

2141

I-2154/2026



पश्चिम बंगाल WEST BENGAL

AY 071726

Q-8001653089/26

is admitted to registration. The document and the Endorsement sheet attached to this document are part of the document.

Additional District Sub Registrar
Kolkata, West Bengal

29 JUN 2026

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT

AGREEMENT

Riyad Khan

AISHIKA APARTMENT

Subbanti Khan Manna

Partner

AISHIKA APARTMENT

Riyad Khan

Partner

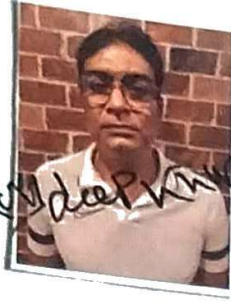
$$100 \times 10 / 100$$

24 JUN 2026



29 JUN 2026

=2=



KNOWN ALL MEN BY THIS PRESENTS I,
RAJDEEP KHAN, (PAN-AZVPK9977E; Aadhaar No.- 7217-4483-1607) S/o. Himadri Khan, Residing at : Sangatbazar, P.O. & P.S. Midnapore, District – Paschim Medinipur, PIN – 721101, by occupation – Business, by religion – Hindu, by nationality – Indian, hereinafter referred to as the **PRINCIPAL** is the owner of schedule mentioned property measuring an area 13.91 decimals of land lying and situated in Schedule Property, District – Paschim Medinipur, P.O., P.S. & A.D.S.R.O. Midnapore, Mouza – Mahatabpur, J.L. No. 178, R.S. Khatian No. 15/1, L.R. Khatian No. 2909, R.S. Plot No. 280 & 280/851 corresponding to L.R. Plot No. 910 & 911 nature – Bastu, executed a Development Agreement being Deed No. 2023/2026 of A.D.S.R. Sadar Midnapore, District - Paschim Medinipur, dated 17.06.2026.

AND WHEREAS, We the executants herein declare that it is not possible for ourselves to look after the aforesaid property on account of engaged otherwise and for that reason we have nominated and selected **SRABANTI KHAN MANNA, (PAN-CYTPK2754C; Aadhaar No.- 6118-0567-3790)** W/o. Rajdeep Khan residing at : Sangatbazar, P.O. & P.S. Midnapore, District – Paschim Medinipur, PIN – 721101, by occupation – Business, by religion – Hindu, by nationality – Indian, as my true and lawful constituted attorney for on my behalf to do all acts deeds and things hereunder mentioned.

AISHIKA APARTMENT

Srabanti Khan Manna
Partner

AISHIKA APARTMENT

Rajdeep Khan
Partner

1. To look after interest and to do all acts deeds and things in respect of the property as mentioned in the schedule hereunder written.
2. To protect and safeguard my right, title and interest in respect of the schedule mentioned property.
3. To manage, control protects more and supervises the management and preservation of the property mentioned in the schedule hereunder and to enter into covenant and arrangement of any kind whatsoever in relation thereto.
4. To take water connection in my said premises and to sign and do all the works on our behalf.
5. To take electric connection or separate meter(s) in the said premises and put signature on my behalf for doing the said acts.
6. To negotiate for sale of flat/flats, car parking space of the developer's allocated share, to accept earnest money, advance or advances against such sale and to execute deed or deeds of conveyance for registration, present an admit the same before registering authority and to cancel or repudiate the same as the attorneys shall deem fit and proper in connection with my said undivided property as described in the schedule below on my behalf save & except my allocation as stated below and more fully described in the Development Agreement which is executed and registered along with this Power of Attorney in this Deed.
7. To negotiate on terms for and to agree to and sell the allocated portion of the Developer only to any intending purchaser or purchasers at such price or prices which my said attorneys, in my absolute discretion thinks fit and proper, to agree upon and to enter into any agreement or agreements for such sale or sales

