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भारतीय गैर न्यायिक

पचास
रुपये

रु.50



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 183528

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

[Signature]

District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

[Signature: Kunal Ghosh Chowdhury]

RAJ SRI CONSTRUCTION

[Signature: Kunal Ghosh Chowdhury]

[Signature: Anirban Ghosh Chowdhury]

Partner

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY IS
MADE AND EXECUTED ON THIS 05TH DAY OF
NOVEMBER, 2024

[Signature]

जन्मदिनांक - २५-१२-१९४५

23 OCT 2024



District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury

Divya Ghosh Chowdhury

Partner

TO ALL TO WHOM THESE PRESENTS SHALL COME that we

MR. KUNAL GHOSH CHOWDHURY, S/O Rabi Ghosh Chowdhury,
by caste Hindu, by Nationality Indian, by Occupation Business,
resident of Alamganj, P.O. Nutanganj, P.S. Burdwan, Dist. Purba
Bardhaman, PIN- 713102, **PAN- AKXPC6732A**

Referred to hereinafter as the **OWNER/ EXECUTANT**.

SEND GREETINGS:-

WHEREAS the property described in the "A" Schedule below was originally owned and possessed by State of West Bengal and the State of West Bengal decided to gift the land in favour of the land losers & homeless persons and with this aim State Of West Bengal through its Relief & Rehabilitation Department gifted the A Schedule property jointly in favour of Pradip Kumar Das, Joydeb Das, Chaya Das & Maya Mitra by virtue of a deed of Gift, registered in the office of A.D.S.R., Burdwan being Deed No 31 for the year 2007 and in this way said Pradip Kumar Das, Joydeb Das, Chaya Das & Maya Mitra exclusively got A schedule property and possessed the same without any connection or concern to others.

AND WHEREAS after the demise of said Maya Mitra, her share in the A Schedule property devolved upon her husband Kartik Mitra, one son Manoj Mitra & one daughter Madhabi Mitra. Thereafter said Pradip Kumar Das, Joydeb Das, Chaya Das, Kartik Mitra, Manoj Mitra & Madhabi Mitra during their ownership and possession, they jointly



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District Sub-Registrar-I
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Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury

Dr. Raja Ghosh Chowdhury

Partner

transferred the A Schedule property in favour of Kunal Ghosh Chowdhury, i.e, the present Owner by virtue of a deed of sale, registered in the office of A.D.S.R., Burdwan, recorded in Book No I, Volume No 0203, within the pages 256300 to 256328, being Deed No 10063 for the year 2022 and in this way present Owner exclusively got A schedule property and possessed the same without any connection or concern to others. Thereafter the name of the Owner was recorded in the L.R.R.O.R. under Khatian no 11091 of Mouza Balidanga.

AND WHEREAS the OWNER/ EXECUTANT is previously decided to build his own residential house but he has separate accommodation in different towns of West Bengal and for that reason now he is not willing to build his residential house over the schedule property, but as the schedule property is situated within residential area as a result there will be lucrative and prospective scope to convert the schedule property into multi storied flats and sell the same to different intending purchasers.

AND WHEREAS the OWNER/ EXECUTANT is unable to arrange all necessary matters on such development and constructional work and other paper works for the proposed construction over schedule property and also subsequent transfer of flat/s as well as parking space/s to be constructed over the schedule property.

Dr. Raja Ghosh Chowdhury



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kund Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kund Ghosh Chowdhury

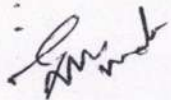
Shriya Ghosh Chowdhury

Partner

AND WHEREAS the DEVELOPER Firm is engaged in civil construction and development of immovable properties and being informed form, the closed sources approached to the OWNER/EXECUTANT through it's partner to carry on the project to build Multi-storied building project by providing fund from their own source.

AND WHEREAS the DEVELOPER is agreed to take up the project and to complete the same by providing their own fund with certain condition, single as well as joint liability written herein above in the Development Agreement that the DEVELOPER would start the project and complete the same of Multi-storied building as per the sanction plan from the competent authority and provide allotment as well as consideration amount to the OWNER/EXECUTANT embodied in this deed and it is further agreed that the DEVELOPER would also bear their joint liabilities with the other flat owners in respect of the common portion/space left as per the sanction plan as written herein above.

