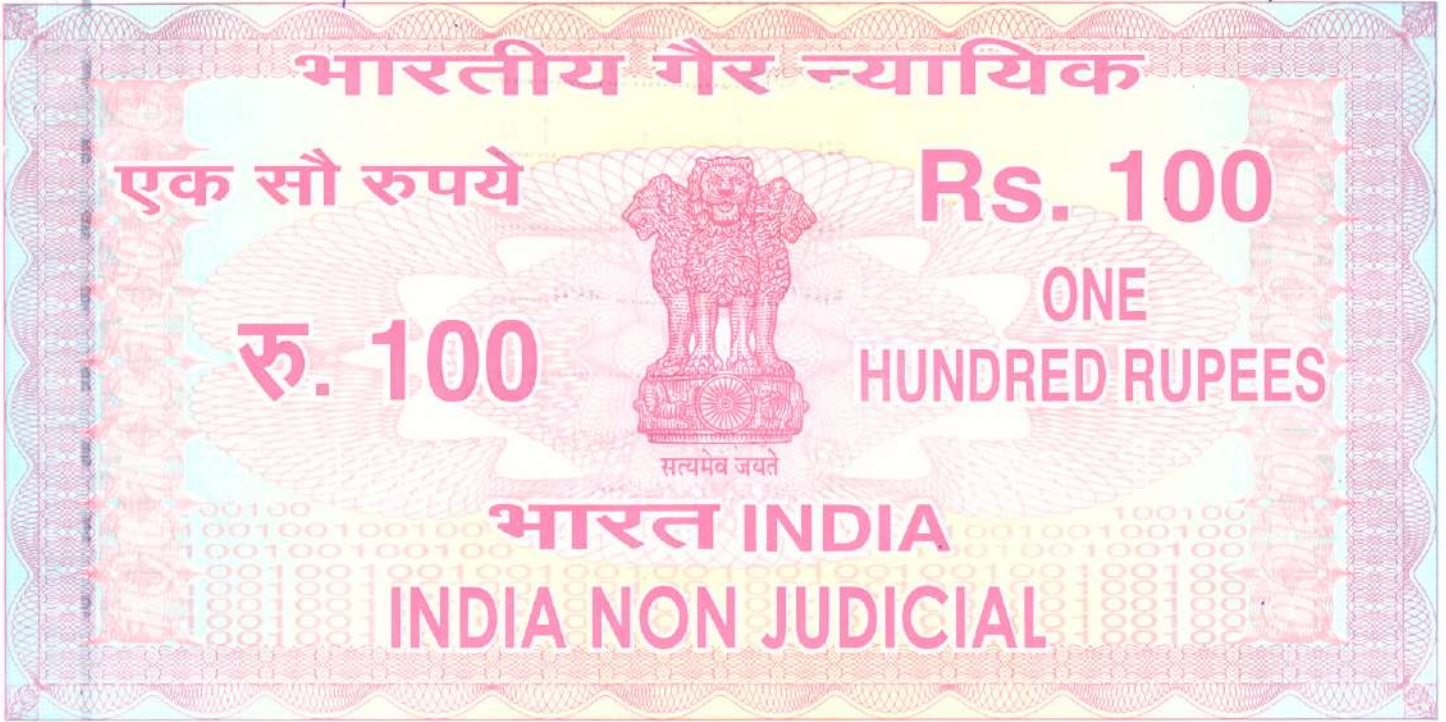


SL No- 4824/2025

MAA SARADA

I-010204853/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 568158

18.11.2025  
13.12

श्री: 88003115126/25

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

Certified that the document is admitted for registration. The signature sheet and the endorsement sheet (s) attached with the document are the part of this document.

Additional District Sub-Registrar  
Bankura

18 NOV 2025

KNOWN ALL MEN BY THESE PRESENTS I, MRS. KALYANI KUNDU, PAN – BPXPK8110C, Wife of Goutam Kundu, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Vill. & P.O. Rajgram, P.S. & Dist. Bankura, Pin – 722146 in the State of West Bengal, hereinafter referred to as the LAND OWNER (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the FIRST PART.

