

1095/2025

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I-1134/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 138456

(8)
812923/25
15-08-2025
21/03/25
[Signature]

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

[Signature]
Addl. Dist. Sub-Registrar,
Kulti, Paschim Bardhaman

24 MAR 2025

Tyoti prakash Mishra

Satya prakash Mishra

[Signature]

Linu Das Chakraborty

RAYAN DEVELOPERS

Rayan Chakraborty

Partner

RAYAN DEVELOPERS

[Signature]

Partner

GRN. No:- 192024250455866858

E-Query No.- 8000812923 / 2025

GENERAL POWER OF ATTORNEY AFTER DEVELOPMENT &
CONSTRUCTION AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, I / WE,

क्रमांक 2730 तारीख 19/8/24 -
1000

नाम Jyoti Prakash Mishra
पता Barakata
हस्ताक्षर श्री [Signature]

PRASANTA GHANTY
SANSOL TOWN STAMP VENDOR

Date of Purchase
from Arundel Treasury
- 6 MAR 2025
L.No. 1 of 2000-03



Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

21 MAR 2025

Usher Banerjee
S/o- Haradhan Banerjee
Gangutia Road
PS- Kulti, Pin- 713333
Dist- Paschim Bardhaman

Jyoti prakash
Mishra

Satya prakash
Mishra

Prem prakash
Mishra

Rini Das Chakraborty

RAYAN DEVELOPERS
Rajan Chakraborty

Partner

RAYAN DEVELOPERS

Rabin Chakraborty

Partner

1. **JYOTI PRAKASH MISHRA**, (PAN – AFSPM5171P), (AADHAR – 7266 4548 6398),
2. **SATYA PRAKASH MISHRA**, (PAN – ARQPM0501R), (AADHAR – 4953 6453 5143),
3. **PREM PRAKASH MISHRA**, (PAN – AQIPM8338H), (AADHAR – 8104 0863 6986). All are sons of late Kripa Shankar Mishra, by faith – Hindu, by Nationality – Indian, by occupation – Business, all are residents of – G.T Road, Hanuman Charai, Opposite Utsav Lodge, Asansol, Barakar, P.O.- Barakar, P.S. - Kulti, Pin – 713324, District - Paschim Bardhaman, West Bengal, India;
4. **RINI DAS CHAKRABORTY**, (PAN – AKDPD0860A), daughter of Late Rabindranath Das alias Rabin Das, wife of Sri Sushanta Chakraborty, by faith : Hindu, Occupation : Teacher, Citizen of : India, presently Resident of - Kultora, P.O:- Sitarampur, P.S:- Kulti, District:- Paschim Bardhaman, Pin:- 713359, West Bengal,; hereinafter called and referred to as the **“FIRST PARTY / LAND OWNERS / PRINCIPAL/ EXECUTANTS”** (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include their respective successors, legal heirs, executors, administrators, nominee, and permitted assigns) of the **ONE PART**.

WHEREAS the First Party above named absolutely seized and possessed of or otherwise well and sufficiently entitled to the property fully mentioned in the schedule below.

WHEREAS:

A. The Land Owners / Principal are the owner & possessor of the **“Said Property”** described in the **Schedule** below AND the Developer/ Attorney is **‘RAYAN DEVELOPERS’** (PAN NO.- ABKFR6363C) a Partnership Firm, within the meaning of Indian Partnership Act, 1932, having its Regd. Office at – Holding No.- 7/7/3N, Ward no.- 61, Kultora, Neamatpur, P.O.- Sitarampur, P.S. – Kulti, Pin – 713359, District - Paschim Bardhaman, West Bengal, India, represented by two of its named Partners namely **(01) RAYAN CHAKRABORTY** (PAN NO.- DHPPC4645Q) S/o Sri Sushanta Chakraborty, & **(02) PRASANTA CHAKRABORTY**, (PAN – AGDPC8093N), son of Ganesh Chakraborty, both are resident of – Village - Kultora, P.O.- Sitarampur, P.S. – Kulti, Pin – 713359, District - Paschim Bardhaman, West Bengal, India, (hereafter called the **“Attorney/Developer/Second Party”**).

B. The Land Owner / Principal and the Developer have entered into an Deed of Development & Construction Agreement being no.- I 1093 of 2025, dated - 21.03.25, registered with the Additional District Sub Registrar, Office at Kulti (hereafter called the **“Development & Construction Agreement”**), to develop the Said Property (hereafter the **“Project”**) under the terms and conditions as detailed therein.

