

22/3/2026

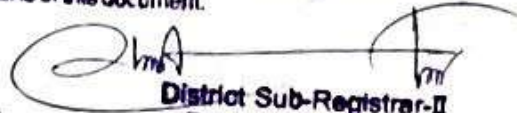
22/9/26



पश्चिम बंगाल WEST BENGAL

AX 388635

Certified that this document is admitted to registration. The Signature Sheet and the endorsement sheets attached here with are the parts of this document.


District Sub-Registrar-II
Paschim Medinipur

08 MAY 2026

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 8 TH Day of May , in the year 2026 (Two Thousand Twenty Six)

KNOW

1.SRI

নং ২৪ ০৫.০৫.২০২৬ ১০০/- One hundred Only.
স্বাক্ষর প্রাপ্ত নাম: Dulal Kon
ঠিকানা: Shyamnagar
বাস: Jagaddal North ২৪ P.G.S.
স্বাক্ষর: Sacchidananda
আফিসিয়াল ডিউটি-সহ রেজিষ্ট্রার
অফিস-সৈয়দী ২৪ পরগণা (ডি)

বি সীল
স্ট্যাম্প ভেতরের নাম : স্বামী দে
ট্রেজারীর নাম : বারাক পুর
টি. ডি. নম্বর-
স্ট্যাম্প বরাদ্দ করা হইলছে : 500000
স্ট্যাম্প বরাদ্দের তারিখ : 30 MAR 2026



9
District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

KNOWN ALL MEN BY THESE PRESENTS

1. SRI DULAL KAR [PAN-AKFPK501OR] [AADHAAR-7379 2429 7281] son of Late Surendra Nath Kar, by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Saktigarh, Feeder Road, P.O. Shyamnagar, P.S. Jagaddal, District : North 24 Parganas, Pin - 743127 **2. SMT. LILA KAR [PAN-AKFPK4581K] [AADHAAR-6797 1450 8970]** W/o Dulal Kar, by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Saktigarh, Feeder Road, P.O. Shyamnagar, P.S. Jagaddal, District : North 24 Parganas, Pin - 743127, **3) SRI SENTU SAHA [PAN-ANNPS8962P] [AADHAAR-9122 6061 4674]** S/o Jiban Bandhu Saha, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 189/5, Basudevpur Road, Sarat Pally, Bhatpara, Netaji Statue More, District : North 24 Parganas, Pin - 743127, **4) SMT REKHA GHOSH [PAN-BJMPG3795A] [AADHAAR-2129 7687 9394]** W/o Asit Kumar Ghosh , by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Sarbera , Satbankura , Paschim Medinipore , WB. 721253 , District: Paschim Medinipore **5) SMT AMRITA GHOSH [PAN-BQFPG4113E] [AADHAAR-4278 9455 3965]** W/o Arup Ghosh , by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Sarbera , Satbankura , Paschim Medinipore , WB. 721253 , District: Paschim Medinipore hereinafter called, identified, recognized and referred to as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal representatives, successor, nominee and/or permitted assigns) of the **FIRST PART**.

WHEREAS WE , the OWNERS , is the absolute owner in respect **ALL THAT** piece and parcel of the land , fully and particularly mentioned in the schedule of this deed , described herein below , and is well seized and possessed of the same as absolute owner by without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the aforesaid and below mentioned Schedule property but due to insufficient fund and

other sub
building



8
District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

other sufficient reasons and lack of technical expertise, I , could not construct building on the said plot.

AND WHEREAS WE the Principal the Indian Citizen as my Lawful Attorney to here by nominated , constitute and appoint **SQUARE KEY REALTORS [PAN- AFWFS6625J]** having its registered office at 276 Feeder Road, Shyamnagar, P.O. Shyamnagar, P.S. Jagaddal, District : North 24 Parganas, represented by its Partners namely **1) SRI PRAKASH KAR [PAN-AYIPK2355G] [AADHAAR-7040 5833 9406]** S/o Dulal Kar, by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Saktigarh, Feeder Road, P.O. Shyamnagar, P.S. Jagaddal, District : North 24 Parganas, Pin - 743127, **2) SRI ARUP GHOSH , [PAN-AKWPG2984M], [AADHAAR - 4666 8348 9789]** S/O Sri Asit Kr Ghosh , by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Sarbera , Satbankura , Paschim Medinipore , WB. 721253 , District: Paschim Medinipore hereinafter called Developer on my behalf to do the following act Deed and things in connection with my property mentioned in the schedule hereunder written .

