measuring an area 0.094 acre in L.R.**
Plot No. 4139.

- LAND - 2 -** (a) L.R Plot No. 4164, under L.R. Khatian No. 10331
(Ramanath Pal), classification as Shuna converted
as Bastu, measuring an area 0.001 Acre out of 0.006
acres (0.005 acres gifted to Burdwan Municipality)
- (b) L.R Plot No. 4164, under L.R. Khatian No. 10332
(Rudranath Pal), classification as Shuna
converted as Bastu, measuring an area 0.001 acre

Signature

out of 0.005 acre.

(area 0.004 acres, gifted to Burdwan Municipality)

- (c) L.R Plot No. 4164, under L.R. Khatian No. 11405 (Rudranath Pal), classification as Shuna converted as Bastu, measuring an area 0.001 acre out of 0.005 acre.

(area 0.004 acres, gifted to Burdwan Municipality)

- (d) L.R Plot No. 4164, under L.R. Khatian No. 10472 (Judhajit Pal), classification as Shuna converted as Bastu, measuring an area 0.011 acres out of 0.016 acre.

(area 0.005 acres gifted to Burdwan Municipality)

IN TOTAL admeasuring an area 0.014 acres out of 0.032 acres, in L.R. Plot No. 4164.

LAND - 3 - (a) L.R Plot No. 4165, under L.R. Khatian No. 10331 (Ramanath Pal), classification as Danga converted as Bastu, measuring an area 0.001 acre

- (b) L.R Plot No. 4165, under L.R. Khatian No. 10332 (Rudranath Pal), classification as Danga converted as Bastu, measuring an area 0.001 acre

Contd..Next Page

Signature

- (c) L.R Plot No. 4165, under L.R. Khatian No. 11405 (Rudranath Pal), classification as Danga converted as Bastu, measuring an area 0.001 acre
- (d) L.R Plot No. 4165, under L.R. Khatian No. 10472 (Judhajit Pal), classification as Danga converted as Bastu, measuring an area 0.003 acre
- IN TOTAL measuring an area 0.006 acre in L.R. Plot No. 4165.

- LAND - 4 - (a) L.R Plot No. 4166, under L.R. Khatian No. 10331 (Ramanath Pal), classification as Bastu, measuring an area 0.002 acre.
- (b) L.R Plot No. 4166, under L.R. Khatian No. 10332 (Rudranath Pal), classification as Bastu, measuring an area 0.002 acre.
- (c) L.R Plot No. 4166, under L.R. Khatian No. 11405 (Rudranath Pal), classification as Bastu, measuring an area 0.003 acre.
- (d) L.R Plot No. 4166, under L.R. Khatian No. 10472 (Judhajit Pal), classification as Bastu, measuring an area 0.007 acre.
- IN TOTAL measuring an area 0.014 acre in L.R.

Signature
Dr.

Plot No. 4166.

- LAND - 5 -** (a) L.R Plot No. 4167, under L.R. Khatian No. 10331
(Ramanath Pal), classification as Shuna
converted as Bastu, measuring an area 0.012 acre
- (b) L.R Plot No. 4167, under L.R. Khatian No. 10332
(Rudranath Pal), classification as Shuna
converted as Bastu, measuring an area 0.012 acre
- (c) L.R Plot No. 4167, under L.R. Khatian No. 11405
(Rudranath Pal), classification as Shuna
converted as Bastu, measuring an area 0.012 acre
- (d) L.R Plot No. 4167, under L.R. Khatian No. 10472
(Judhajit Pal), classification as Shuna converted
as Bastu, measuring an area 0.038 acre

**IN TOTAL measuring an area 0.074 acre, in L.R.
Plot No. 4167.**

- LAND - 6 -** (a) L.R Plot No. 4168, under L.R. Khatian No. 10331
(Ramanath Pal), classification as Shuna
converted as Bastu, measuring an area 0.006 acre.
- (b) L.R Plot No. 4168, under L.R. Khatian No. 10332
(Rudranath Pal), classification as Shuna
converted as Bastu, measuring an area 0.006 acre.