✓ Jyoti prakash Mishra

✓ Satya prakash mishra

✓ Prem prakash Mishra

✓ Rini Das chakraborty

RAYAN DEVELOPERS

Rajan chakraborty

Partner²

RAYAN DEVELOPERS

Prasanta chakraborty
Partner

Tyoti prakash
Mishra

Satya prakash
Mishra

Pran. Prakash
Mishra

Rini Das Chakraborty

RAYAN DEVELOPERS
Rayan Chakraborty

RAYAN DEVELOPERS

Rutim Chakraborty
Partner

C. In terms of the aforesaid Development Agreement and/or otherwise, the Land Owner / Principal is required and/or is desirous of appointing the Developer as his true and lawful Attorney for the purposes hereinafter mentioned.

NOW KNOW ALL BY THESE PRESENTS THAT we, the above named Land Owner / Principal, do hereby nominate, constitute and/or appoint aforesaid '**RAYAN DEVELOPERS**' (PAN NO.- ABKFR6363C) a Partnership Firm, within the meaning of Indian Partnership Act, 1932, having its Regd. Office at - Holding No.- 7/7/3N, Ward no.- 61, Kultora, Neamatpur, P.O.- Sitarampur, P.S. - Kulti, Pin - 713359, District - Paschim Bardhaman, West Bengal, India, represented by two of its named Partners namely (01) **RAYAN CHAKRABORTY** (PAN NO.- DHPPC4645Q) S/o Sri Sushanta Chakraborty, & (02) **PRASANTA CHAKRABORTY**, (PAN - AGDPC8093N), son of Ganesh Chakraborty, both are resident of - Village - Kultora, P.O.- Sitarampur, P.S. - Kulti, Pin - 713359, District - Paschim Bardhaman, West Bengal, India,; (hereafter called the "**Attorney**"), to act as the true and lawful attorney of the Land Owner / Principal, for in the name of and/or on behalf of the Land Owner / Principal and the Attorney to do, exercise and perform all or any of the following acts, deeds and/or things relating to the Said Property, that is to say:

1. To look after, preserve & erect on and over the Said schedule Property and to warn off, prohibit and if necessary, to proceed in due form of law against all or any of the trespassers at the Said Property or any part thereof and also against all defaulters in payment of rent or other considerations or those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.
2. To appoint and terminate the appointment of Architects, Engineers and/or Surveyors for surveying and doing soil testing and also for preparation of plans for construction of the said multistoried Building(s) / Complex at the Said Property and also for any additions and/or alterations and/or modification thereto and to have such plans prepared and the soil of the Said Property tested.
3. To apply for and submit the plans for constructions of the Building/Complex to the Asansol Durgapur Development Authority (hereafter the "**ADDA**") and Kulti Municipality / A.M.C / K.M., for sanctioning and have the same sanctioned and if so deemed fit and proper, to have the plans submitted and/or sanctioned and/or, as stated above, to have the same modify and/or altered by the ADDA and A.M.C or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the Said Property to the concerned authorities and take back the same.
4. To pay fees, obtain sanctions and such other orders and/or permissions from the necessary authorities as be necessary for such sanctioning, modification and/or alteration of the said plans.

Tyoti prakash
Mishra

Satya prakash
Mishra

Pran. Prasad
Mishra

Rini Das Chakraborty

RAYAN DEVELOPERS
Rayan Chakraborty

Partner

RAYAN DEVELOPERS

Rishabh Chakraborty
Partner

- 4
5. To appear and represent us before all necessary authorities and/or Government Departments and/or their officers and also all other State Executives, Judicial or Quasi Judicial authorities, including without limitation the ADDA, A.M.C, Fire Brigade, Forest Authorities, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, and if necessary to apply for and obtain all permissions and/or approvals from them or any of them in connection with the sanctioning, modification and/or alteration of the said plans including boundary verifications.
 6. To execute any Gift Deed in favour of the ADDA and A.M.C / K.M. if required for obtaining sanction of the said plan and admit such execution before the concerned registrar/s.
 7. To receive refund of the excess amount or fee, if any, paid for any of the purposes stated herein or otherwise and to give valid and effectual receipts and discharges in respect thereof.
 8. To build at the Said Property by constructing the Buildings or otherwise thereon and for that purpose to demolish the existing buildings and/or other structures thereat.
 9. To apply for and obtain steel, cement, bricks and all other construction and/or building materials and/or construction equipment's for the purpose of the Project and for such purpose to obtain all such permission as be necessary.
 10. To apply for and obtain electricity, gas, telephone, water, drainage, sewerage, lifts, generators, cable or Dish TV connection and/or any other connections or utilities at the Said Property and/or the Building and to make alterations therein and to close down, surrender and/or have disconnected any of the connections or utilities as also such existing connections for obtaining such new connections.
 11. To apply for and obtain permissions and licenses to install, run and operate lifts, generators and/or any other utilities at the Said Property and/or the Building(s) / the Complex.
 12. To apply for and obtain the necessary completion or occupation or other certificates from the ADDA & A.M.C and/or other concerned authorities in respect of construction and/or occupation of the Building/s.
 13. To ask, demand, sue for, receive, recover, realize and collect rents, moneys, consideration, construction costs, mean profits, deposits, payments, compensation, interests, damages, electricity charges, municipal rates and taxes, service and/or maintenance charges and all other sum or sums which are or may become due, payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to raise bills and give effectual receipts and discharges for the same.
 14. To enforce any covenant in any agreement, sale deeds, lease deeds, declarations and/or licenses or tenancy agreements or any other documents entered into by the Land Owner / Principal and if any right to re-enter arises in any manner under