AND WHEREAS to discharge their liability and to fulfil legal obligation as written in the Development Agreement, the DEVELOPER requires an appropriate Power OF Attorney for the authorization and smooth conduction of development work and also subsequent sale of the flat, unit & car parking space to the intending purchasers without any hindrance from any corner whatsoever.





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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury
Srija Ghosh Chowdhury

Partner

NOW KNOW BY THESE PRESENTS that OWNER/ EXECUTANT do hereby nominate and constitute and appoint the DEVELOPER FIRM mentioned here in above, i.e., **RAJ SRI CONSTRUCTION**, a Partnership Firm having its registered office At Alamganj, P.O. Nutunganj, P.S. Burdwan, Dist. Purba Bardhaman, PIN- 713102, **PAN: ABJFR9290H**, represented by its partners, namely:

- 1) **MR. KUNAL GHOSH CHOWDHURY**, S/O Rabi Ghosh Chowdhury, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Alamganj, P.O. Nutunganj, P.S. Burdwan, Dist. Purba Bardhaman, PIN- 713102, **PAN- AKXPC6732A**
- 2) **MRS. SRIJA GHOSH CHOWDHURY**, W/O Kunal Ghosh Chowdhury, by caste Hindu, by Nationality Indian, by Occupation business, resident of Alamganj, P.O. Nutunganj, P.S. Burdwan, Dist. Purba Bardhaman, PIN- 713102, **PAN- BDOPC7860C**, as my true and lawful attorney for our name and on behalf of us for the purpose hereinafter expressed i.e., to say, to do, exercise, execute and perform all or any of the acts, deeds, and things in connection with the schedule property written herein after in our name and for on our behalf in such form as may require and present the documents with appropriate statutory, administrative or other authorities wherever necessary as written hereinafter specifically.

Kunal Ghosh Chowdhury
Srija Ghosh Chowdhury

Gurudev



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Raj Sri Construction

RAJ SRI CONSTRUCTION

Raj Sri Construction

Partner

AND WHEREAS it has been in the terms of the said Development AGREEMENT that the Owner/ Executant will appoint the DEVELOPER firm as his attorney for the purpose herein after stated:

1. To enter into the schedule property and continue possession over the said property and every part thereof and maintain, manage, develop, construct over the said property and every part thereof subject to the restriction, obligation of the clauses regarding continuance and validity of the Development Agreement as written here in above.
2. To sign, execute & submit all plans, documents, applications, petitions, papers, affidavit, undertaking, NOC, declarations as may be required from time to time for sanctioning of plan over the schedule property from the office of Burdwan Municipality or any other competent authority time being in force and also file, submit such modification, alteration of sanction plan as may be required time to time.
3. To appear and represent the Owner/Executant and if necessary sign on behalf of Owner/Executant before the competent authorities including Court, any Tribunal, Forum, office of Burdwan Municipality, Directorate of Fire Brigade, office of Superintendent of Police, office of District Magistrate & Collector, Airport Authority of India, Revenue Office, Block Land & Land Reforms Office, Sub-Divisional Land & Land Reforms Office, District Land & Land Reforms Office, Registry



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kind Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kind Ghosh Chowdhury

Dr. Raja Ghosh Chowdhury

Partner

Office or any other competent Government, Semi-Government, Private authority for the purpose of approval sanctioning plan with such alteration & modification and complete construction as per the sanction plan over the schedule property.

4. To pay fees, taxes, charges to obtain necessary order, permission, NOC from the competent authorities and from the authorities stated above to effectuate and expedient the sanction plan with such modification and alteration to complete the construction over the schedule property.
5. To appoint Engineers, Architects, Contractors, Sub-Contractors, Agents and competent, skill persons to effectuate & fulfil the purpose stated above as our attorney think fit and proper.
6. To construct and develop the schedule property with such specification, modification, alteration as per the sanction plan to be approved by the Burdwan Municipality and comply the guidelines and requirements of Directorate of Fire Brigade or from any other competent authority and to fulfil the said purpose our attorney made necessary arrangement over the said property.
7. To apply for by signing, executing application on behalf of Owner/Executant and obtain necessary connection of electricity, liquid petroleum gas, drainage, sewerage, water or any other connection to provide any other utility or facility in the proposed multi-

Kind



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kund Ghosh Chowdh

RAJ SRI CONSTRUCTION

Kund Ghosh Chowdh

Snija Ghosh Chowdh

Partner

storied residential complex over schedule property and to get the same our attorney will bear all costs, charges, fees for the said connection and make such modification, alteration over schedule property.