AISHIKA APARTMENT

AISHIKA APARTMENT

Rajdeep Kumar

Sudantika Manna
Partner

Rajdeep Kumar
Partner

- and/or to cancel and/or repudiate the same and to receive from the intending purchaser/s any earnest money and/or advance.
8. To execute Deed of Sale in favour of the intending purchasers of the flats being the Developer's allocation and to receive from the intending purchaser/s any earnest money, advance and sale Proceeds being the consideration as they may in my capacity as my constituted attorneys think deem fit and proper.
9. To sign and execute all other deeds instruments and assurances, which they shall consider necessary, and to enter into and/or agree to such covenant and conditions, as may be required for fully and effectually conveying the said properties as I could do myself, if personally present.
10. To present any such conveyance or conveyances for registration to admit, execution, and receipt of consideration before the Sub-register, District-Sub-Register having authority and to have said conveyance or conveyances registered and to do all acts, deeds and things which my said attorney shall consider necessary as full and effectually in all respects as I could do the same myself.
11. To engage Advocate, Attorney, etc. for the purpose of execution and registration of the respective deed of conveyance/ deed of agreement etc. and to defend suit, if any, in respect of the schedule mentioned property.
12. To appear and represent myself before any registrant court, Civil Court, and in all courts, Registration Office and Municipality and any other office for the purpose of mutation and/or sanction of plan and other statutory authority /authorities in all matters and things relating to schedule mentioned property.

Roy Deep Kumar

Soubarshi Kumar Manna
Partner

AISHIKA APARTMENT
Roy Deep Kumar
Partner

13. To compromise or compound any cases or refer to arbitration in respect of the said property to protect my interest.
14. To defend suit, cases, Misc Appeal, and to sign and verify plaint, written statement, petition objection, swear affidavit to sign execute vokatnama and such other papers and documents and to file in any court or office in respect of the schedule mentioned property and also sing and execute such other papers and documents as the said attorney shall think necessary and expedient on my behalf.
15. To appoint Arbitrator to settle up the dispute, if any, in respect of the schedule mentioned property for and on my behalf.
16. To prepare plans including drainage and sewerage plans of the above premises, to represent me before the M.K.D.A. and Midnapore Municipality to submit such plans to put signature an such plans, Revisional plans, as the case may be observe all the formalities as to be required to get such plaint or plans sanctioned from the concerned authority at developers own costs and expenses.
17. To execute and register any kind of deed of declaration to be required for sanctioning the Building Plan or drainage or sewerage plan for my said property.
18. To swear any affidavit on my behalf to be required for sanctioning the building plan and/or sewerage or drainage plan Midnapore Municipality.
19. That my attorneys shall be entitled to handover original documents pertaining to the property as mentioned in the schedule of properties in the Development Agreement to any Bank/Financial Institutions for the purpose of obtaining Project loan by pledging the said property in equitable mortgage and

Rajdeep Khem

AISHIKA APARTMENT

Swabanti Khan Manna
Partner

AISHIKA APARTMENT

Rajdeep Khem
Partner

shall be entitled to sign on documents in the bank for and on my behalf.

20. That the contents of this Power of Attorney has been read over and explained to me in Bengali and after understanding the contents of the same I admitted the same to have been correctly written and after understanding the contents of the same I admitted the same to have been correctly written as per my instructions and the contents of the same are true to the best of my knowledge and belief and after the same I put my signatures in this Power of Attorney on that day.

AND GENERALLY to execute any perform any other act or acts, deed or deeds, matters or things whatsoever which are in the opinion of my said Attorney ought to be done, execute and performed relating to schedule mentioned property, and affairs, ancillary or incidental thereto.

AND I do hereby agree and undertake to ratify and confirm all and whatsoever said attorney shall lawfully do, execute, perform or cause to be done, executed or performed in respect of the schedule mentioned property by virtue of the power hereby conferred upon ourselves and when I shall be called on in this regard and all such acts done by my said Attorney shall be construed as acts, deeds and things as if done by myself.