Contd.....P/2

ক্রমিক নং..... 3273  
ইং তাং..... 18/11/2025  
নাম..... Kalyani Kumar  
বাসস্থান..... Rajshahi  
খানা..... Rajshahi  
পূর্বা..... 1st  
শ্রী দেবদাস মুখার্জী  
বাঁকুড়া সদর স্ট্যান্ডার্ড ভেঞ্চার



Semanta Dutta.  
S/o Sasanka Dutta.  
Rajshahi Bankura  
722146

Additional District Sub-Registrar  
Bankura

18 NOV 2025

**P/2**

**RAGHUNATHJEE CONSTRUCTION (PAN AMAPK1015H)**, having registered office at stall no 5 & 6, Sammilani Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & District - Bankura, Pin – 722102 represented by its sole Proprietor **MR. SAUGAT KUNDU (PAN AMAPK1015H)**, Aadhar No - **2270 2378 2202**, son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin – 722102 hereinafter called the "**ATTORNEY**" (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**.

The proportionate share of the landed property of **LAND OWNER** in District and Police Station Bankura; Mouza Rajgram; J.L. NO. – 183; L.R. Plot No. 1453 has been Purchased by the land owner in a sale Deed being No. 383/14, dated 14/02/2014 registered at the office of D.S.R. Bankura.

And said purchased land has already been recorded in her own name in the present L.R. Khatian under the provisions of the West Bengal Land Reforms Act 1955 with final publication and preparation of his right there in 0.1240 Acres vide L.R. Khatian No. 3146; Vide L.R Plot No 1453 appertaining to Mouza Rajgram , J.L. No 183 within the District and P.S. Bankura, under Bankura Municipality.

**AND WHEREAS** the schedule below mentioned land has already been converted from class of land **KANALI** to **BASTU** vide **Conversion Case No. CN/2018/0101/641** with effect in term of section 4C of WBLR Act, 1955 (Amended 1981) by the collector U/S 4C of the WBLR Act.

**AND WHERAS** the land owners herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendents, attachments, trust whatsoever and paying the Municipal taxes as absolute owners and occupier time to time.

**AND WHEREAS** I,                      have entered into a Development Agreement With **RAGHUNATHJEE CONSTRUCTION (PAN AMAPK1015H)**, a Company incorporate under the Proprietorship having its registered office at 5 & 6, Sammilani

Contd.....P/3

Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & District - Bankura, Pin – 722102 represented by its sole proprietor **MR. SAUGAT KUNDU** Son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin – 722102. **Development Agreement Deed No. 010204798/2025 dated 14/11/2025 for registration at Additional District Sub Registrar Bankura Office.**

**AND WHEREAS I**, do hereby nominate, constituted and appoint **RAGHUNATHJEE CONSTRUCTION** represented by its proprietor **MR. SAUGAT KUNDU** Son of Late Mahadeb Kundu one of the proprietor of the developer as to my lawful Attorney to do and perform the following acts, deeds and things on my behalf in connection with my landed Schedule below property (details of which has given in the schedule below).

- 1) To apply and received sanctioned plan from Bankura Municipality.
- 2) To manage and supervise the construction of Multi storied building to be raised on our landed property (details of which has been given in the schedule below). That will be constructed at the cost of the Developer i.e. **RAGHUNATHJEE CONSTRUCTION**.
- 3) Under the said agreement of development, and albeit under this POA, to sign and execute for me/us and on my/our behalf the conveyance(s) / agreement(s) in favour of my/our said Attorney(s) and/or their nominee or nominees and to present any such conveyance(s) / agreement(s) for registration and in receipt of consideration before the concerned ADSR / Sub-Registrar / Registrar having authority for and to have the said conveyance(s) registered of and from the said allocated share of the developer as mentioned in the development agreement excluding the land owners allocation **vide Development Agreement Deed No. 010204798/2025 dated 14/11/2025 for registration at Additional District Sub Registrar Bankura Office** and hence regulated as per approved Plan; and to do all acts, things and deeds, which my/our said Attorney(s) shall consider necessary for conveying the said property to all such intending purchaser(s) or their nominee(s) as fully and effectively in all respects as I/we could do the same myself/ourselves.
- 4) To make sign and verify all applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of our schedule mentioned properties.

- 5) If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.
- 6) To settle all disputes whatsoever arising out of the construction project on the schedule mentioned.
- 7) Appear before any office or authority of the Govt. or Municipality or Labour Dept. or Land Revenue office or Income Tax or any other act to represent the matters regarding the proposed development & construction.

And I do hereby agree to ratify' all acts and things lawfully done by the said attorney by exercising power is given to him. This Power of Attorney is revocable after total sale of developer share of the proposed constructed building.