8. To pay all municipal taxes, charges, rates and also bear the expenses of construction of multi-storied residential complex over schedule property including the expenses of all facilities & amenities of the said complex whatsoever payable on account of the said construction or any part thereof and similarly in addition attorney of Owner/Executant will accept, realize all incoming receivable in respect of the said construction including the consideration amount, saleable price of flat as well as parking space, rents, licensee fee from the intending purchasers, occupants thereof except the allocation made in favour OF OWNER mentioned specifically in the Development Agreement as written here in above.
9. To make proper application before the competent authority to get commencement certificate, completion certificate for the proposed construction over the schedule property and for that purpose to sign proper application and deposit required fees and do all other acts & things necessary and incidental for that purpose.
10. That attorney of Owner/Executant will also do/supervise all the necessary work for the maintenance of schedule property and forthcoming construction and deposit any maintenance charges,



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kund Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kund Ghosh Chowdhury

Swija Ghosh Chowdhury

Partner

taxes, rents, fees etc if required for the Schedule property before any Government/ Non-Government offices on behalf of Owner/Executant.

11. To enter into any agreement or execute Agreement for Sale, Lease Agreement, Memorandum of Understanding, Tripartite Agreement by putting signature on behalf of Owner/Executant with the intending purchaser/s of flat/s as well parking space/s to be constructed over schedule property in respect of the Developer's Allocation mentioned in the Development Agreement and attorney of Owner/Executant also authorize to fix up rates, prices for the said flat/s as well parking space/s as per their decision and profitability and we the owner / executants has no connection, decision or role in respect of the said rates, prices for the said flat/s as well parking space/s.
12. To accept, acknowledge, realize consideration amount, earnest money, lease rent from the intending purchaser/s of flat/s as well parking space/s to be constructed over schedule property in respect of the Developer's Allocation mentioned in the Development Agreement. It is pertinent mentioned here that the Owner/Executant will not be responsible for any kind of transfer, transaction in respect of Developer's allocation to be made by the Developer's Firm with any intending purchaser and the same cannot be demanded from us. Further Owner/Executant will not bear any tax liability in respect of Developers allocation.

Swija



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

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RAJ SRI CONSTRUCT

Kund Ghosh Ch

Srija Ghosh Ch

Partn

13. To sign and execute on behalf of Owner/Executant over the Deed of Sale/Conveyance or Agreement for Sale/ Deed of Lease in favour of the intending purchaser/s of flat/s as well as parking space/s to be constructed over schedule property in respect of the Developer's Allocation mentioned herein above.
14. To induct any lessee in the flat/s as well parking space/s to be constructed over schedule property in respect of the Developer's Allocation mentioned herein above by settling and agreeing to the terms and conditions of tenancy in writing and to realize rents from the tenants by issuing due receipt thereof.
15. To look after and supervise day to day procedure to sell out/ agreement for sale/ lease out of the flat/s as well parking space/s to be constructed over schedule property.
16. To continue communication with the intending purchaser/s of flat/s as well parking space/s to be constructed over schedule property for fixing the date of final payment and also registration of said Deed of Sale/Conveyance/agreement for sale/ Deed of lease.
17. To appear before the registration authority for purpose of presentation, execution and registration of the said Deed of Sale/Conveyance/agreement for sale/ Deed of lease in respect of the Developer's Allocation mentioned herein above.