Jyoti prakash Mishra

Satya prakash Mishra

Pranav prakash Mishra

Ravi Das Chakraborty

RAYAN DEVELOPERS

Rayan chakraborty

Partner

RAYAN DEVELOPERS

Rusant chakraborty

Partner

such covenants or under notice to vacate or quit, then to exercise such right amongst others.

15. To terminate any contract or agreement with any person or persons and to deal with the spaces and/or rights of such person or persons relating to the Project in such manner as the Attorney may deem fit and proper.

16. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, agreements, supplemental agreements, construction contracts, consents, deeds, sale deeds, lease deeds, tenancy agreements, cancellation deeds, surrenders, nominations, rectification deeds, declarations, prescribed forms, affidavits, applications, understandings, indemnities, plans and other documents as may in any way be required to be so done in connection with the said property.

17. To appear before any Notary Public, Executive / Judicial Magistrate, Registrar, Sub-Registrar, District Registrar, DIGR, Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and perfected all deeds, instruments and/or writings signed or made by us or by any of our Attorney by virtue of the powers hereby conferred.

Be it mentioned here that any of the Partners or partner singly or jointly being the representatives of my said constituted Attorney "**RAYAN DEVELOPERS**", shall be entitled to execute necessary Sale Deed/s, Lease Deed/s, Mortgage Deed/s or any such deed or deeds/documents for myself and on my behalf in respect of the specific portion/share of the proposed/constructed apartment as Developer's Allocation (except owner's allocation as specifically mentioned in the Schedule 'B' below) to any intending Purchaser/purchasers.

18. That the Developer shall be entitled to execute any kind of agreement, Deed/s of Sale, Mortgage Deed, Lease Deed or otherwise on any of the portion/s of the schedule C mentioned property i.e. the Developers Allocation, in respect of the multi storied building as envisaged for obtaining necessary financial help / aid / Loan from any financial institution, bank etc. without any prior Written consent from the first Party/Landowner. That this entitlement of the Developer shall not be inclusive of the Schedule 'B' portion i.e. Landowner /s Allocation, except with written consent of the Landowner.

19. To sell, lease out or otherwise transfer, deal with and dispose of the Developer's Allocation in the residential units, commercial spaces, car parking spaces, Garages, servants quarters, roof or other constructed areas or saleable spaces in the multistoried Building(s)/Complex in accordance with the said Development & Construction Agreement to the persons interested in purchasing or otherwise acquiring the same at such prices and on such terms and/or conditions as the Attorney may deem fit and proper and to receive and realize the consideration and other amounts payable there

Tyoti prakash
Nishra

Satya prakash
Nishra

Pranav
Nishra

Ravi Das Chakraborty

RAYAN DEVELOPERS

Rayan Chakraborty

Partner

RAYAN DEVELOPERS

Ravi Das Chakraborty
Partner

for by the intending buyers and grant receipts and discharges there for which shall fully exonerate the person or persons paying the same.

20. To exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas in the said multi-storied Building(s)/Complex relating to Developer's Allocation and to admit such execution before the concerned registrar.

21. To handover the Owner's allocation i.e. the "B" schedule property in the complex to the Land Owner / Principal, as per terms of the aforesaid Development & Construction Agreement.

22. To have the flats and other constructed areas and saleable spaces in the Building separately assessed and mutated in the names of the Land owners thereof in all public records and with all authorities including the ADDA and A.M.C.

23. To accept, receive, sign and acknowledge all notices and/or services of all papers or documents from all Courts, Tribunals, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels and/or money orders.

24. To commence, prosecute, enforce, defend, answer and/or oppose all suits, actions and/or other legal proceedings and/or demands, civil, criminal or revenue, concerning the Premises or any of the affairs of the Land Owner / Principal in connection therewith or any of the matters aforesaid in which the Land owners is now or may hereafter be interested or concerned and also if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.