SCHEDULE

District – Paschim Medinipur, P.O., P.S. & A.D.S.R.O. Midnapore, Mouza – Mahatabpur, J.L. No. 178, R.S. Khatian No. 15/1, L.R. Khatian No. 2909, R.S. Plot No. 280 & 280/851 corresponding to L.R. Plot No. 910 & 911 nature – Vastu, area 13.91 decimals.

Ryda Kuen

APARTMENT
APARTMENT
Srabanti Khan Mannan
Partner

AISHIKA APARTMENT
Ryda Kuen
Partner

IN WITNESS WHEREOF the principal /executants
hereto put the signature on this power of attorney on this 24th
day June 2026.

WITNESS & IDENTIFIER:-

Signature:- *Himadri Khan*

Name:- **Sri Himadri Khan**

S/O:- Late Madan Mohan Khan

Religion :- Hindu, Occupation:- Business

Of:- Sangatbazar, P.O. & P.S.- Midnapore,

Dist:- Paschim Medinipore, Pin-721101;

Aadhaar No.-3453-3178-0432

Drafted by me :-

Hari Pada Manna
=====

Hari Pada Manna (Advocate)

OF Judge's Court (Midnapore), P.O. + P.S. - MIDNAPORE

DISTRICT - PASCHIM MEDINIPUR, (WEST BENGAL)

ENROLLMENT NO. - **WBF-935/917 of 1981**

Computerized by me :-

Somnath Mishra
=====

SRI SOMNATH MISHRA

OF BALLAVPORE, P.O. + P.S. - MIDNAPORE

DIST- PASCHIM MEDINIPORE

N:B:- This Development Power Of Attorney Deed has typed in
7 pages including 1 stamp paper and 6 demy paper and 2
witnesses have signed in this Development Power Of
Attorney.

WITNESS :-

*Pi jn Kant
Sakshin,
Nigla
Rajm...*

AISHIKA APARTMENT

Boabanti Khan Manna
Partner

AISHIKA APARTMENT

Rajdeep Khan
Partner

AISHIKA APARTMENT
Rajdeep Khan
Partner

AISHIKA APARTMENT
Boabanti Khan Manna Rajdeep Khan
Partner

-8-

	Thumb	Index	Middle	Ring	little
Left Hand					
Right Hand					

Soabanti Khan Manna.

All the Above My 10 fingers impressions are Attested

	Thumb	Index	Middle	Ring	little
Left Hand					
Right Hand					

Rajdeep Khan

All the Above My fingers impressions are Attested



भारत सरकार
GOVERNMENT OF INDIA



हिमाद्री खान

Himadri Khan

जन्मतिथि/DOB: 14/02/1943

पुरुष/ MALE



3453 3178 0432

আমার আধার, আমার পরিচয়



भारतीय विधिगत पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date 09/09/2017

ঠিকানা:

এস/ও: মদন মোহন খান, সঙ্গত বাজার,
মেদিনীপুর (এম), পশ্চিম মেদিনীপুর,
পশ্চিম বঙ্গ - 721101

Address :

S/O: Madan Mohan Khan,
sangat bazar, Medinipur
(M), Paschim Medinipur,
West Bengal - 721101

3453 3178 0432



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Himadri Khan

Major Information of the Deed

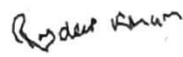
Deed No :	I-1003-02154/2026	Date of Registration	29/06/2026
Query No / Year	1003-8001653089/2026	Office where deed is registered	
Query Date	23/06/2026 2:26:49 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	S P Mishra Midnapur, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9434161077, Status : Deed Writer		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Stamp duty Paid(SD)	Market Value Rs. 1,61,76,578/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid Rs. 400/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100302023/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-910	LR-2909	Commercial	Dhani Doyem	10.4 Dec		1,20,94,638/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-911	LR-2909	Commercial	Dhani Doyem	3.51 Dec		40,81,940/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			13.91Dec	0 /-	161,76,578 /-	
		Grand Total :			13.91Dec	0 /-	161,76,578 /-	