## **FIRST SCHEDULE**

### **(DESCRIPTION OF LAND)**

All that piece and parcel of "BASTU" vacant Land measuring an area of 0.1240 acres converted area of 11.85 Decimal or 0.1185 acres comprising L.R. Khatian No. 3146, R.S. & L.R. Plot No. 1453, within District, P.S.- Bankura, Mouza Rajgram, J.L. No. 183 at **Ward No. 13 under Bankura Municipality, attached Bankura Khatra Road.**

### **BUTTED AND BOUNDED AS UNDER**

**ON THE NORTH** : 12 feet wide Kancha Road.

**ON THE SOUTH** : Plot No. 1455 (L.R.)

**ON THE EAST** : 60' - 00'' feet wide Bankura Khatra Main Road.

**ON THE WEST** : Plot No. 1455 (L.R.) and sub-plot No. 9.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 18<sup>th</sup> day of November, 2025 (Two Thousand Twenty Five).

**WITNESS**

1/ Sumanta Sutta  
S/o Sasanka Sutta  
Rajgram Bankura  
722146

Subhas Rana,  
S/o. K. S. S. Rana,  
cinemacoe Bankura  
722101

Photograph and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

**Drafted by**

*Abhishek Chaudhuri*

**ABHISHEK CHAUDHURI**  
Advocate  
Judge Court, Bankura  
Enrol No. F. 423/652/2017

**:: Typed by ::**

*Koushik Banerjee*  
**Koushik Banerjee**  
**(BANKURA COURT  
COMPOUND)**

*Rajgani Kundu*

**Signature of the Executant**

RAGHUNATHJEE CONSTRUCTION  
*Rajgani Kundu*  
Proprietor

**Signature of the Attorney**

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 <sup>st</sup> Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

স্বাক্ষর Kalbari Kundu

Passport size photograph & finger print of both hands attested by me

Signature .....

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 <sup>st</sup> Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

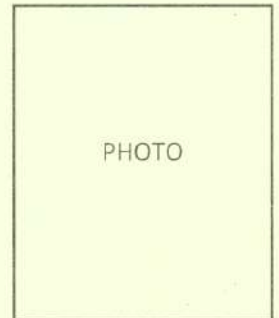
স্বাক্ষর

RAGHUNATHJEE CONSTRUCTION  
Sangat Kundu  
Proprietor

Passport size photograph & finger print of both hands attested by me

Signature .....

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 <sup>st</sup> Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



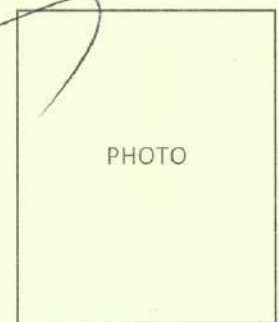
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

স্বাক্ষর

Passport size photograph & finger print of both hands attested by me

Signature .....

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 <sup>st</sup> Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

স্বাক্ষর

Passport size photograph & finger print of both hands attested by me

Signature .....



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



192025260346272498

GRN Details

GRN:	192025260346272498	Payment Mode:	SBI Epay
GRN Date:	18/11/2025 15:19:10	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5390191713322	BRN Date:	18/11/2025 15:19:01
Gateway Ref ID:	CHV2779054	Method:	State Bank of India NB
GRIPS Payment ID:	181120252034627248	Payment Init. Date:	18/11/2025 15:19:10
Payment Status:	Successful	Payment Ref. No:	8003115126/6/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Sougat Kundu
Address:	Lokepur, Bankura, West Bengal,722102
Mobile:	9332679822
Period From (dd/mm/yyyy):	18/11/2025
Period To (dd/mm/yyyy):	18/11/2025
Payment Ref ID:	8003115126/6/2025
Dept Ref ID/DRN:	8003115126/6/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8003115126/6/2025	Property Registration- Registration Fees	0030-03-104-001-16	800
2	8003115126/6/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			<b>Total</b>	<b>1100</b>

IN WORDS: ONE THOUSAND ONE HUNDRED ONLY.

PAID

### Major Information of the Deed



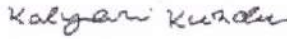
Deed No :	I-0102-04853/2025	Date of Registration	18/11/2025
Query No / Year	0102-8003115126/2025	Office where deed is registered	
Query Date	18/11/2025 11:44:29 AM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Kalyani Kundu Rajagram, Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722146, Mobile No. : 9932679822, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 1,16,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 800/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010204798/2025		

### Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Bankura to Khatra Road, Mouza: Rajagram, , Ward No: 13 Pin Code : 722146

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-1453	LR-3146	Commercial	Kanali	12.4 Dec		1,16,25,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>12.4Dec</b>	<b>0 /-</b>	<b>116,25,000 /-</b>	