Contd..Next Page

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- (c) L.R Plot No. 4168, under L.R. Khatian No. 11405 (Rudranath Pal), classification as Shuna converted as Bastu, measuring an area 0.005 acre.
- (d) L.R Plot No. 4168, under L.R. Khatian No. 10472 (Judhajit Pal), classification as Shuna converted as Bastu, measuring an area 0.013 acre.

IN TOTAL measuring an area 0.03 acre, in L.R Plot No. 4168

- LAND - 7 - (a) L.R Plot No. 4169, under L.R. Khatian No. 10331 (Ramanath Pal), classification as Shuna converted as Bastu, measuring an area 0.006 acre.
- (b) L.R Plot No. 4169, under L.R. Khatian No. 10332 (Rudranath Pal), classification as Shuna converted as Bastu, measuring an area 0.006 acre.
- (c) L.R Plot No. 4169, under L.R. Khatian No. 11405 (Rudranath Pal), classification as Shuna converted as Bastu, measuring an area 0.007 acre
- (d) L.R Plot No. 4169, under L.R. Khatian No. 10472 (Judhajit Pal), classification as Shuna converted as Bastu, measuring an area 0.017 acre.

IN TOTAL measuring an area 0.036 acre in L.R

Signature
Sd/-

Plot No. 4169

- LAND - 8 -** (a) L.R Plot No. 4186, under L.R. Khatian No. 10331
(Ramanath Pal), classification as Shuna
converted as Bastu, measuring an area 0.001 acre.
- (b) L.R Plot No. 4186, under L.R. Khatian No. 10332
(Rudranath Pal), classification as Shuna
converted as Bastu, measuring an area 0.0001
acre.
- (c) L.R Plot No. 4186, under L.R. Khatian No. 11405
(Rudranath Pal), classification as Shuna
converted as Bastu, measuring an area 0.0001
acre.
- (d) L.R Plot No. 4186, under L.R. Khatian No. 10472
(Judhajit Pal), classification as Shuna converted
as Bastu, measuring an area 0.001 acre

**IN TOTAL measuring an area 0.002, in L.R Plot
No. 4186**

- LAND - 9 -** (a) L.R Plot No. 4187, under L.R. Khatian No. 10331
(Ramanath Pal), classification as Shuna
converted as Bastu, measuring an area 0.002 acre
- (b) L.R Plot No. 4187, under L.R. Khatian No. 10332

Contd..Next Page

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(Rudranath Pal), classification as Shuna converted as Bastu, measuring an area 0.002 acre.

(c) L.R Plot No. 4187, under L.R. Khatian No. 11405 (Rudranath Pal), classification as Shuna converted as Bastu, measuring an area 0.002 acre

(d) L.R Plot No. 4187, under L.R. Khatian No. 10472 (Judhajit Pal), classification as Shuna converted as Bastu, measuring an area 0.005 acre.

IN TOTAL measuring an area 0.011 acre in L.R Plot No. 4187.

LAND - 10 - (a) L.R Plot No. 4188, under L.R. Khatian No. 10331 (Ramanath Pal), classification as Shuna converted as Bastu, measuring an area 0.001 acre

(b) L.R Plot No. 4188, under L.R. Khatian No. 10332 (Rudranath Pal), classification as Shuna converted as Bastu, measuring an area 0.001 acre

(c) L.R Plot No. 4188, under L.R. Khatian No. 11405 (Rudranath Pal), classification as Shuna converted as Bastu, measuring an area 0.001 acre

(d) L.R Plot No. 4188, under L.R. Khatian No. 10472 (Judhajit Pal), classification as Shuna converted

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as Bastu, measuring an area 0.004 acre.

IN TOTAL measuring an area 0.007 acre, in L.R Plot No. 4188.