Devolution of Property

HISTORY OF TITLE / RECITALS

WHEREAS the Vendors/Owners The Owners are well and sufficiently entitled and/or seized and possessed, as absolute owners and piece and parcel of the Bastu Land admeasuring an area **26.59 DECIMAL** . i.e in L.R Khatian No. 2772 , 2773 , 2774 , 2775 , 2776 , 2780 , 2781 , 2782 , 2783 , L.R. Dag No. 1151 & 1152 , situated at Mouza : Narampur , J.L. No.174 , under P.S. Medinipore within the local limit of Jurisdiction of Midnapur Municipality, District : Paschim Medinipore under District Registry Office Medinipore , absulitely free from all encumbrance particularly described in the First Schedule written hereunder the titles of which were acquired through the following registered Sale Deeds:



8
District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

I. Acquisitions from Sri Amal Kumar Maity

A. Sri Dulal Kar & Smt. Rekha Ghosh: By virtue of a Sale Deed dated 13/01/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 10425 to 10448, being Deed No. 100300199, the said owners purchased 3.05 Decimal of Bastu Land (Land Mark - B) in R.S. Plot No. 17 (Part), L.R. Plot No. 1151 (Part), Holding No. 25 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

B. Sri Sentu Saha: By virtue of a Sale Deed dated 13/01/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 10241 to 10263, being Deed No. 100300197, the said owner purchased 3.86 Decimal of Bastu Land (Land Mark - B/2 & A/1) in R.S. Plot No. 17 (Part), L.R. Plot No. 1151 (Part), Holding No. 25 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

C. Smt. Lila Kar & Smt. Amrita Ghosh: By virtue of a Sale Deed dated 13/01/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 10288 to 10313, being Deed No. 100300196, the said owners purchased 6.31 Decimal of Bastu Land (Land Mark - B/2 & A/1) in R.S. Plot No. 17 (Part), L.R. Plot No. 1151 (Part), Holding No. 25 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

II. Acquisitions from Sri Ashok Kumar Paul

D. Smt. Lila Kar & Sri Dulal Kar: By virtue of a Sale Deed dated 13/04/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 46607 to 46630, being Deed No. 100301825, the said owners purchased 4.79 Decimal of Bastu Land (Land Mark - E/1 & F/1) in R.S. Plot No. 17 (Part), L.R. Plot No. 1152 (Part), Holding No. 8 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

E. Smt. Amrita Ghosh & Smt. Rekha Ghosh: By virtue of a Sale Deed dated 13/04/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 46631 to 46655, being Deed No. 100301826, the said owners



8
District Sub Registrar-D
Paschim Medinipur

08 MAY 2026

purchased 5.11 Decimal of Bastu Land (Land Mark - E & F) in R.S. Plot No. 17 (Part), L.R. Plot No. 1152 (Part), Holding No. 8 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

III. Acquisitions from Smt. Puspa Chaira, Smt. Tamalika Chaira & Sri Tridib Chaira

F. Sri Dulal Kar: By virtue of a Sale Deed dated 15/09/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 93453 to 93480, being Deed No. 100303927, the said owner purchased 1.65 Decimal of Bastu Land (Land Mark - C) in R.S. Plot No. 17 (Part), L.R. Plot No. 1152 (Part), Holding No. 26 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

G. Smt. Lila Kar & Smt. Rekha Ghosh: By virtue of a Sale Deed dated 15/09/2021 , registered in Book No. I, Volume No. 1003-2021, Pages 93702 to 93732, being Deed No. 100303922, the said owners purchased 3.31 Decimal of Bastu Land (Land Mark - C/1) in R.S. Plot No. 17 (Part), L.R. Plot No. 1152 (Part), Holding No. 26 , situated at Mahalla - Arabinda Nagar, Ward No. 22 under Midnapur Municipality .

