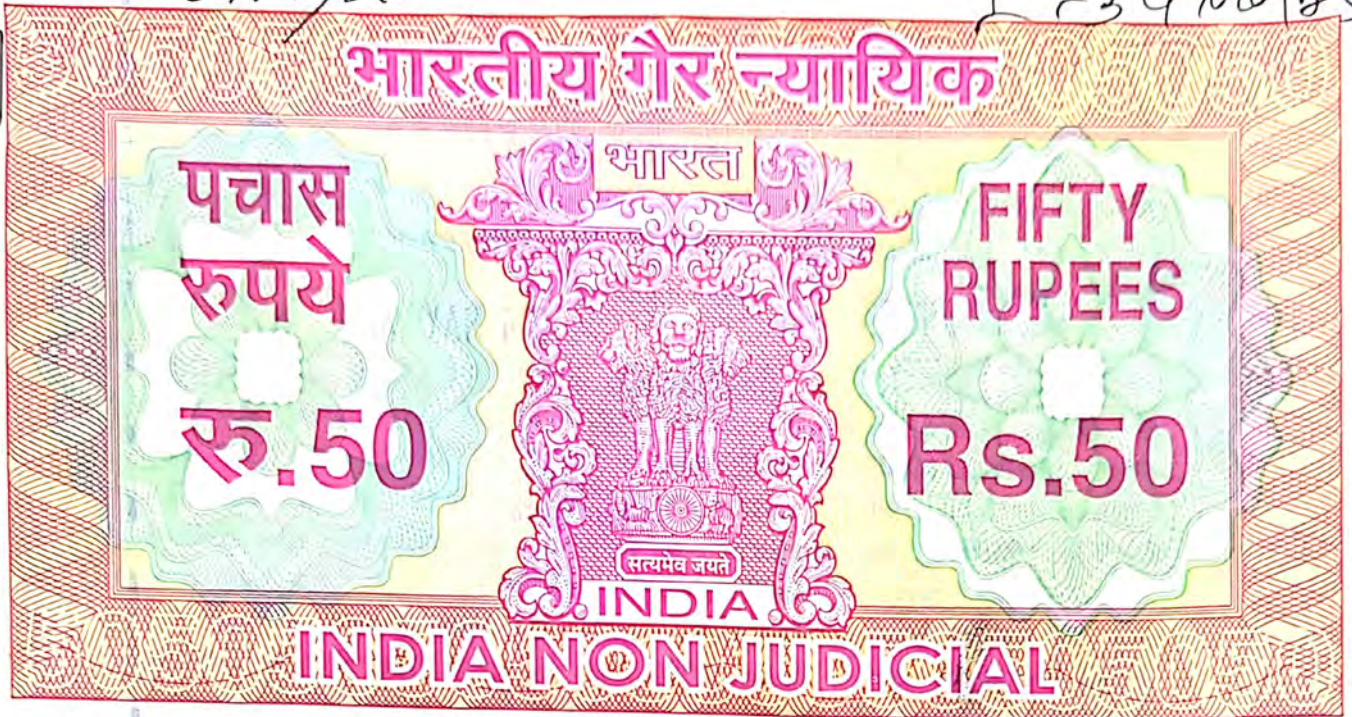


3477/25

D-3466/25



भारतीय गैर न्यायिक WEST BENGAL

AL 210846

10-50
1346864/3
16/5/25

Susanta Kumar Ghosh

Susanta Kumar Ghosh

Manoj Kumar Ghosh

GREEN APPY

Mounita Halder

Partners

GREEN APPY

Soumitra Halder

Partners

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

DEVELOPER'S POWER OF ATTORNEY AFTER EXECUTION OF DEVELOPMENT AGREEMENT

1661/2021 District Sub-Registrar
BURDWAN

16 MAY 2025

16 MAY 2025

Sl. No. 1701 Sale Date 14/5/2025

Sold To Green Appy

Add. Berakpur North 24 Parganas

Stamp Rs. 50/-
This Stamp Paper Purchase From

Purba Burdwan 1No. Try. On Date

06 MAY 2025

Stamp Vender-TAPAS PAL

Burdwan A.D.S.R. Office, Purba Burdwan

Licence No.-01/15-16

Jal.
Signature



Additional District Sub-Registrar
BURDWAN

16 MAY 2025

Susanta Kumar Ghosh
Susanta Kumar Ghosh
Monoj Kumar Ghosh

GREEN APPY

Moumita Halder
Partners

GREEN APPY

Soumitra Halder
Partners

KNOW ALL MEN BY THIS PRESENTS, We, (1) **MR. SUSANTA KUMAR GHOSH**, PAN-ADIPG5083E; (2) **MR. SAMIR KUMAR GHOSH**, PAN-ADIPG5081G; (3) **MR. MONOJ KUMAR GHOSH**, PAN-ADIPG5078P; all are S/o-Late Sanat Kumar Ghosh, by Nationality-Indian, by Occupation- Business, resident of 'DHIRU VILLA', Radhanagar, P.O- Burdwan Sadar, Dist.- Purba Bardhaman, hereinafter jointly and collectively referred to and called as the **PRINCIPALS** (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns etc.)