- LAND - 11 - (a) L.R Plot No. 4189, under L.R. Khatian No. 10331
(Ramanath Pal), classification as Shuna
converted as Bastu, measuring an area 0.001 acre.
- (b) L.R Plot No. 4189, under L.R. Khatian No. 10332
(Rudranath Pal), classification as Shuna
converted as Bastu, measuring an area 0.001 acre
- (c) L.R Plot No. 4189, under L.R. Khatian No. 11405
(Rudranath Pal), classification as Shuna
converted as Bastu, measuring an area 0.001 acre
- (d) L.R Plot No. 4189, under L.R. Khatian No. 10472
(Judhajit Pal), classification as Shuna converted
as Bastu, measuring an area 0.001 acre out of
0.004 acre.

(0.003 acres gifted to Burdwan Municipality)

IN TOTAL measuring an area 0.004 acres out of
0.007 acre., in L.R Plot No. 4189.

PROJECT AREA - IN TOTAL measuring an area 0.292 acre or

Contd..Next Page

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Page No. : 22

equivalent to 12759.28 Sq. Ft., more or less in the L.R. record of rights. (after deduction of land gifted to Burdwan Municipality [13634.28 - (780 Sq. Ft. + 105 = 885 Sq. Ft.) = 12759.28 Sq. Ft.] this is PROJECT AREA is within Ward No. 34, Mahalla/Street/Location- N Basu Road, Holding No. 32/1, under Burdwan Municipality, P.S. Burdwan & District - Purba Bardhaman which is morefully described in the schedule herein below and defined, delineated and marked in the sketch map attached to these presents.

PROJECT CATEGORY ground floor with III STD (G+III) commercial cum residential Flat Building at Mouza - Radhanagar, J.L.No. 39, Holding No. 32/1, Street/Location - N. Basu Road of Ward No. 34, under Burdwan Municipality and construction over the said land with sanctioned plan by the Burdwan Municipality which is more fully defined, delineated and marked in the sketch map attached to these presents, TOGETHER WITH all liberties, privileges and Easement, common facilities and amenities, appurtenant thereto and over and beneath the road/ common passage and TOGETHER WITH all rights, title, interests, possession of the owner through his predecessors and Which are butted and bounded as follows :

ON THE NORTH - L.R. Plot No. 4132, 4133, 4138, 4170

ON THE SOUTH - 12 feet Wide Concrete Road

Contd..Next Page

Signature
Dr.

Page No. : 23

ON THE EAST - 12 feet Wide Concrete Road

ON THE WEST - Pond

On the East and South 12 feet wide concrete unnamed Municipal road and together with all rights liberties and Easements including the easementary right of egress and ingress over the schedule mentioned property and otherwise all common rights free from all sort of encumbrances, charges, mortgages, liens, attachments etc.

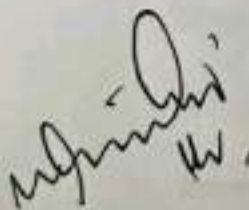
LAND AREA AS PER DEEDS is 14142 Sq.ft.

GRAND TOTAL area of land measuring an area 0.313 acre or equivalent to 13634.28 Sq. ft, more or less as per L.R. record of rights.

It is further expressed that We the executant, (1) Rama Nath Pal, son of Late Rabindra Nath Pal, and (2) Judhajit Pal, son of Rudranath Pal, both are residing at Natunganj, P.O. Natunganj, P.S. Burdwan Sadar & District - Purba Bardhaman, PIN - 713102, herein our photograph and finger prints of or right and left hands are given in a separate sheet which do form part of this instrument.

IN WITNESS WHEREOF We, the executants herein to put our signature under sound mental and physical condition and have executed this Power of Attorney on this day, month and year first above written.

Contd., Next Page



IDENTIFICATION OF THE ATTORNEY HOLDER

RUDRANATH PAL, son of Late Rabindranath Pal, residing at R.B Ghosh Road, Khosbagan, near Harisava Girls High School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, managing partner of the Partnership firm under the name and style 'RADHAKRISHNA HOUSING DEVELOPMENT', having its office at Holding No. 17, R.B Ghosh Road, Near Harisava School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, hereinafter referred to as the DEVELOPER.