AND WHEREAS by virtue of the aforementioned seven (7) Sale Deeds, the present Owners, Sri Dulal Kar, Smt. Lila Kar, Sri Sentu Saha, Smt. Rekha Ghosh, and Smt. Amrita Ghosh, have become the absolute joint owners of the total contiguous Bastu Land admeasuring **26.59 Decimal** , more or less.

AND WHEREAS the said Owners have duly mutated their names in the records of the local B.L. & L.R.O. and the Medinipur Municipality, and are in peaceful possession of the property, having paid all applicable taxes to the concerned authorities to date.

AND WHEREAS for better enjoyment and management of the property, the Owners applied for and obtained an Amalgamation of all the aforesaid holdings from the Medinipur Municipality vide Memo No. 543/R/5 Dated 27/04/2022. Consequently, the entire property is now identified under a

single Hol
within t
encumb



8
District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

single Holding No. 8, situated at Mahalla - Arabinda Nagar, Ward No. 22, within the limits of Medinipur Municipality absolutely free from all encumbrances and good and marketable Title .

AND WHEREAS the owner have approached the developer to under take the Development of a Foreside Land to which the Developer has agreed on the following terms and condition mentioned in the Development Agreement to Develop the aforesaid premises under some terms and condition mentioned therein which duly registered on 08 - 05 - 2026 in the office of the District Sub Registry Office - II , Medinipore and recorded as Deed No.- 100202209... Book No. I for year 2026 , for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

AND WHEREAS WE the owner busy with my own day to day business respectively at the same time having contemplation to construct new building on the Land comprised in the said premises as per Plan to be Sanctioned by the Local Authority of above facts and it is not possible to look after and manage the whole affairs and said premises I do here by pleased to nominate , constitute and appoint **SQUARE KEY REALTORS [PAN- AFWFS6625J]** having its registered office at 276 Feeder Road, Shyamnagar, P.O. Shyamnagar, P.S. Jagaddal, District : North 24 Parganas, represented by its Partners namely **1) SRI PRAKASH KAR [PAN-AYIPK2355G] [AADHAAR- 7040 5833 9400]** S/o Dulal Kar, by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Saktigarh, Feeder Road, P.O. Shyamnagar, P.S. Jagaddal, District : North 24 Parganas, Pin - 743127, **2) SRI ARUP GHOSH , [PAN-AKWPG2984M], [AADHAAR- 4666 8348 9789]** S/O Sri Asit Kr Ghosh , by Faith - Hindu, by occupation - Business, by Nationality - Indian residing at Sarbera , Satbankura , Paschim Medinipore , WB. 721253 , District: Paschim Medinipore hereinafter called Developer on our behalf to do the following act , Deed and things in connection with my property mentioned in the schedule hereunder written to be my True and Lawful



8
District Sub Registrar-
Paschim Medinipur

08 MAY 2026

attorney to act in my name and on my behalf and for the sake of Brevity hereinafter referred to as the attorney

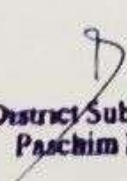
AND WHEREAS one of the conditions contained in the said agreement is that We shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer the Commercial Space /Flats/ Garage/units to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore appoint the said Developer, described in this deed above, as my true and lawful Attorney(s) for the purpose hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained.

Terms and Conditions of Development Power:

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorney(s) shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority / KMC / Municipal corporation / panchayet for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate

etc., from
corporation
receipts f
3. To appe




District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

etc., from the concerned Municipal Authority / KMC / Municipal corporation / panchayet upon giving proper acknowledgement and or receipts for the same.

3. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the **Developer's Allocation** as specified in the reference Development Agreement and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference **Development Agreement** and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney(s) and in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney(s) and in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as our said Attorney(s) shall think fit and proper.
5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in

connect
multi-
said U
the s



9
District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.

6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, colliers, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and no such terms and conditions as our said Attorney(s) shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .
9. To pay or cause to be paid all Municipal/ KMC/ Panchayet rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
10. In terms of the said reference **Development Agreement** and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as

mentioned i
proportiona
mortgage, t
conditions



8
District Sub Registrar-II
Paschim Medinipur
08 MAY 2026

mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney(s) shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.

11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and the said multistoried building and all matters relating thereto.
13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference development agreement, and to give valid and effectual receipts and discharges for the same.
14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or

deliverable
any near
defend or
and refer
solicitor



8
District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

deliverable or in anywise belonging to me in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify complaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent me before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.

15. To adjust, settle, compromise all disputes, accounts or any other matter regarding my property building or documents, which may arise hereafter between me and any other person, firm or company on such terms as our said Attorney(s) may think fit and proper.
16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on my behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed multi-storied building and any part thereof on the basis of the aforesaid Development Agreement and other things, which our said Attorney(s) shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as I, could do the same by me personally and jointly.

17. Generally, and about the as we, ourse
18. We do he



୧
District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

17. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we, ourself could do personally.
18. We do hereby ratify and confirm and agree and covenant with our said Attorney(s) shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorney(s).
19. I do hereby agree and confirm that our Attorney(s) in every respect if they wanted to do so and vice-versa in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer(s).
20. To appear before any registrar , Sub-registrar having jurisdiction to present all deeds and documents including sale Deed for registration and present the same under the law and sign all receipts and other documents as may be required as per law equality , for completion of registration save and except the owners allocation as stated in the said development agreement .



8
District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

THE SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)

All that seized and possessed, as absolute owner and piece and parcel of the Bastu Land admeasuring an area **26.59 DECIMAL** . i.e in L.R Khatian No. 2772 , 2773 , 2774 , 2775 , 2776 , 2780 , 2781 , 2782 , 2783 , R.S Dag No. 17 , L.R. Dag No. 1151 & 1152 , situated at Mouza : Narampur , J.L. No.174 , Holding No. 8, situated at Mahalla - Arabinda Nagar, Ward No. 22 under P.S. Medinipore within the local limit of Jurisdiction of Midnapur Municipality, District : Paschim Medinipore under District Sub Registry Office , Medinipore absolutely free from all encumbrance, butted and bounded by :

On North : L/O SRI PARTHA BOSE

On South : L/O SRI SUDHANSHU MOHAN PAUL

On West : 40 FEET WIDE PWD ROAD

On East : L/O NAMITA SEN



IN WITNESS V
on this the da
SIGN, SEAL A
IN PRESENC
1. *Sweet*



S
District Sub Registrar-II
Paschim Medinipur

08 MAY 2026

IN WITNESS WHEREOF both the parties hereunto put his respective hands on this the day, month and year first above written.

SIGN, SEAL AND DELIVER

IN PRESENCE OF :

1. Subhas Kr Chakraborty
Adv.

2. বিজয় চাক্রবর্তী
কর্তৃপক্ষ

1) Deb Kumar

2) Lila Kari

3) Santu Sanyal

4) বৈশাখ ঘোষ

5) Ananta Chakraborty

Signature of the Land Owners

SQUARE KEY REALTORS
Partner

SQUARE KEY REALTORS
Partner

Signature of the Developer

Drafted by me

Subhas Kr Chakraborty
Advocate
District Judges' Court Barasat
North 24 Parganas
Enrollment No. WB/1125/81

STATUS	PRESENT
LEFT HAND FINGER	
LITTLE	



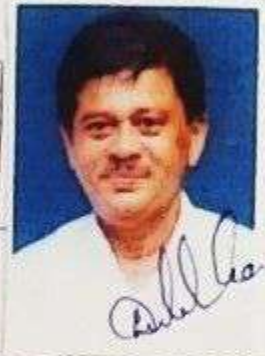
District Sub Registrar-II
 Paschim Medinipur
 08 MAY 2026