WHEREAS the **PRINCIPALS** herein with an aim and object to develop a multi-storied Commercial-cum-Residential complex, consisted of Commercial Spaces, several self-contained ownership flats, car-parkingspaces TOGETHER WITH other common facilities and amenities, on the land, more fully described in the **FIRST** Schedule hereunder, have already entered into Development Agreement with the **GREEN APPY**, a Partnership Firm, PAN-AALFG0513D, having its registered office at office at C/o- Amitava Paul, Monirampur Beniapara, 48 Rampada Halder Road, Post Office- Barrackpore, P.S.- Barrackpore, Dist.-North 24-Parganas, Pin-700120, West Bengal, India, represented by its Partners namely i) **MRS. MOUMITA HALDER**, PAN-ADJPH8811J, W/o- Mr. Soumitra Halder and ii) **MR. SOUMITRA HALDER**, PAN-ABHPPH2544N, S/o- Late Sujoy Krishna Halder, both are by nationality- Indian, by Occupation-Business, resident of Village & P.O. Nabagram, P.S. Jamalpur, Dist.-Purba Bardhaman, Pin - 713166, which has been registered at the office of A.D.S.R, Purba Bardhaman, as Development Agreement being No. **I-020303464** for the year 2025. Accordingly to materialize the aforesaid project, We, the **PRINCIPALS** herein in pursuance of terms and conditions contained in aforesaid registered Development do hereby executing this Power of Attorney to nominate, constitute and appoint **GREEN APPY**, a Partnership Firm, PAN-AALFG0513D, having its registered office at office at C/o- Amitava Paul, Monirampur Beniapara, 48 Rampada Halder Road, Post Office-

Susanta Kumar Ghosh



Monoy Kumar Ghosh

GREEN APPY

Moumita Halder
Partners

GREEN APPY

Soumitra Halder
Partners

Barrackpore, P.s.- Barrackpore, Dist.-North 24-Parganas, Pin-700120, West Bengal, India, represented by its Partners namely (a) MRS. MOUMITA HALDER, PAN-ADJPH8811J, W/o-Mr. Soumitra Halder and (b) MR. SOUMITRA HALDER, PAN-ABHPH2544N, S/o-Late Sujoy Krishna Halder, both are by nationality- Indian, by Occupation-Business, resident of Village & P.o. Nabagram, P.s. Jamalpur, Dist.-Purba Barddhaman, Pin - 713166, West Bengal, *hereinafter referred to and called for the sake or brevity as the DEVELOPER*, to be our lawful attorney in our names and on our behalf to do or execute all or any of the acts, deeds or things mentioned herein below:-

1. To enter upon, take possession of the land, mentioned in the Schedule herein below and to manage, look after, control, supervise, defend, protect and administer the said land mentioned in the Schedule hereunder or any part thereof by whatsoever manner or way.
2. To lay out, construct, develop the said land, mentioned in the Schedule herein below, as the Developer thinks fit and proper in accordance with the sanctioned building plan.
3. To enter into such understanding and agreement (s), as the Developer thinks fit and proper to develop Multi-Storied Commercial-cum-Residential Complex, consisting of Commercial Spaces, several self-contained and compact flats and car parking spaces on the land, described in the Schedule herein below.
4. To pay all taxes, maintenance and other charges and expenses, whatsoever, payable for and on account of the said properties and to claim and receive refund, reimbursement and other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.
5. To apply and submit application before the Burdwan Municipal Authority, for and on our behalf and in our names, for sanction of the Building Plan, Revised Building Plan, Drawings, Representations and/or to obtain Completion/Occupation

Susanta Kumar Ghosh

[Signature]

Manoj Kumar Ghosh

GREEN APPY

Mounir Haldar
Partners

GREEN APPY

Susanta Kumar Ghosh
Partners

Certificate or for any other reason, as may be required, to complete the construction of the proposed Multi-Storied Commercial cum Residential Complex on the land, described in the FIRST Schedule herein below by the Developer, at its sole and absolute discretion shall think fit and necessary.