SIGNED, SEALED AND DELIVERED in the presence of
WITNESSES

1. Ashok Ghosh
S/o Late S. P. Ghosh
Law Clerk
Burdwan Court

2. Pradyumn Sinha
S/o S. Tufan Kumar Sinha
35, Kalan Road, Badamtale
Purba Bardhaman - 713101.

Rudra Nath Pal
Lawyer & not a bel.
Jyotajit Pal
SIGNATURE OF THE OWNERS

Rudra Nath Pal
SIGNATURE OF THE DEVELOPER

Drafted by me & typed in my office :-

Mr. Pradyumn Sinha

Advocate

Burdwan Dist. Judges' Court, Burdwan

Enrolment No. WB 144 of 1997

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

SIGNATURE *Alfreda Orah Pal*



Alfreda

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

SIGNATURE *Lana Orah Pal*



Lana

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

SIGNATURE *Judhujit Pal*



Judhujit

L8	LR-4164	LR-11405	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L8	LR-4164	LR-10472	Bastu	Shuna	0.011 Acre	1/-	9,00,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L9	LR-4165	LR-10331	Bastu	Danga	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L10	LR-4165	LR-10332	Bastu	Danga	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L11	LR-4165	LR-11405	Bastu	Danga	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L12	LR-4165	LR-10472	Bastu	Danga	0.003 Acre	1/-	2,45,455/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L13	LR-4166	LR-10331	Bastu	Bastu	0.002 Acre	1/-	1,63,636/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L14	LR-4166	LR-10332	Bastu	Bastu	0.002 Acre	1/-	1,63,636/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L15	LR-4166	LR-11405	Bastu	Bastu	0.003 Acre	1/-	2,45,455/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L16	LR-4166	LR-10472	Bastu	Bastu	0.007 Acre	1/-	5,72,727/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L17	LR-4167	LR-10331	Bastu	Shuna	0.012 Acre	1/-	9,81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :

L19	LR-4167	LR-10332	Bastu	Shuna	0.012 Acre	1/-	9,81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L19	LR-4167	LR-11405	Bastu	Shuna	0.012 Acre	1/-	9,81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L20	LR-4167	LR-10472	Bastu	Shuna	0.038 Acre	1/-	31,08,092/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L21	LR-4168	LR-10331	Bastu	Shuna	0.006 Acre	1/-	4,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L22	LR-4168	LR-10332	Bastu	Shuna	0.006 Acre	1/-	4,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L23	LR-4168	LR-11405	Bastu	Shuna	0.005 Acre	1/-	4,09,091/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L24	LR-4168	LR-10472	Bastu	Shuna	0.013 Acre	1/-	10,63,637/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L25	LR-4169	LR-10331	Bastu	Shuna	0.008 Acre	1/-	4,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L26	LR-4169	LR-10332	Bastu	Shuna	0.006 Acre	1/-	4,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L27	LR-4169	LR-11405	Bastu	Shuna	0.007 Acre	1/-	5,72,727/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L28	LR-4169	LR-10472	Bastu	Shuna	0.017 Acre	1/-	13,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :

L30	LR-4186	LR-10331	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L31	LR-4186	LR-10332	Bastu	Shuna	0.0001 Acre	1/-	8,182/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L32	LR-4186	LR-11405	Bastu	Shuna	0.0001 Acre	1/-	8,182/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L33	LR-4186	LR-10472	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L34	LR-4187	LR-10331	Bastu	Shuna	0.002 Acre	1/-	1,63,636/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L35	LR-4187	LR-10332	Bastu	Shuna	0.002 Acre	1/-	1,63,636/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L36	LR-4187	LR-11405	Bastu	Shuna	0.002 Acre	1/-	1,63,636/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L37	LR-4187	LR-10472	Bastu	Bastu	0.005 Acre	1/-	4,08,091/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L38	LR-4188	LR-10331	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L39	LR-4188	LR-10332	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
L40	LR-4188	LR-11405	Bastu	Shuna	0.001 Acre	1/-	95,455/-	Width of Approach Road: 121 Ft., Adjacent to Metal Road, . Project Name :

L41	LR-4188	LR-10472	Bastu	Shuna	0.004 Acre	1/-	3,27,273/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L42	LR-4189	LR-10331	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L42	LR-4189	LR-10332	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L43	LR-4189	LR-11405	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L44	LR-4189	LR-10472	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					27.62Dec	43 /-	226,11,818 /-	