25. To sign, declare, verify and/or affirm all Vakalatnamas, Plaints, Written Statements, Petitions, Consent Petitions, Warrants of Attorney, Memorandums of Appeal, Affidavits and all other documents or cause papers as the occasion shall require and/or as the Said Attorney may think fit and proper. For better and more effectually exercising all or any of the powers and authorities aforesaid, to retain, appoint and/or employ Advocates, Pleaders, Solicitors and to revoke such appointment.

26. To receive and/or pay and/or deposit all moneys including without limitation court fees, stamp and registration fees and to receive refunds thereof and grant valid receipts and discharges in respect thereof.

27. For all or any of the purposes herein-stated, to appear and represent the Land owners before all concerned authorities and officials, Central and State Government Departments, Income Tax Departments, Revenue Departments, Land Departments and/or its Officers and also all other state Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals, including without limitation Officials of Reserve Bank of India, Income Tax Officers, Commissioner of Income Tax and make commitments and/or give undertakings.

RAYAN DEVELOPERS

RAYAN DEVELOPERS

RAYAN DEVELOPERS

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RAYAN DEVELOPERS

Rajendra Chakraborty
PartnerRini Dae
Chakraborty

Partner

28. That this instant 'General Power Of Attorney After Development & Construction Agreement' is revocable by nature & this Original copy of this instant Deed shall be in the custody of the Second Party/Developer for all times & if the First Party / Landowner so wishes then they shall apply for a certified copy at his/her/it's/their own cost & expenses.
29. That the B+G+VII multi-storeyed building/Project namely "**GALAXY APARTMENT**" shall consist of various commercial shop rooms, showrooms, residential units, parking areas, 02 & 04 wheeler garages as mutually decided & settled by & between the Parties.

AND GENERALLY to do all such acts, deeds, matters and/or things concerning the authorities hereby granted in respect of the Said Property/buildings/complex and for better exercise of the authorities herein contained which the Land Owner / Principal could have done lawfully if personally present.

AND the Land Owner / Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorney and any of its substitutes shall do or caused to be done or shall lawfully do or caused to be done in or about the Said Property.

SCHEDULE - A ABOVE REFERRED TO :-

(First Party / Owner/s Land upon where construction is to be made)

ITEM NO.- I :- In the District of PASCHIM BARDHAMAN (formerly District - Burdwan), A.D.S.R. Office - Kulti, P.S.- Kulti, within Mouza - Badirchak, J.L. no.- 023, all that piece and parcel of vacant "commercial BASTU" class of land the details of which are given below over which this General Power is executed :-

<u>R.S. & L.R. Plot No:-</u>	<u>L.R. Khatian Nos.</u>	<u>Area In Decimal</u>
364	785	03 Decimal
364	786	02 Decimal
364	787	02 Decimal

Total area of land as recorded in the L.R. Record of Rights being 07 (seven) decimal (approx.), with all fittings, fixtures, courtyard along with all hereditaments & easementary rights attached thereto within the ambits of Borough no.- 10 & **Ward No.- 064 (new)** of Kulti Municipality / Asansol Municipal Corporation.

The schedule property is butted & bounded by :-

NORTH - L.R. Plot 364 (p). **SOUTH** - G.T. Road Badirchak (160'ft).
EAST - L.R. Plot 364 (p). **WEST** - L.R. Plot 364 (p).

ITEM NO.- II :- In the District of PASCHIM BARDHAMAN (formerly District - Burdwan), A.D.S.R. Office - Kulti, P.S.- Kulti, within Mouza - Badirchak, J.L. no.- 023, all that piece and parcel of vacant "commercial BASTU" class of land comprised in or upon **R.S.,L.R. Plot no.- 364**, appertaining to **L.R. Khatian No. 2260**, total area of land as recorded in the L.R. Record of Rights being 28 (twenty eight) decimal (approx.), with all fittings, fixtures, courtyard along with all hereditaments & easementary rights attached thereto within the ambits of Borough no.- 10 & **Ward No.- 064 (new)** of Kulti Municipality / Asansol Municipal Corporation. **The schedule property is butted & bounded by :-**

NORTH - Road measuring 10' ft. wide.
SOUTH - G.T. Road Badirchak.

EAST - L.R. Plot - 364 (p).
WEST - L.R. Plot - 782 of Mouza - Punuri.

IN WITNESS WHEREOF the Parties have executed these presents at Kulti on this the
21st day of MARCH, 2025.