OFFICE OF THE ADAR DISTRICT NORTH 24 PARGANAS
BARANATA A KOLKATA

STATUS PRESENTANT *all Kar*

1. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE *all Kar*

2. LEFT HAND FINGER PRINT Name *Lila Kar.*

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE *Lila Kar.*

3. LEFT HAND FINGER PRINT Name *Santo Sato*

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE *Santo Sato*

4. LEFT HAND FINGER PRINT Name *বৈষ্ণা ঘোষ*

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE *বৈষ্ণা ঘোষ*

OFFICES OF THE A.D.S.R. DISTRICT NORTH 24 PARGANAS
JUNGLE BARANALI & CO. KOLKATA

STATUS PRESENTANT

1. LEFT HAND FINGER PRINT Name Amrita Ghosh

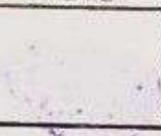
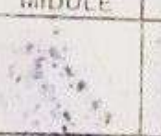
LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



RIGHT HAND FINGER PRINT

SIGNATURE Amrita Ghosh

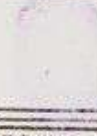
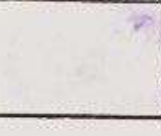
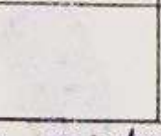
2. LEFT HAND FINGER PRINT Name Ma

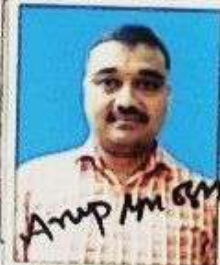
LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



SIGNATURE Ma

3. LEFT HAND FINGER PRINT Name Anup Anon

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



RIGHT HAND FINGER PRINT

SIGNATURE Anup Anon

4. LEFT HAND FINGER PRINT Name ANUP ANON

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE

Major Information of the Deed

Deed No.	1-1052-52219/2026	Date of Registration	08/05/2026
Query No. / Year	1002-8001166-48/2026	Office where deed is registered	
Query Date	08/05/2026 2:48:26 PM	C. S. O. - C. S. O. MIDNAPORE District	Dachin Midnapore
Applicant Name, Address & Other Details	Subhash Chatterjee Khatia Thana, Midnapore District, Mouza Narampur, WEST BENGAL, PIN - 721101 Mobile No. - 9831211124, Office Address:		
Transaction	Additional Transaction		
(0126) Sale, Development Power of Attorney after Registered Development Agreement	(100) Other than Immovable Property Agreement (No. of Agreement - 2)		
Self Forth value	Market Value		
Rs. 1,00,00,000/-	Rs. 1,00,00,000/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article 88(g))	Rs. 632/- (Article E. E. M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No./Year] - 100202209/2026. Received Rs. 50/- (FIFTY only) from the applicant for issuing the agreement slip (Urban area)		

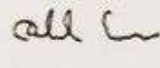
Land Details :

Dachin Midnapore, F.S. Midnapore Municipality MIDNAPORE, Mouza NARAMPUR, Pin Code - 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1151	LR-2776	Vastu	Vastu	0.59 Dec	6,50,000/-	6,67,079/- Property is on Road Adjacent to Metal Road, . Project Name :
L2	LR-1151	LR-2772	Vastu	Vastu	3.16 Dec	35,50,000/-	35,72,832/- Property is on Road Adjacent to Metal Road, . Project Name :
L4	LR-1151	LR-2775	Vastu	Vastu	3.66 Dec	43,50,000/-	43,64,282/- Property is on Road Adjacent to Metal Road, . Project Name :
L5	LR-1151	LR-2774	Vastu	Vastu	1.53 Dec	17,00,000/-	17,29,884/- Property is on Road Adjacent to Metal Road, . Project Name :
L6	LR-1151	LR-2773	Vastu	Vastu	3.16 Dec	35,50,000/-	35,72,832/- Property is on Road Adjacent to Metal Road, . Project Name :
L7	LR-1152	LR-2780	Vastu	Vastu	3.49 Dec	39,00,000/-	39,45,944/- Property is on Road Adjacent to Metal Road, . Project Name :
L8	LR-1152	LR-2781	Vastu	Vastu	4.21 Dec	47,50,000/-	47,60,007/- Property is on Road Adjacent to Metal Road, . Project Name :