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: N.Basu Road, Mouza: Radhanagar,
Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-4139	LR-11405	Bastu	Shuna	0.016 Acre	1/-	13,09,091/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					29.22Dec	44 /-	239,20,909 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Ramanath Pal (Presentant) Son of Mr Rabindranath Pal Executed by: Self, Date of Execution: 05/12/2025 , Admitted by: Self, Date of Admission: 05/12/2025 ,Place : Office	 05/12/2025	 Captured LT1 06/12/2025	 06/12/2025

2 No. Dalpatty,, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: aexxxxxx7c,Aadhaar
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/12/2025
 Admitted by: Self, Date of Admission: 05/12/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Rudranath Pal Son of Late Rabindranath Pal Executed by: Self, Date of Execution: 05/12/2025 Admitted by: Self, Date of Admission: 05/12/2025 ,Place : Office		 Captured	
05/12/2025	LTB 05/12/2025	05/12/2025	

R.B Ghosh Road, Khosbagan, Near Harisava Girls High School, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: akxxxxxx3m,Aadhaar
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/12/2025
 Admitted by: Self, Date of Admission: 05/12/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Judhajit Pal Son of Mr Rudranath Pal Executed by: Self, Date of Execution: 05/12/2025 Admitted by: Self, Date of Admission: 05/12/2025 ,Place : Office		 Captured	
05/12/2025	LTB 05/12/2025	05/12/2025	

R.B Ghosh Road, Khosbagan, Near Harisava Girls High School, 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-2XX0 , PAN No.:: eoxxxxxx2f,Aadhaar
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/12/2025
 Admitted by: Self, Date of Admission: 05/12/2025 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Radhakrishna Housing Development R.B Ghosh Road, Near Harisava School, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX5 , PAN No.:: abxxxxxx5p,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 Rudranath Pal Son of Late Rabindranath Pal Date of Execution - 05/12/2025, Admitted by: Self, Date of Admission: 05/12/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  05/12/2025 </td> </tr> </tbody> </table> <p> R.B Ghosh Road, Near Harisava School, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No.: alxxxxxx3m, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Radhakrishna Housing Development (as Managing Partner) </p>	Name	Photo	Finger Print	Signature	Mr Rudranath Pal Son of Late Rabindranath Pal Date of Execution - 05/12/2025, Admitted by: Self, Date of Admission: 05/12/2025, Place of Admission of Execution: Office		 Captured	 05/12/2025
Name	Photo	Finger Print	Signature						
Mr Rudranath Pal Son of Late Rabindranath Pal Date of Execution - 05/12/2025, Admitted by: Self, Date of Admission: 05/12/2025, Place of Admission of Execution: Office		 Captured	 05/12/2025						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHOK KUMAR GHOSH Son of Late Shankar Prasad Ghosh Burdwan Court, City:- Burdwan, P.O:- Bardhaman, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	 05/12/2025

Identifier Of Mr Ramanath Pal, Mr Rudranath Pal, Mr Judhajit Pal, Mr Rudranath Pal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-1.5 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mr Judhajit Pal	Radhakrishna Housing Development-0.3 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.2 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.2 Dec

Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.3 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Mr Judhajit Pal	Radhakrishna Housing Development-0.7 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-1.2 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-1.2 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-1.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-1.5 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Mr Judhajit Pal	Radhakrishna Housing Development-3.6 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.6 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.6 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.5 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Mr Judhajit Pal	Radhakrishna Housing Development-1.3 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.6 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.6 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.7 Dec