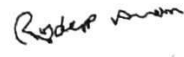
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Rajdeep Khan (Presentant) Son of Himadri Khan Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 29/06/2026 ,Place : Office	Photo  29/06/2026	Finger Print  Captured LTI 29/06/2026	Signature  29/06/2026
Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: azxxxxxx7e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/06/2026 , Admitted by: Self, Date of Admission: 29/06/2026 ,Place : Office				

Attorney Details :

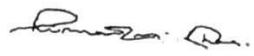
Sl No	Name,Address,Photo,Finger print and Signature			
1	AISHIKA APARTMENT Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: acxxxxxx0m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Rajdeep Khan Son of Himadri Khan Date of Execution - 24/06/2026 , , Admitted by: Self, Date of Admission: 29/06/2026 , Place of Admission of Execution: Office	Photo  Jun 29 2026 1:11PM	Finger Print  Captured LTI 29/06/2026	Signature  29/06/2026
Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: azxxxxxx7e,Aadhaar No Not Provided Status : Representative, Representative of : AISHIKA APARTMENT (as Partners)				
2	Name Srabanti Khan Manna Wife of Rajdeep Khan Date of Execution - 24/06/2026 , , Admitted by: Self, Date of Admission: 29/06/2026 , Place of Admission of Execution: Office	Photo  Jun 29 2026 1:12PM	Finger Print  Captured LTI 29/06/2026	Signature  29/06/2026

Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No:: cyxxxxxx4c,Aadhaar No Not Provided Status : Representative, Representative of : AISHIKA APARTMENT (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Himadri Khan Son of Madan Mohan Khan Sangatbazar, City:- Not Specified, P.O:- Midnapur, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured	
	29/06/2026	29/06/2026	29/06/2026
Identifier Of Rajdeep Khan, Rajdeep Khan, Srabanti Khan Manna			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Rajdeep Khan	AISHIKA APARTMENT-10.4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Rajdeep Khan	AISHIKA APARTMENT-3.51 Dec

Land Details as per Land Record

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

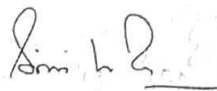
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 910, LR Khatian No:- 2909	Owner:রাজদীপ খান (পু), Gurdian:হিমাদ্রী , Address:সঙ্গতবাজার , Classification:ধানী দোমেম, Area:0.10400000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 911, LR Khatian No:- 2909	Owner:রাজদীপ খান (পু), Gurdian:হিমাদ্রী , Address:সঙ্গতবাজার , Classification:ধানী দোমেম, Area:0.03510000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 100302154 / 2026

On 23-06-2026

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 1,61,76,578/-



Sisir Kumar Bera

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE

Paschim Midnapore, West Bengal

On 29-06-2026

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 13:07 hrs on 29-06-2026, at the Office of the A.D.S.R. MIDNAPORE by Rajdeep Khan, Executant.

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

Execution is admitted on 29/06/2026 by Rajdeep Khan, Son of Himadri Khan, Sangatbazar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Identified by Mr Himadri Khan, , Son of Madan Mohan Khan, Sangatbazar, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

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

Execution is admitted on 29-06-2026 by Rajdeep Khan, Partners, AISHIKA APARTMENT, Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified by Mr Himadri Khan, , Son of Madan Mohan Khan, Sangatbazar, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 29-06-2026 by Srabanti Khan Manna, Partners, AISHIKA APARTMENT, Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified by Mr Himadri Khan, , Son of Madan Mohan Khan, Sangatbazar, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Payment of Fees

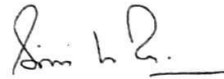
Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 400.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3641, Amount: Rs.100.00/-, Date of Purchase: 24/06/2026, Vendor name: Soumen Kr Dey



Sisir Kumar Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1003-2026, Page from 46341 to 46356
being No 100302154 for the year 2026.



Sisir Kumar Bera

Digitally signed by Sisir Kumar Bera
Date: 2026.06.30 16:17:25 +05:30
Reason: Digital Signing of Deed.

(Sisir Kumar Bera) 30/06/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.