6. To apply for electricity and for other necessary connections, whatsoever, before the WBSEDCL Authority and/or other appropriate Authorities and for that purpose to sign, issue and receive all papers and/or documents etc., whatsoever manner or nature as may be thought to be necessary by the said Developer.
7. To apply to the Department of Water supply, Sewerage and Drainage of the Burdwan Municipality and/or others too, for availing or seeking and/or laying necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature at the schedule mentioned property and to that effect to sign all such relevant applications, drawings, documents and representations of whatsoever manner or nature that is being sought to be done by the aforesaid Departments of the Burdwan Municipality and/or by others.
8. To apply for and obtain all required clearance and permissions, from the Burdwan Municipality or any authority to develop proposed Multi-Storied Commercial-cum- Residential Complex on the land, described in the FIRST Schedule herein below.
9. To sign and submit all applications, papers and documents for having the scheduled mentioned property or any part thereof separately assessed, mutated and amalgamate in all public records maintained by the authorities having jurisdiction including the Burdwan Development Authority and Burdwan Municipality.
10. To apply and submit application before the West Bengal Fire Services Authority, for and on our behalf and in our names, to obtain clearance, no objection and permission, as may be required, for the Multi-Storied Commercial cum

[Signature]

Susanta Kumar Ghosh

Susanta Kumar Ghosh

Moumita Halder

GREEN APPY

Moumita Halder
Partners

GREEN APPY

Susanta Kumar Ghosh
Partners

Residential Complex, proposed to be Developed on the land, described in the First Schedule herein below.

11. To produce and deliver all title deeds, documents and papers relating to the tile and possession of said property to the buyer(s) and to answer and comply with all requisitions that may be enquired by such intending buyers in respect of Land Owners as well as Developers' allocation.
12. To appear and represent the PRINCIPALS before the Burdwan Municipality, Burdwan Development Authority, Statutory Bodies, Government Departments and Offices, all other State Executives, Judicial or Quasi Judicial authorities, all Courts and Tribunals and before any Developer, Contractor or other persons and deal with them in all manner and sign, execute, deliver and submit all papers, plan, documents, applications, objections notices etc. and also to submit and take delivery of and/or explain all documents of title, clearances, plan etc. and to do all acts deeds and things as may be required or found necessary or expedient by the Developer.
13. To sign, execute, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, sale agreements, sale deeds, documents of transfer, rectifications, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, applications, accounts, plans, forms, correspondences, notices, letters and other documents and writings.
14. To sell, convey and transfer and/or to complete the sale and transfer all Commercial Space, self- contained Flats and Parking Spaces, **save and except the Commercial Space allotted to the LAND OWNERS' at the Ground Floor,** TOGETHER WITH undivided proportionate share in the land along with right to use and enjoy all common facilities, utilities and benefits, particularly fit for human habitation, at

Susanta Kumar Ghosh



Moumita Halder

GREEN APPY

Moumita Halder
Partners

GREEN APPY

Susanta Kumar Ghosh
Partners

the proposed multi-storied Commercial cum Residential complex, to any new purchaser(s), by executing appropriate deed of sale or transfer deeds, in our names and on our behalf and to do all acts deeds and things with regard to sale or transfer as the said Developer may deem fit and proper.

15. To appear and represent the PRINCIPALS before any Registrar, Sub-Registrar, Additional Dist. Sub-Registrar, District Registrar, Registrar of Assurances and other Officers or Authority, having jurisdiction and admit execution and present for registration all sell or transfer deeds, instruments and writings, signed by the said DEVELOPER as our lawfully constituted attorney and to receive advance, earnest money and consideration amount from the intending purchaser (s) by virtue of this Power of Attorney.
 16. The attorney shall deposit sale proceeds of the LAND OWNERS' allocation, at our respective accounts proportionately as our entitlement but shall retain sale proceeds of the DEVELOPER'S allocation in its own account as its entitlement.
 17. To appear and represent the PRINCIPALS before any Notary Public, Magistrates and authorities in connection with affirmation or notarization of any deed, instrument, declaration or writing, signed or made by the said Developer by virtue of the power hereby conferred.
 18. To sign, verify and/or affirm any Complaint, Written Statement, Application, Consent petition, affidavit, Memorandum of Appeal or any other document or paper in any proceeding as the occasions shall require and/or execute Vakalatnama and appoint Advocate as the said Attorney may think fit and proper in respect of the subject property.
 19. To accept notices, summons and services of papers and documents from any Court, Tribunal and/or other Authorities.
- AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the development of multi-storied Commercial cum Residential complex, consisted of

Susanta Kumar Ghosh

Susanta Kumar Ghosh

Monoy Kumar Ghosh

GREEN APPY

Mounita Halder
Partners

GREEN APPY

Susanta Kumar Ghosh
Partners

Commercial Space, several self-contained ownership flats and car-parking spaces together with other common facilities and amenities, on the land, more fully described in the Schedule hereunder, or any part thereof which the PRINCIPALS could have lawfully done under their own hands and seals, if personally present.