Transfer of property for L28		
No	From	To. with area (Name-Area)
	Mr Judhajit Pal	Radhakrishna Housing Development-1.7 Dec
Transfer of property for L29		
No	From	To. with area (Name-Area)
	Mr Ramanath Pal	Radhakrishna Housing Development-0.1 Dec
Transfer of property for L3		
No	From	To. with area (Name-Area)
	Mr Rudranath Pal	Radhakrishna Housing Development-1.6 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
	Mr Rudranath Pal	Radhakrishna Housing Development-0.01 Dec
Transfer of property for L31		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.01 Dec
Transfer of property for L32		
Sl.No	From	To. with area (Name-Area)
1	Mr Judhajit Pal	Radhakrishna Housing Development-0.1 Dec
Transfer of property for L33		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.2 Dec
Transfer of property for L34		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.2 Dec
Transfer of property for L35		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.2 Dec
Transfer of property for L36		
Sl.No	From	To. with area (Name-Area)
1	Mr Judhajit Pal	Radhakrishna Housing Development-0.5 Dec
Transfer of property for L37		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.1 Dec
Transfer of property for L38		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec
Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Judhajit Pal	Radhakrishna Housing Development-4.8 Dec

Major Information of the Deed

Deed No :	I-0201-08908/2025	Date of Registration	05/12/2025
Query No / Year	0201-8003275260/2025	Office where deed is registered	
Query Date	05/12/2025 11:56:33 AM	D.S.R. - I Purba Burdwan, District: Purba Bardhaman	
Applicant Name, Address & Other Details	MRINMOY SINHA DISTRICT JUDGES COURT BURDWAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9434002515. Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 44/-	Rs. 2,39,20,909/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 432/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]: 020108861/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

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

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: Bardhaman

Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4139	LR-10331	Bastu	Shuna	0.015 Acre	1/-	12,27,273/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4139	LR-10332	Bastu	Shuna	0.015 Acre	1/-	12,27,273/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-4139	LR-10472	Bastu	Shuna	0.048 Acre	1/-	39,27,274/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-4164	LR-10331	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-4164	LR-10332	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :

Transfer of property for L40		
Sl.No	From	To. with area (Name-Area)
1	Mr Judhajit Pal	Radhakrishna Housing Development-0.4 Dec
Transfer of property for L41		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.1 Dec
Transfer of property for L42		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec
Transfer of property for L43		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec
Transfer of property for L44		
Sl.No	From	To. with area (Name-Area)
1	Mr Judhajit Pal	Radhakrishna Housing Development-0.1 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.1 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Judhajit Pal	Radhakrishna Housing Development-1.1 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.1 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:- 4139, LR Khatian No:- 10331	Owner: $\text{শ্রীমান রতন চন্দ্র}$, Gurdian: $\text{শ্রীমান রতন চন্দ্র}$, Address: বাংলা , Classification: বাংলা , Area: 0.01500000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 4139, LR Khatian No:- 10332	Owner: $\text{শ্রীমান রতন চন্দ্র}$, Gurdian: $\text{শ্রীমান রতন চন্দ্র}$, Address: বাংলা , Classification: বাংলা , Area: 0.01500000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 4139, LR Khatian No:- 10472	Owner:सुदित नल, Gurdian:सुनल नल, Address:नल, Classification:नल, Area:0.04800000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 4164, LR Khatian No:- 10331		Owner Name not selected by applicant.
L6	LR Plot No:- 4164, LR Khatian No:- 10332		Owner Name not selected by applicant.
L7	LR Plot No:- 4164, LR Khatian No:- 11405		Owner Name not selected by applicant.
L8	LR Plot No:- 4164, LR Khatian No:- 10472		Owner Name not selected by applicant.
L9	LR Plot No:- 4165, LR Khatian No:- 10331	Owner:सलल नल, Gurdian:सललल नल, Address:नल, Classification:नल, Area:0.00100000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 4165, LR Khatian No:- 10332	Owner:सुनल नल, Gurdian:सललल नल, Address:नल, Classification:नल, Area:0.00100000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 4165, LR Khatian No:- 11405	Owner:सुनल नल, Gurdian:सललल नल, Address:नल, Classification:नल, Area:0.00100000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 4165, LR Khatian No:- 10472	Owner:सुदित नल, Gurdian:सुनल नल, Address:नल, Classification:नल, Area:0.00300000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 4166, LR Khatian No:- 10331	Owner:सललल नल, Gurdian:सलललल नल, Address:नल, Classification:नल, Area:0.00200000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 4166, LR Khatian No:- 10332	Owner:सुनल नल, Gurdian:सलललल नल, Address:नल, Classification:नल, Area:0.00200000 Acre,	Owner Name not selected by applicant.
L15	LR Plot No:- 4166, LR Khatian No:- 11405	Owner:सुनल नल, Gurdian:सलललल नल, Address:नल, Classification:नल, Area:0.00300000 Acre,	Owner Name not selected by applicant.
L16	LR Plot No:- 4166, LR Khatian No:- 10472	Owner:सुदित नल, Gurdian:सुनल नल, Address:नल, Classification:नल, Area:0.00700000 Acre,	Owner Name not selected by applicant.
L17	LR Plot No:- 4167, LR Khatian No:- 10331	Owner:सललल नल, Gurdian:सलललल नल, Address:नल, Classification:नल, Area:0.01200000 Acre,	Owner Name not selected by applicant.
L18	LR Plot No:- 4167, LR Khatian No:- 10332	Owner:सुनल नल, Gurdian:सलललल नल, Address:नल, Classification:नल, Area:0.01200000 Acre,	Owner Name not selected by applicant.
L19	LR Plot No:- 4167, LR Khatian No:- 11405	Owner:सुनल नल, Gurdian:सलललल नल, Address:नल, Classification:नल, Area:0.01200000 Acre,	Owner Name not selected by applicant.
L20	LR Plot No:- 4167, LR Khatian No:- 10472	Owner:सुदित नल, Gurdian:सुनल नल, Address:नल, Classification:नल, Area:0.03800000 Acre,	Owner Name not selected by applicant.
L21	LR Plot No:- 4168, LR Khatian No:- 10331	Owner:सललल नल, Gurdian:सलललल नल, Address:नल, Classification:नल, Area:0.00600000 Acre,	Owner Name not selected by applicant.
L22	LR Plot No:- 4168, LR Khatian No:- 10332	Owner:सुनल नल, Gurdian:सलललल नल, Address:नल, Classification:नल, Area:0.00600000 Acre,	Owner Name not selected by applicant.