LE	LR-1152	LR-2782	Vastu	Vastu	4.05 Dec	45,50,000/-	45,79,104/-	Property is on Road Adjacent to Metal Road. . Project Name :
L10	LR-1152	LR-2783	Vastu	Vastu	2.54 Dec	28,50,000/-	28,71,833/-	Property is on Road Adjacent to Metal Road. . Project Name :
TOTAL					26.59Dec	298,50,000 /-	300,63,797 /-	
Grand Total					26.59Dec	298,50,000 /-	300,63,797 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DULAL KAR (Presentant) Son of Late SURENDRA NATH KAR Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026 ,Place : Office	Photo  08/05/2026	Finger Print  LT1 08/05/2026 Captured	Signature  08/05/2026
KAR VILLA, Block/Sector: SAKTIGARH, Village:- SHYAMNAGAR, P.O:- SHYAMNAGAR, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743127 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AKxxxxxx0R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/05/2026 , Admitted by: Self, Date of Admission: 08/05/2026 ,Place : Office				
2	Name Mrs LILA KAR Wife of Mr DULAL KAR Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026 ,Place : Office	Photo  08/05/2026	Finger Print  LT1 08/05/2026 Captured	Signature  08/05/2026
KAR VILLA, Block/Sector: SAKTIGARH, Village:- SHYAMNAGAR, P.O:- SHYAMNAGAR, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743127 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AKxxxxxx1K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/05/2026 , Admitted by: Self, Date of Admission: 08/05/2026 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr. SENTU SAHA Son of Late JIBAN BANDOJI SAHA Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place Office		 Captured	
189/5 BASUDEBPUR ROAD, Village:- SHYAMNAGAR, P.O:- SHYAMNAGAR, P.S:-Jagaddal, District:- North 24-Parganas, West Bengal, India, PIN:- 743127 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ANxxxxxx2P, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office			
Mrs REKHA GHOSH Wife of Mr. ASIT KUMAR GHOSH Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place Office		 Captured	
SARBERA, Block/Sector: SATBANKURA, Village:- SATBANKURA, P.O:- SAT BANKURA, P.S:-Garbeta, District:-Paschim Midnapore, West Bengal, India, PIN:- 721253 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: BJxxxxxx5A, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office			
Mrs AMRITA GHOSH Wife of Mr. ARUP GHOSH Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place Office		 Captured	
SARBERA, Village:- SAT BANKURA, P.O:- SAT BANKURA, P.S:-Garbeta, District:-Paschim Midnapore, West Bengal, India, PIN:- 721253 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: BQxxxxxx3E, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SQUARE KEY REALTORS 276 FEEDER ROAD, Village:- SHYAMNAGAR, P.O:- SHYAMNAGAR, P.S:-Jagaddal, District:-North 24- Parganas, West Bengal, India, PIN:- 743127, PAN No.: AFxxxxxx5J, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details

Sl No	Name Address Photo Finger print and Signature			
	M. PRAKASH KAR Son of M. DULAL KAR Date of Execution - 08/05/2026, Admitted by Self, Date of Admission 08/05/2026, Place of Admission of Execution Office			
	KAR VILLA Village - SHYAMNAGAR P.O. - SHYAMNAGAR P.S. - Jagaddal District - North 24-Parganas, West Bengal, India. PIN - 743127. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India. PAN No. AYxxxxxx5G, Aadhaar No Not Provided Status: Representative, Representative of SQUARE KEY REALTORS (as PARTNER)			
	M. ARUP GHOSH Son of M. ASIT KUMAR GHOSH Date of Execution - 08/05/2026, Admitted by Self, Date of Admission 08/05/2026, Place of Admission of Execution Office			
	SARBERA Village - SAT BANKURA P.O. - SAT BANKURA P.S. - Garbeta, District - Paschim Midnapore, West Bengal, India. PIN - 721253. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India. PAN No. AKxxxxxx4M, Aadhaar No Not Provided Status: Representative, Representative of SQUARE KEY REALTORS (as PARTNER)			