WITNESSES:-

1. Usher Banerjee
S/o. Haradhan Banerjee
Gangutia Road
PS-Kulti, Pin-713333
Dist- Paschim Bardhaman

Jyoti prakash Mishra
Satya prakash Mishra
Irem prakash Mishra

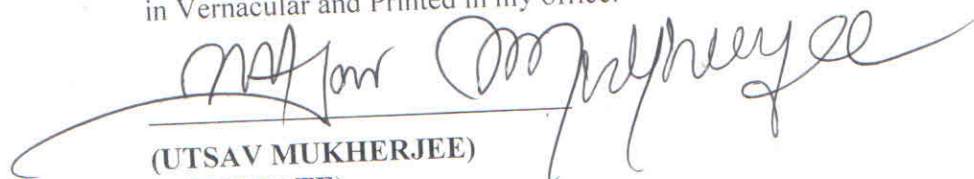
Rini Das Chakraborty
Signature of the Land Owner

2. Asek Chatterjee
S/o Lt Nepal Ch Chatterjee
Kulti
PS-Kulti Pin-713343
Dist- Paschim Bardhaman

RAYAN DEVELOPERS
Rayan Chakraborty
Partner

RAYAN DEVELOPERS
Prasanta Chakraborty
Signature of Developer

Drafted & Prepared by me as per
Instruction, directions & documents
provided by both the parties and
explained the contents to both the Parties
in Vernacular and Printed in my office.



(UTSAV MUKHERJEE)
(ADVOCATE)

PASCHIM BARDHAMAN DISTRICT JUDGES' COURT AT ASANSOL
Enrolment No.- WB/549/2011



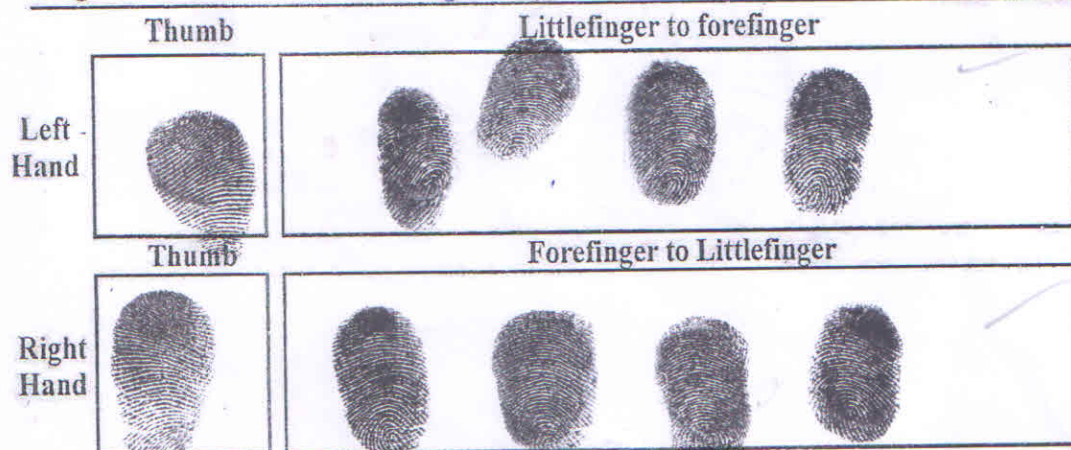
Rini Das Chakraborty

Finger Print attested by me : Rini Das Chakraborty



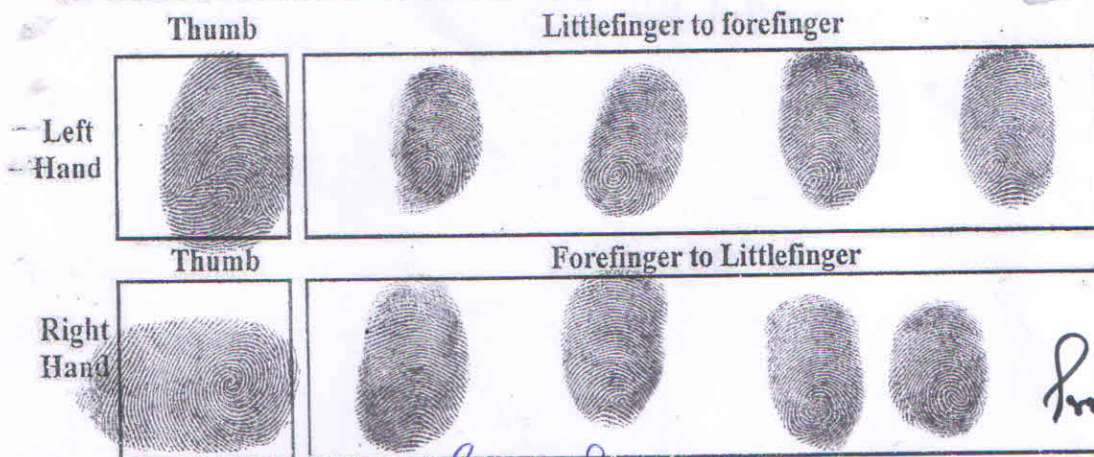
Jyoti prakash mishra

Finger Print attested by me : Jyoti prakash mishra



Satya prakash mishra

Finger Print attested by me : Satya prakash mishra



Prem Prakash Mishra

Finger Print attested by me : Prem Prakash Mishra

	Thumb	Littlefinger to forefinger			
Left Hand					
	Thumb	Forefinger to Littlefinger			
Right Hand					