L23	LR Plot No:- 4168, LR Khatian No:- 11405	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00500000 Acre,	Owner Name not selected by applicant.
L24	LR Plot No:- 4168, LR Khatian No:- 10472	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ବ୍ରଜେଶ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.01300000 Acre,	Owner Name not selected by applicant.
L25	LR Plot No:- 4169, LR Khatian No:- 10331	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00600000 Acre,	Owner Name not selected by applicant.
L26	LR Plot No:- 4169, LR Khatian No:- 10332	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00600000 Acre,	Owner Name not selected by applicant.
L27	LR Plot No:- 4169, LR Khatian No:- 11405	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00700000 Acre,	Owner Name not selected by applicant.
L28	LR Plot No:- 4169, LR Khatian No:- 10472	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ବ୍ରଜେଶ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.01700000 Acre,	Owner Name not selected by applicant.
L29	LR Plot No:- 4186, LR Khatian No:- 10331	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00100000 Acre,	Owner Name not selected by applicant.
L30	LR Plot No:- 4186, LR Khatian No:- 10332	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ,	Owner Name not selected by applicant.
L31	LR Plot No:- 4186, LR Khatian No:- 11405	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ,	Owner Name not selected by applicant.
L32	LR Plot No:- 4186, LR Khatian No:- 10472	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ବ୍ରଜେଶ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00100000 Acre,	Owner Name not selected by applicant.
L33	LR Plot No:- 4187, LR Khatian No:- 10331	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00200000 Acre,	Owner Name not selected by applicant.
L34	LR Plot No:- 4187, LR Khatian No:- 10332	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00200000 Acre,	Owner Name not selected by applicant.
L35	LR Plot No:- 4187, LR Khatian No:- 11405	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00200000 Acre,	Owner Name not selected by applicant.
L36	LR Plot No:- 4187, LR Khatian No:- 10472	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ବ୍ରଜେଶ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00500000 Acre,	Owner Name not selected by applicant.
L37	LR Plot No:- 4188, LR Khatian No:- 10331	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00100000 Acre,	Owner Name not selected by applicant.
L38	LR Plot No:- 4188, LR Khatian No:- 10332	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00100000 Acre,	Owner Name not selected by applicant.
L39	LR Plot No:- 4188, LR Khatian No:- 11405	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ଶ୍ରୀକାନ୍ତ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00100000 Acre,	Owner Name not selected by applicant.
L40	LR Plot No:- 4188, LR Khatian No:- 10472	Owner:ବ୍ରଜେଶ ଦାଶ, Gurdian:ବ୍ରଜେଶ ଦାଶ, Address:ମିଳା, Classification:ଫୁଲ, Area:0.00400000 Acre,	Owner Name not selected by applicant.