Identifier Details

Name	Photo	Finger Print	Signature
Subhas Kr Chakraborty Son of Late S.P Chakraborty B.K.P Court, City - P.O. - Ichapur P.S. - Noapara, District - North 24-Parganas, West Bengal, India. PIN - 743144			
	08/05/2026	08/05/2026	08/05/2026
Identifier Of Mr DULAL KAR, Mrs LILA KAR, Mr SENTU SAHA, Mrs REKHA GHOSH, Mrs AMRITA GHOSH, Mr PRAKASH KAR, Mr ARUP GHOSH			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.118 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.118 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.118 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.118 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.118 Dec

Transfer of property for L10

Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.508 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.508 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.508 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.508 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.508 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.632 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.632 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.632 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.632 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.632 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.772 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.772 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.772 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.772 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.772 Dec

Transfer of property for L5

Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.306 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.306 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.306 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.306 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.306 Dec

Transfer of property for L6

Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.632 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.632 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.632 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.632 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.632 Dec

Transfer of property for L7

Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.698 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.698 Dec
3	Mr SENTU SAHA	SQUARE KEY REALTORS-0.698 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.698 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.698 Dec

Transfer of property for L8

Sl.No	From	To, with area (Name-Area)
1	Mr DULAL KAR	SQUARE KEY REALTORS-0.842 Dec

2	Mrs LILA KAR	SQUARE KEY REALTORS-0.842 Dec
3	M SENTU SAHA	SQUARE KEY REALTORS-0.842 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.842 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.842 Dec
Transfer of property for L9		
Sl.No	From	To, with area (Name-Area)
1	M DULAL KAR	SQUARE KEY REALTORS-0.81 Dec
2	Mrs LILA KAR	SQUARE KEY REALTORS-0.81 Dec
3	M SENTU SAHA	SQUARE KEY REALTORS-0.81 Dec
4	Mrs REKHA GHOSH	SQUARE KEY REALTORS-0.81 Dec
5	Mrs AMRITA GHOSH	SQUARE KEY REALTORS-0.81 Dec

Land Details as per Land Record

District Paschim Midnapore, P.S - Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 1151, LR Khatian No - 2776	Owner: ଶ୍ରୀମତୀ ଲିଳା କର , Address: କୋଲକାତା , Classification: କମଳା , Area: 0.00590000 Acre.	Owner Name not selected by applicant.
L3	LR Plot No - 1151, LR Khatian No - 2772	Owner: ଶ୍ରୀମତୀ ଲିଳା କର , Address: କୋଲକାତା , Classification: କମଳା , Area: 0.03160000 Acre.	Owner Name not selected by applicant.
L4	LR Plot No - 1151, LR Khatian No - 2775	Owner: ଶ୍ରୀମତୀ ଲିଳା କର , Address: କୋଲକାତା , Classification: କମଳା , Area: 0.03860000 Acre.	Owner Name not selected by applicant.
L5	LR Plot No - 1151, LR Khatian No - 2774	Owner: ଶ୍ରୀମତୀ ଲିଳା କର , Address: କୋଲକାତା , Classification: କମଳା , Area: 0.01530000 Acre.	Owner Name not selected by applicant.
L6	LR Plot No - 1151, LR Khatian No - 2773	Owner: ଶ୍ରୀମତୀ ଲିଳା କର , Address: କୋଲକାତା , Classification: କମଳା , Area: 0.03160000 Acre.	Owner Name not selected by applicant.
L7	LR Plot No - 1152, LR Khatian No - 2780	Owner: ଶ୍ରୀମତୀ ଲିଳା କର , Address: କୋଲକାତା , Classification: କମଳା , Area: 0.03490000 Acre.	Owner Name not selected by applicant.
L8	LR Plot No - 1152, LR Khatian No - 2781	Owner: ଶ୍ରୀମତୀ ଲିଳା କର , Address: କୋଲକାତା , Classification: କମଳା , Area: 0.04210000 Acre.	Owner Name not selected by applicant.
L9	LR Plot No - 1152, LR Khatian No - 2782	Owner: ଶ୍ରୀମତୀ ଲିଳା କର , Address: କୋଲକାତା , Classification: କମଳା , Area: 0.04050000 Acre.	Owner Name not selected by applicant.
L10	LR Plot No - 1152, LR Khatian No - 2783	Owner: ଶ୍ରୀମତୀ ଲିଳା କର , Address: କୋଲକାତା , Classification: କମଳା , Area: 0.02540000 Acre.	Owner Name not selected by applicant.