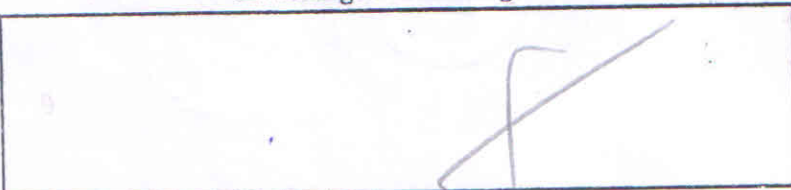
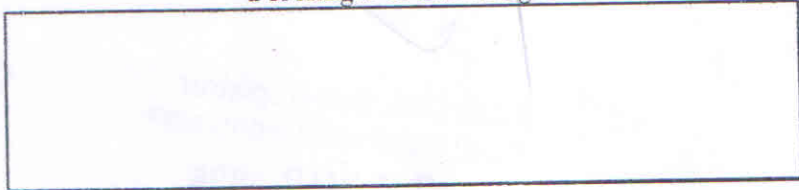


Finger Print attested by me : Rajan Chakraborty

	Thumb	Littlefinger to forefinger			
Left Hand					
	Thumb	Forefinger to Littlefinger			
Right Hand					

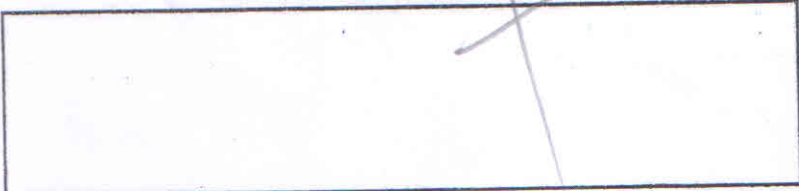
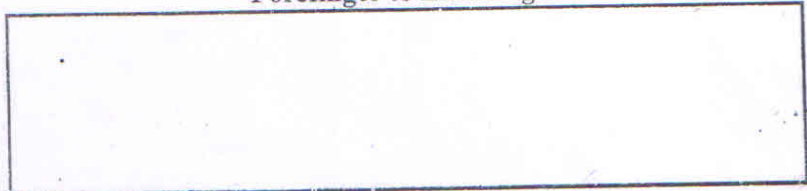


Finger Print attested by me : Rajan Chakraborty

	Thumb	Littlefinger to forefinger			
Left Hand					
	Thumb	Forefinger to Littlefinger			
Right Hand					

Photo

Finger Print attested by me :

	Thumb	Littlefinger to forefinger			
Left Hand					
	Thumb	Forefinger to Littlefinger			
Right Hand					

Photo

Finger Print attested by me :



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



192024250455866858

GRN Details

GRN:	192024250455866858	Payment Mode:	SBI Epay
GRN Date:	21/03/2025 14:57:10	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4450600726146	BRN Date:	21/03/2025 14:57:35
Gateway Ref ID:	854238066653	Method:	State Bank of India UPI
GRIPS Payment ID:	210320252045586684	Payment Init. Date:	21/03/2025 14:57:10
Payment Status:	Successful	Payment Ref. No:	8000812923/4/2025

[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr UTSAV MUKHERJEE
Address:	ASANSOL COURT
Mobile:	8250942170
Period From (dd/mm/yyyy):	21/03/2025
Period To (dd/mm/yyyy):	21/03/2025
Payment Ref ID:	8000812923/4/2025
Dept Ref ID/DRN:	8000812923/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000812923/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				21

IN WORDS: TWENTY ONE ONLY.