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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kinjal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kinjal Ghosh Chowdhury
Sanja Ghosh Chowdhury

Partner

18. To appear before any Government or private authority before the registration of the said Deed of Sale/Conveyance/agreement for sale/ Deed of lease or after and deliver the possession to the intending purchaser/s of flat/s as well parking space/s to be constructed over schedule property.
19. To apply for, appear and obtain necessary clearance, permission or NOC from the concern authorities in connection to the registration of the said Deed of Sale/Conveyance/agreement for sale/ Deed of lease, and also delivering possession to the intending purchaser/s of flat/s as well parking space/s to be constructed over schedule property.
20. To sign all papers, documents, applications, petitions, complains, plaints, written statement, memo of appeal, revision applications, and writ petitions and file the same by appearing before any competent Court of Law or Tribunal or authority relating to any Suit, Appeal, Writ, Revision, Miscellaneous Case, Case, Complaint etc. in respect of the schedule property.
21. To compromise in any legal proceedings, suit, appeal, complaint arisen out of schedule property by filing compromise petition and swearing affidavit on behalf of Owner/Executant.
22. To evict any tenant from the flat/s as well parking space/s to be constructed over schedule property through the process of law by



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kund Gireesh Choudhary

RAJ SRI CONSTRUCTION

Kund Gireesh Choudhary
Srija Gireesh Choudhary

Partner

instituting legal proceeding before the competent Court of Law and/or Tribunal.

23. To swear affidavit/s in relation to any legal proceeding and adduce evidence on behalf of Owner/Executant in any legal proceedings in respect of the schedule property.
24. That my attorney will present in the meeting with the other local property owners whenever called for before any Government office/s or private place/s and will take any decision on behalf of Owner/Executant and also authorize to put signature on behalf of Owner/Executant over the meeting book.
25. To deposit money, court fees, legal fees, any duty before any competent Court of Law or tribunal in relation of any legal proceeding arisen out of schedule property.
26. To return and receive any excess fee, amount, charges, taxes, if any paid before any competent Court of Law or from any Government offices by putting their signature on behalf of Owner/Executant.
27. To appoint Advocates, Solicitors for initiating any proceeding before any competent Court of Law or Tribunal or any authority by signing Voĳalatnama/s on behalf of Owner/Executant and also provide necessary instruction in connection with the drafting of the said applications, petitions, complains, plaints, written statement, memo of appeal, revision applications, writ petitions and also Deed of

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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

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RAJ SRI CONSTRUCTION

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Shrija Ghosh Ch

Partn

Sale/Conveyance/ Agreement for sale/ Deed of lease in respect of the flat/s as well parking space/s to be constructed over schedule property and if required our attorney and also pay their remuneration.

28. To deposit the documents relating to the schedule property in original for the proper legal verification of the said property before any financial organization for sanctioning loan or mortgage on behalf of Owner/Executant.
29. The DEVELOPER firm will be authorize and will be permitted to take all necessary steps to advertise by making proper marketing policy in connection to Multi-storied construction to be constructed over the schedule property and to do the same our attorney will be permitted to affix sign board, hoarding over the schedule property or any other places and also advertise the forthcoming projects in the newspaper, magazines or can avail electronic media for proper advertisement.
30. The DEVELOPER firm will be authorize to fix any name of the complex to be constructed over the scheduled property and use that name in the advertisement and also over the Deed of Sale/Conveyance/ agreement for sale/ Deed of lease at the time of any kind of transfer.

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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kunal Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury

Swijeta Ghosh Chowdhury

Partner

31. To do all necessary things and acts in connection with and/or incidental to the above stated matters which attorney of Owner/Executant deems fit and necessary to execute the aforesaid purposes.
32. To do all the necessary things and acts in connection with the above stated matters which attorney of Owner/Executant deems fit and necessary to effectuate the aforesaid purposes.
33. To apply for project loan before any financial organization to complete the multi-storied building project over the Schedule property excluding the portion/allocation for the Owner in the multi-storied building constructed over the Schedule property.
34. This Power of Attorney bestows certain duties and vests certain statutory power upon the DEVELOPER firm which will be required for the Development and subsequent transfer of flat/s as well as parking space/s in respect of Developer's allocation to be constructed over schedule property and the duty & power of the DEVELOPER firm will be limited within the clauses, terms & conditions of Development Agreement.
35. Not to do any work detrimental to the interest of us and not to violate the clauses, terms & conditions of Development Agreement.