L41	LR Plot No:- 4189, LR Khatian No:- 10331	Owner: অসম বসু , Gurdian: অসম বসু , Address: বি , Classification: কৃ , Area: 0.00100000 Acre,	Owner Name not selected by applicant.
L42	LR Plot No:- 4189, LR Khatian No:- 10332	Owner: অসম বসু , Gurdian: অসম বসু , Address: বি , Classification: কৃ , Area: 0.00100000 Acre,	Owner Name not selected by applicant.
L43	LR Plot No:- 4189, LR Khatian No:- 11405	Owner: অসম বসু , Gurdian: অসম বসু , Address: বি , Classification: কৃ , Area: 0.00100000 Acre,	Owner Name not selected by applicant.
L44	LR Plot No:- 4189, LR Khatian No:- 10472	Owner: অসম বসু , Gurdian: অসম বসু , Address: বি , Classification: কৃ , Area: 0.00400000 Acre,	Owner Name not selected by applicant.

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: N.Basu Road, Mouza: Radhanagar,
Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 4139, LR Khatian No:- 11405	Owner: অসম বসু , Gurdian: অসম বসু , Address: বি , Classification: কৃ , Area: 0.01600000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020108908 / 2025

On 05-12-2025

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 13:56 hrs on 05-12-2025, at the Office of the D.S.R. - I Purba Burdwan by Mr. Ramanath Pal, 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 2,39,20,909/-

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

Execution is admitted on 05/12/2025 by 1. Mr Ramanath Pal, Son of Mr Rabindranath Pal, 2 No. Dalpatty, P.O. Nulanganj, Thana: Bardhaman

City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Business, 2. Mr Rudranath Pal, Son of Late Rabindranath Pal, R.B Ghosh Road, Khosbagan, Near Harisava Girls High School, P.O: Burdwan, Thana: Bardhaman

City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr Judhajit Pal, Son of Mr Rudranath Pal, R.B Ghosh Road, Khosbagan, Near Harisava Girls High School, P.O: Burdwan, Thana: Bardhaman

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

Identified by Mr ASHOK KUMAR GHOSH, . . Son of Late Shankar Prasad Ghosh, Burdwan Court, P.O: Bardhaman, 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 05-12-2025 by Mr Rudranath Pal, Managing Partner, Radhakrishna Housing Development, R.B Ghosh Road, Near Harisava School, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman

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

Identified by Mr ASHOK KUMAR GHOSH, . . Son of Late Shankar Prasad Ghosh, Burdwan Court, P.O: Bardhaman, 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 432.00/- (E = Rs 400.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by . by Cash Rs 432.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10,00/-

2. Stamp: Type: Impressed, Serial no 3438, Amount: Rs.100.00/-, Date of Purchase: 02/12/2025, Vendor name: Krishna Banerjee



Ujjwal Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Burdwan
Purba Bardhaman, West Bengal

3438 02/12/2025

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Rathakrishna

Housing Development
Rudrarath Pal

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District Sub-Registrar
Burdwan

05 DEC 2025

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Handwritten signature and notes in the bottom right corner.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0201-2025, Page from 228847 to 228893
being No 020108908 for the year 2025.



Ujjwal Majumdar

Digitally signed by Ujjwal Majumdar
Date: 2025.12.23 16:49:08 +05:30
Reason: Digital Signing of Deed.

(Ujjwal Majumdar) 23/12/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Burdwan
West Bengal.