Major Information of the Deed

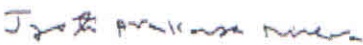
Deed No :	I-2324-01134/2025	Date of Registration	24/03/2025
Query No / Year	2324-8000812923/2025	Office where deed is registered	
Query Date	21/03/2025 2:45:58 PM	A.D.S.R. KULTI, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	UTSAV MUKHERJEE Asansol COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8250942170, 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], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 1,69,18,771/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 232401093/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Kulti, Municipality: ASANSOL MC, Road: G. T. Road Badirchak, Mouza: Badirchak, Pin Code : 713343

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-364	LR-785	Other Commercial Usage	Baid	3 Dec		14,50,180/-	Width of Approach Road: 160 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-364	LR-786	Other Commercial Usage	Baid	2 Dec		9,66,787/-	Width of Approach Road: 160 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-364	LR-787	Other Commercial Usage	Baid	2 Dec		9,66,787/-	Width of Approach Road: 160 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-364	LR-2260	Other Commercial Usage	Baid	28 Dec		1,35,35,017/-	Width of Approach Road: 160 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			35Dec	0 /-	169,18,771 /-	
	Grand Total :				35Dec	0 /-	169,18,771 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JYOTI PRAKASH MISHRA (Presentant) Son of Late KRIPA SHANKAR MISHRA Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	21/03/2025	LTI 21/03/2025	21/03/2025	
G T ROAD, HANUMAN CHARAI, OPPOSITE UTSAV LODGE, City:- Not Specified, P.O:- BARAKAR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx1P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office				
2	Name Mr SATYA PRAKASH MISHRA Son of Late KRIPA SHANKAR MISHRA Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	21/03/2025	LTI 21/03/2025	21/03/2025	
HANUMAN CHARAI, OPP UTSAV LODGE, City:- Not Specified, P.O:- BARAKAR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ARxxxxxx1R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office				
3	Name Mr PREM PRAKASH MISHRA Son of Late KRIPA SHANKAR MISHRA Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	21/03/2025	LTI 21/03/2025	21/03/2025	
G T ROAD, HANUMAN CHARAI, OPP UTSAV LODGE, City:- Not Specified, P.O:- BARAKAR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AQxxxxxx8H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office				

4	Name Mrs RINI DAS CHAKRABORTY Daughter of Late RABINDRANATH DAS ALIAS RABIN DAS Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	21/03/2025	LTI 21/03/2025	21/03/2025	

KULTORA, City:- Not Specified, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: AKxxxxxx0A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/03/2025 , Admitted by: Self, Date of Admission: 21/03/2025 ,Place : Office

Attorney Details :

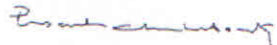
SI No	Name,Address,Photo,Finger print and Signature
1	RAYAN DEVELOPERS NEAMATPUR KULTORA, City:- Not Specified, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 , PAN No.:: ABxxxxxx3C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAYAN CHAKRABORTY Son of Mr SUSHANTA CHAKRABORTY Date of Execution - 21/03/2025, , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Mar 21 2025 3:35PM	LTI 21/03/2025	21/03/2025	

KULTORA, City:- Not Specified, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DHxxxxxx5Q,Aadhaar No Not Provided Status : Representative, Representative of : RAYAN DEVELOPERS (as PARTNER)

2

Name	Photo	Finger Print	Signature
Mr PRASANTA CHAKRABORTY Son of GANESH CHAKRABORTY Date of Execution - 21/03/2025, , Admitted by: Self, Date of Admission: 21/03/2025, Place of Admission of Execution: Office		 Captured	
Mar 21 2025 3:36PM	LTI 21/03/2025	21/03/2025	
KULTORA, City:- Not Specified, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3N,Aadhaar No Not Provided Status : Representative, Representative of : RAYAN DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr USHER BANERJEE Son of Mr HARADHAN BANERJEE GANGUTIA ROAD, City:- Kulti, P.O:- GANGUTIA, P.S:-Kulti, District:-Paschim Bardhaman, West-Bengal, India, PIN:- 713333		 Captured	
	21/03/2025	21/03/2025	21/03/2025
Identifier Of Mr JYOTI PRAKASH MISHRA, Mr SATYA PRAKASH MISHRA, Mr PREM PRAKASH MISHRA, Mrs RINI DAS CHAKRABORTY, Mr RAYAN CHAKRABORTY, Mr PRASANTA CHAKRABORTY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr JYOTI PRAKASH MISHRA	RAYAN DEVELOPERS-3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SATYA PRAKASH MISHRA	RAYAN DEVELOPERS-2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr PREM PRAKASH MISHRA	RAYAN DEVELOPERS-2 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs RINI DAS CHAKRABORTY	RAYAN DEVELOPERS-28 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: ASANSOL MC, Road: G. T. Road Badirchak, Mouza: Badirchak, Pin Code : 713343