Kunal



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Kund Ghosh Chowdhury

RAJ SRI CONSTRUCTION

Kund Ghosh Chowdhury

Swija Ghosh Chowdhury

Partners

36. The change of partners of the Developer Firm as well as change of shares of the existing partners of the Developer Firm will not change the ambit of this Power of Attorney.

VALIDITY OF POWER OF ATTORNEY

The powers given by this Power of Attorney shall be workable and valid still the subsistence and continuance of Development Agreement and still the entire development work and subsequent transfer of flat/s as well as parking space/s in respect of Developer's allocation to be constructed over schedule property and still the completion of all kind of financial transaction involve thereby.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land under PS. Burdwan & Dist. Purba Bardhaman, Mouza Balidanga, J.L. No. 35, C.S. Plot No 1057, R.S. Plot No 1057/2413, L.R. Khatian No. 11091, L.R. Plot no 2616, area 4320 Sq. Ft., Classification Bastu, under ward no 13 of Burdwan Municipality. For the free egress & ingress there is 34 ft wide unnamed municipal road towards the southern side of the schedule property.
Mahalla: Cholonipur South Para.

Butted & bounded by:

ON THE NORTH : Land of C.S. Plot No 1057

ON THE SOUTH: 34 ft wide Municipal Road

ON THE EAST: House of Narayan Das & Ors.

ON THE WEST: House of Jadav Gain & Ors.

Kund Ghosh Chowdhury
Swija Ghosh Chowdhury



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

IN WITNESS WHEREOF both the parties do hereby set and subscribe their respective fingerprints, signed, sealed and delivered on this day month and year first above written.

Signature of witness:

- 1) *Sujama Prasad Karmakar*
S/o - Late. *Sankar Karmakar*
Vill + P.O. - Teandul -
P.S. Raina. Dist. Purba Bardhaman
713424 -
- 2) *Tejpurani Mukherjee*
Bara nilpur, pal para.
P.O. - Sankar pally. Bardhaman.
PIN - 713103

Kunal Ghosh Chowdhury

Drafted by me as per the documents supplied by both the parties before me & as per the instruction of both the parties and computerized typed by me in my office

Gadadhar Mukherjee
Gadadhar Mukherjee

Advocate

Dist. Judge's Court, Purba Bardhaman
Enrolment No. F/1172/1219 of 2014

Signature of the OWNER/EXECUTANT

RAJ SRI CONSTRUCTION

Kunal Ghosh Chowdhury

Pritya Ghosh Chowdhury

Signature of the DEVELOPER Partner



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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					



Keenal Ghosh Chowdhury

Keenal Ghosh Chowdhury

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					



Srija Ghosh Chowdhury

Srija Ghosh Chowdhury

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
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District Sub-Registrar-I
Purba Bardhaman

05 NOV 2024

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KUNAL GHOSH CHOWDHURY

RABI GHOSH CHOWDHURY

16/01/1974

Permanent Account Number

AKXPC6732A

Kunal Ghosh Chowdhury
Signature



28/12/2008

Kunal Ghosh Chowdhury

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SRIJA GHOSH CHOWDHURY

SUSHIL SUMANTA

22/05/1979

Permanent Account Number

BDOPC7860C

Srija Ghosh Chowdhury

Signature



Srija Ghosh Chowdhury



ভারত সরকার



আধার

ভারত সরকার
Government of India

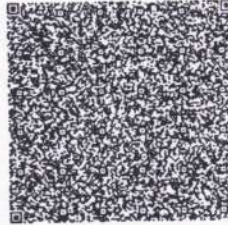
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Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1058/76895/00954

To
কুনাল ঘোষ চৌধুরী
KUNAL GHOSH CHOWDHURY
S/O: Rabi Ghosh Chowdhury
ALAMGANJ
Burdwan
Bardhaman West Bengal - 713102
9832168227

Signature valid

Digitally signed by
KUNAL GHOSH CHOWDHURY
DN: cn=KUNAL GHOSH CHOWDHURY,
o=Unique Identification Authority of India,
c=IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