On 08-05-2026

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

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

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

Presented for registration at 15:04 hrs. on 08-05-2026, at the Office of the D.S.R. - II PASCIM MIDNAPORE by Mr DULAL KAR, 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 3,00,63,797/-

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

Execution is admitted on 08/05/2026 by 1. Mr DULAL KAR, Son of Late SURENDRA NATH KAR, KAR VILLA, Sector: SAKTIGARH, P.O. SHYAMNAGAR, Thana: Jagaddal, North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by Profession Business. 2. Mrs LILA KAR, Wife of Mr DULAL KAR, KAR VILLA, Sector: SAKTIGARH, P.O. SHYAMNAGAR, Thana: Jagaddal, North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by Profession Business. 3. Mr SENTU SAHA, Son of Late JIBAN BANDHU SAHA, 189/5 BASUDEBPUR ROAD, P.O. SHYAMNAGAR, Thana: Jagaddal, North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by Profession Business. 4. Mrs REKHA GHOSH, Wife of Mr ASIT KUMAR GHOSH, SARBERA, Sector: SATBANKURA, P.O. SAT BANKURA, Thana: Garbeta, Paschim Midnapore, WEST BENGAL, India, PIN - 721253, by caste Hindu, by Profession Business. 5. Mrs AMRITA GHOSH, Wife of Mr ARUP GHOSH, SARBERA, P.O. SAT BANKURA, Thana: Garbeta, Paschim Midnapore, WEST BENGAL, India, PIN - 721253, by caste Hindu, by Profession Business. Identified by Subhas Kr Chakraborty, Son of Late S P Chakraborty, B K P Court, P.O. Ichapur, Thana: Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-05-2026 by Mr PRAKASH KAR, PARTNER, SQUARE KEY REALTORS, 276 FEEDER ROAD, Village - SHYAMNAGAR, P.O. - SHYAMNAGAR, P.S. - Jagaddal, District - North 24-Parganas, West Bengal, India, PIN - 743127

Identified by Subhas Kr Chakraborty, Son of Late S P Chakraborty, B K P Court, P.O. Ichapur, Thana: Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Advocate

Execution is admitted on 08-05-2026 by Mr ARUP GHOSH, PARTNER, SQUARE KEY REALTORS, 276 FEEDER ROAD, Village - SHYAMNAGAR, P.O. - SHYAMNAGAR, P.S. - Jagaddal, District - North 24-Parganas, West Bengal, India, PIN - 743127

Identified by Subhas Kr Chakraborty, Son of Late S P Chakraborty, B K P Court, P.O. Ichapur, Thana: Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by profession Advocate

Payment of Fees

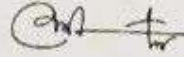
Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- , H = Rs 28.00/- , M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 632.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28, Amount: Rs.100.00/-, Date of Purchase: 05/05/2026, Vendor name: S Dey
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-



Sumit Kumar Sinha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1002-2026, Page from 54061 to 54087
being No 100202219 for the year 2026.



Digitally signed by SUMIT KUMAR SINHA
Date: 2026.05.08 16:32:58 +05:30
Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 08/05/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE
West Bengal.