### Principal Details :



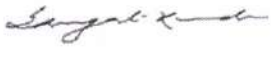
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Kalyani Kundu (Presentant)</b> Wife of Goutam Kundu Executed by: Self, Date of Execution: 18/11/2025 , Admitted by: Self, Date of Admission: 18/11/2025 ,Place : Office		 Captured	
		18/11/2025	LTI 18/11/2025	18/11/2025

Rajgram, City:- Bankura, P.O:- Rajgram, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: bpxxxxxx0c, Aadhaar No: 37xxxxxxxx6393, Status :Individual, Executed by: Self, Date of Execution: 18/11/2025 , Admitted by: Self, Date of Admission: 18/11/2025 ,Place : Office


**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>RAGHUNATHJEE CONSTRUCTION</b> Stall No. 5 And 6, Sammilani Bipani Sambhar Lokepur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 , PAN No.:: amxxxxxx5h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Saugat Kundu</b> Son of Late Mahadeb Kundu Date of Execution - 18/11/2025, , Admitted by: Self, Date of Admission: 18/11/2025, Place of Admission of Execution: Office	 Nov 18 2025 3:57PM	 Captured LTI 18/11/2025	 18/11/2025
Lokepur Bankura, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: amxxxxxx5h, Aadhaar No: 22xxxxxxxx2202 Status : Representative, Representative of : RAGHUNATHJEE CONSTRUCTION (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sumanta Dutta</b> Son of Mr Sasanka Dutta Rajagram, City:- Bankura, P.O:- Rajagram, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722145	 18/11/2025	 Captured 18/11/2025	 18/11/2025
Identifier Of Mrs Kalyani Kundu, Mr Saugat Kundu			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mrs Kalyani Kundu	RAGHUNATHJEE CONSTRUCTION-12.4 Dec

## Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Bankura to Khatra Road, Mouza: Rajagram, , Ward No: 13 Pin Code : 722146

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1453, LR Khatian No:- 3146	Owner:କଲ୍ୟାଣୀ କୁନ୍ଦୁ, Gurdian:ଶୌଭମ କୁନ୍ଦୁ, Address:ରାଜଗ୍ରାମ, ବା଼କୁଡ଼ା , Classification:କଳାଳୀ, Area:0.12400000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010204853 / 2025

On 18-11-2025

**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 13:12 hrs on 18-11-2025, at the Office of the A.D.S.R. BANKURA by Mrs Kalyani Kundu ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,16,25,000/-

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

Execution is admitted on 18/11/2025 by Mrs Kalyani Kundu, Wife of Goutam Kundu, Rajgram, P.O: Rajgram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by Profession House wife

Indetified by Mr Sumanta Dutta, , Son of Mr Sasanka Dutta, Rajagram, P.O: Rajagram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722145, by caste Hindu, by profession Others

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

Execution is admitted on 18-11-2025 by Mr Saugat Kundu, Proprietor, RAGHUNATHJEE CONSTRUCTION, Stall No. 5 And 6, Sammilani Bipani Sambhar Lokepur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Mr Sumanta Dutta, , Son of Mr Sasanka Dutta, Rajagram, P.O: Rajagram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722145, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 800.00/- ( E = Rs 800.00/- ) and Registration Fees paid by by online = Rs 800/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/11/2025 3:19PM with Govt. Ref. No: 192025260346272498 on 18-11-2025, Amount Rs: 800/-, Bank: SBI EPay ( SBlePay), Ref. No. 5390191713322 on 18-11-2025, Head of Account 0030-03-104-001-16

Description of Payment  
By POS on 18/11/2025 4:48PM with Govt. Ref. No: 192025260346494856 on 18-11-2025, Amount Rs: 0/-, Bank: SBI, Ref. No. 01028003115126/02/2025 on 18-11-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 80/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 3273, Amount: Rs.100.00/-, Date of Purchase: 18/11/2025, Vendor name: DEBDAS MUKHARJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/11/2025 3:19PM with Govt. Ref. No: 192025260346272498 on 18-11-2025, Amount Rs: 0/-, Bank: SBI EPay ( SBlePay), Ref. No. 5390191713322 on 18-11-2025, Head of Account



Partha Bairaggya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BANKURA  
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2025, Page from 82204 to 82216

being No 010204853 for the year 2025.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2025.11.19 11:48:53 +05:30  
Reason: Digital Signing of Deed.

**(Partha Bairaggya) 19/11/2025**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. BANKURA**

**West Bengal.**