5122 5848 2291

VID : 9186 2569 6208 5731

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Issue Date: 14/09/2013



কুনাল ঘোষ চৌধুরী
KUNAL GHOSH CHOWDHURY
জন্মতারিখ/DOB: 16/01/1974
পুরুষ/ MALE

5122 5848 2291

VID : 9186 2569 6208 5731

আমার আধার, আমার পরিচয়

Kunal Ghosh Chowdhury



समर्थक नमो
भारत सरकार



आधार

भारत सरकार
Government of India

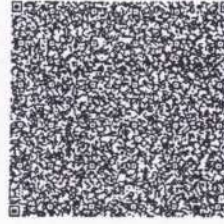
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2770/01064/73469

To
Srija Ghosh Chowdhury
C/O: Kunal Ghosh Chowdhury
ALAMGANJ
NATANGANJ
Burdwan - I
Purba Bardhaman West Bengal - 713102
7001895624

Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA SE
Date: 2022.10.08 15:15
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

8020 2839 9068

VID : 9180 7276 4931 3348

मेरा आधार, मेरी पहचान



भारत सरकार



आधार

Issue Date: 14/09/2013



Srija Ghosh Chowdhury
Date of Birth/DOB: 22/05/1979
Female/ FEMALE

8020 2839 9068

VID : 9180 7276 4931 3348

मेरा आधार, मेरी पहचान

Srija Ghosh Chowdhury

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

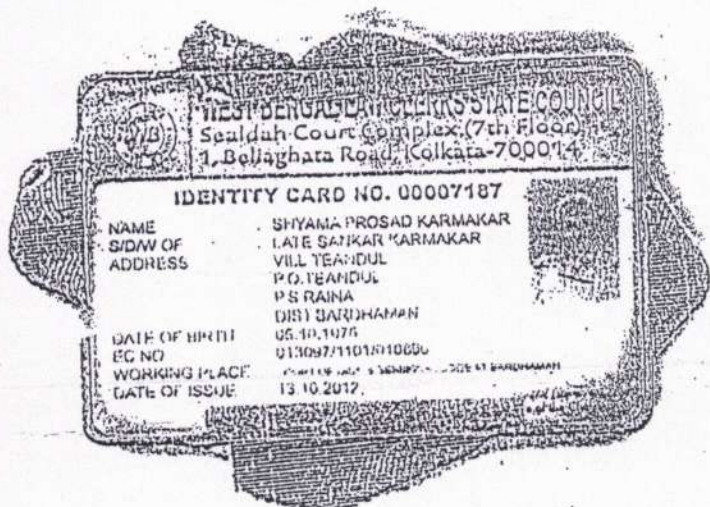
ABJFR9290H



नाम / Name
RAJ SRI CONSTRUCTION

निगमन/गठन की तारीख
Date of Incorporation/Formation
28/09/2024

Arjita Ghosh Chowdhury



Shyam Prosad Karmakar

Major Information of the Deed

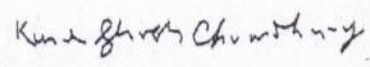
Deed No :	I-0201-09003/2024	Date of Registration	05/11/2024
Query No / Year	0201-8002803114/2024	Office where deed is registered	
Query Date	05/11/2024 1:33:22 PM	D.S.R. - I Purba Burdwan, District: Purba Bardhaman	
Applicant Name, Address & Other Details	GADADHAR MUKHERJEE DISTRICT JUDGES COURT BURDWAN, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9883041395, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value Rs. 69,30,010/-		
Stampduty Paid(SD)	Registration Fee Paid Rs. 39/- (Article:E, M(b),)		
Rs. 50/- (Article:48(g))			
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020108995/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: UMR W13, Mouza: Balidanga, Pin Code : 713103

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-2616	LR-11091	Bastu	Bastu	4320 Sq Ft		69,30,010/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					9.9Dec	0/-	69,30,010 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	Mr KUNAL GHOSH CHOWDHURY (Presentant) Son of Mr RABI GHOSH CHOWDHURY Executed by: Self, Date of Execution: 05/11/2024 , Admitted by: Self, Date of Admission: 05/11/2024 ,Place : Office	 05/11/2024	 Captured 05/11/2024	 05/11/2024

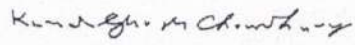
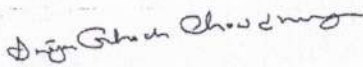
ALAMGANJ, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: AKxxxxxx2A,Aadhaar
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/11/2024
 , Admitted by: Self, Date of Admission: 05/11/2024 ,Place : Office