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 364, LR Khatian No:- 785	Owner:জ্যোতি প্রকাশ মিশ্র, Gurdian:কৃপা শংকর, Address:বরাকর , Classification:বাইদ, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 364, LR Khatian No:- 786	Owner:সত্য পরকাশ মিশ্র, Gurdian:কৃপা শংকর, Address:বরাকর , Classification:বাইদ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 364, LR Khatian No:- 787	Owner:প্রম প্রকাশ মিশ্র, Gurdian:কৃপা শংকর, Address:বরাকর , Classification:বাইদ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 364, LR Khatian No:- 2260	Owner:রিনি দাস চক্রবর্তী, Gurdian:সুশান্ত চক্রবর্তী, Address:নিজ , Classification:বাইদ, Area:0.28000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 232401134 / 2025

On 21-03-2025

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

Presented for registration at 15:06 hrs on 21-03-2025, at the Office of the A.D.S.R. KULTI by Mr JYOTI PRAKASH MISHRA , 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 1,69,18,771/-

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

Execution is admitted on 21/03/2025 by 1. Mr JYOTI PRAKASH MISHRA, Son of Late KRIPA SHANKAR MISHRA, G T ROAD, HANUMAN CHARAI, OPPOSITE UTSAV LODGE, P.O: BARAKAR, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession Business, 2. Mr SATYA PRAKASH MISHRA, Son of Late KRIPA SHANKAR MISHRA, HANUMAN CHARAI, OPP UTSAV LODGE, P.O: BARAKAR, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession Business, 3. Mr PREM PRAKASH MISHRA, Son of Late KRIPA SHANKAR MISHRA, G T ROAD, HANUMAN CHARAI, OPP UTSAV LODGE, P.O: BARAKAR, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession Business, 4. Mrs RINI DAS CHAKRABORTY, Daughter of Late RABINDRANATH DAS ALIAS RABIN DAS, KULTORA, P.O: SITARAMPUR, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Others

Indetified by Mr USHER BANERJEE, , , Son of Mr HARADHAN BANERJEE, GANGUTIA ROAD, P.O: GANGUTIA, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713333, by caste Hindu, by profession Others

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

Execution is admitted on 21-03-2025 by Mr RAYAN CHAKRABORTY, PARTNER, RAYAN DEVELOPERS, NEAMATPUR KULTORA, City:- Not Specified, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359

Indetified by Mr USHER BANERJEE, , , Son of Mr HARADHAN BANERJEE, GANGUTIA ROAD, P.O: GANGUTIA, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713333, by caste Hindu, by profession Others

Execution is admitted on 21-03-2025 by Mr PRASANTA CHAKRABORTY, PARTNER, RAYAN DEVELOPERS, NEAMATPUR KULTORA, City:- Not Specified, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359

Indetified by Mr USHER BANERJEE, , , Son of Mr HARADHAN BANERJEE, GANGUTIA ROAD, P.O: GANGUTIA, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713333, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2025 2:57PM with Govt. Ref. No: 192024250455866858 on 21-03-2025, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 4450600726146 on 21-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3730, Amount: Rs.100.00/-, Date of Purchase: 19/03/2025, Vendor name: P Ghanty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2025 2:57PM with Govt. Ref. No: 192024250455866858 on 21-03-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 4450600726146 on 21-03-2025, Head of Account



Debasish Sahoo

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KULTI

Paschim Bardhaman, West Bengal

On 24-03-2025

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.



Debasish Sahoo

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KULTI

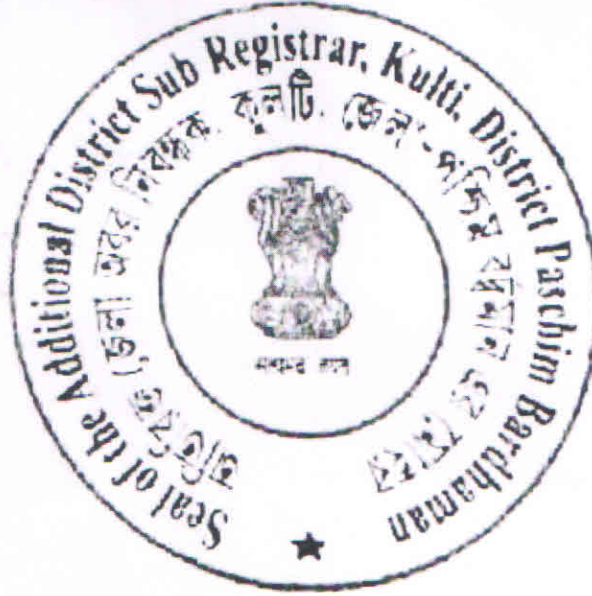
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2324-2025, Page from 21490 to 21509

being No 232401134 for the year 2025.



Debasish

Digitally signed by DEBASISH SAHOO
Date: 2025.03.24 16:26:56 +05:30
Reason: Digital Signing of Deed.

(Debasish Sahoo) 24/03/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KULTI

West Bengal.