Attorney Details :

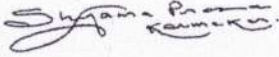
Sl No	Name,Address,Photo,Finger print and Signature
1	RAJ SRI CONSTRUCTION ALAMGANJ, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KUNAL GHOSH CHOWDHURY Son of Mr RABI GHOSH CHOWDHURY Date of Execution - 05/11/2024, , Admitted by: Self, Date of Admission: 05/11/2024, Place of Admission of Execution: Office	 Nov 5 2024 1:48PM	 Captured LTI 05/11/2024	 05/11/2024
ALAMGANJ, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AKxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAJ SRI CONSTRUCTION (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mrs SRIJA GHOSH CHOWDHURY Wife of Mr KUNAL GHOSH CHOWDHURY Date of Execution - 05/11/2024, , Admitted by: Self, Date of Admission: 05/11/2024, Place of Admission of Execution: Office	 Nov 5 2024 1:50PM	 Captured LTI 05/11/2024	 05/11/2024
ALAMGANJ, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: BDxxxxxx0C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAJ SRI CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
SHYAMAPRASAD KARMAKAR Son of Late SANKAR KARMAKAR TEANDUL, Village:- TEANDUL, P.O:- TEANDUL, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713424		 Captured	
	05/11/2024	05/11/2024	05/11/2024
Identifier Of Mr KUNAL GHOSH CHOWDHURY, Mr KUNAL GHOSH CHOWDHURY, Mrs SRIJA GHOSH CHOWDHURY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KUNAL GHOSH CHOWDHURY	RAJ SRI CONSTRUCTION-9.90001 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: UMR W13, Mouza: Balidanga, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2616, LR Khatian No:- 11091	Owner: কুনাল ঘোষ ডাঙুরী, Gurdian: রবি ঘোষ ডাঙুরী, Address: নিজ , Classification: বাড়ি, Area: 0.09800000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020109003 / 2024

On 05-11-2024

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 13:08 hrs on 05-11-2024, at the Office of the D.S.R. - I Purba Bardwan by Mr KUNAL GHOSH CHOWDHURY ,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 69,30,010/-

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

Execution is admitted on 05/11/2024 by Mr KUNAL GHOSH CHOWDHURY, Son of Mr RABI GHOSH CHOWDHURY, ALAMGANJ, P.O: NUTANGANJ, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Business

Indetified by SHYAMAPRASAD KARMAKAR, , , Son of Late SANKAR KARMAKAR, TEANDUL, P.O: TEANDUL, Thana: Raina, , Purba Bardhaman, WEST BENGAL, India, PIN - 713424, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 05-11-2024 by Mr KUNAL GHOSH CHOWDHURY, PARTNER, RAJ SRI CONSTRUCTION, ALAMGANJ, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by SHYAMAPRASAD KARMAKAR, , , Son of Late SANKAR KARMAKAR, TEANDUL, P.O: TEANDUL, Thana: Raina, , Purba Bardhaman, WEST BENGAL, India, PIN - 713424, by caste Hindu, by profession Law Clerk

Execution is admitted on 05-11-2024 by Mrs SRIJA GHOSH CHOWDHURY, PARTNER, RAJ SRI CONSTRUCTION, ALAMGANJ, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by SHYAMAPRASAD KARMAKAR, , , Son of Late SANKAR KARMAKAR, TEANDUL, P.O: TEANDUL, Thana: Raina, , Purba Bardhaman, WEST BENGAL, India, PIN - 713424, by caste Hindu, by profession Law Clerk

Payment of Fees

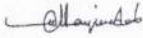
Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 559, Amount: Rs.50.00/-, Date of Purchase: 29/10/2024, Vendor name: Krishna Banerjee


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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

* Volume number 0201-2024, Page from 209065 to 209094
being No 020109003 for the year 2024.



Ujjwal Majumdar

Digitally signed by Ujjwal Majumdar
Date: 2024.11.11 12:10:59 +05:30
Reason: Digital Signing of Deed.

(Ujjwal Majumdar) 11/11/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I Purba Burdwan

West Bengal.