AND the PRINCIPALS doth hereby ratify and confirm and agree to ratify and confirm all and whatever said Developer has done or shall lawfully do or cause to be done in or about the premises aforesaid, within the purview and intent of this present.

AND the PRINCIPALS hereby record and declare that this power of attorney shall be irrevocable and shall also be binding upon the PRINCIPALS and in their absence upon their legal heirs, successors, legal representatives, executors, administrators, and/or assigns of the PRINCIPALS till completion of proposed multi-storied Commercial- cum-residential complex on the land, more fully described in the Schedule hereunder and final delivery of possession of the Commercial Space, as well as all the flats and car parking spaces to individual purchaser (s) by the DEVELOPER.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of BASTU class of land, measuring an area of 47.6 Satak, more or less, located at Dist.- Purba Bardhaman, P.s.- Burdwan Sadar, Mouza- Radhanagar, J.L No.39, appertaining to C.S. Khatian No. 943, R.S. Khatian No.1774, 1779, 1781 & 1924, L.R. Khatian No. 7503, 7504 & 7505, comprised in R.S. Plot No.4752, corresponding to L.R. Plot No.4704, within local limits of the Burdwan Municipality under Ward No.34, bearing Holding No.-24, Mahalla - G.T. Road Mahalla, which is duly demarcated and identified by RED border in the Sketch map annexed with this presents which is butted and bounded by :-

ON THE NORTH :- Municipal H.S. School.
ON THE SOUTH :- Purabi Shop & Dhaldighi Tank.
ON THE EAST :- G.T. Road.
ON THE WEST :- Dhaldighi Tank.

Susanta Kumar Ghosh

Susanta Kumar Ghosh

Moumita Halder

GREEN APPY

Moumita Halder
Partners

GREEN APPY

Susanta Kumar Ghosh
Partners

SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS ALLOCATION)

The Commercial Spaces as well as the Flats and Parking spaces mentioned hereunder TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *which is described in details in the FIRST Schedule hereinabove and duly demarcated and identified by RED border and marked in the Sketch map annexed with this presents*, ALONG WITH rights upon common areas and facilities shall be allotted to the LAND OWNERS jointly towards full and final adjustment of their 50% (Fifty Per Centum) allocation as per terms and conditions of this Agreement.

FLOOR	FLAT NO.	BUILT-UP AREA (in Sq. Ft., more or less, subject to final measurement)
3 rd Floor	B	994
3 rd Floor	C	923
3 rd Floor	D	994
4 th Floor	A	942
4 th Floor	E	942
4 th Floor	F	668
5 th Floor	B	994
5 th Floor	C	923
5 th Floor	D	994
6 th Floor	A	942
6 th Floor	E	942
6 th Floor	F	668
7 th Floor	B	994
7 th Floor	C	923
7 th Floor	D	994
8 th Floor	A	942
8 th Floor	E	942

Susanta Kumar Ghosh

[Signature]

Mony Kumar Ghosh

GREEN APPY

Mounita Halder
Partners

GREEN APPY

Soumitra Halder
Partners

8th Floor	F	668
9th Floor	B	994
9th Floor	C	923
9th Floor	D	994
10th Floor	A	942
10th Floor	E	942

AND

23 number of Parking spaces at the Basement as well as Ground Floor including mechanical portions of the building.

AND

The entire Commercial space at the Ground Floor and 50% of the Commercial Space at the Second Floor.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER ALLOCATION)

The Commercial Spaces as well as the Flats and Parking spaces mentioned hereunder TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *which is described in details in the FIRST Schedule hereinabove and duly demarcated and identified by RED border and marked in the Sketch map annexed with this presents* ALONG WITH rights upon common areas and facilities shall be allotted to the LAND OWNERS jointly towards full and final adjustment of its 50% (Fifty Per Centum) allocation as per terms and conditions of this Agreement.

FLOOR	FLAT NO	BUILT-UP AREA (in Sq. Ft., more or less, subject to final measurement)
3rd Floor	A	942
3rd Floor	E	942
3rd Floor	F	668
4th Floor	B	994
4th Floor	C	923
4th Floor	D	994

Susanta Kumar Ghosh

Susanta Kumar Ghosh

Moumita Halder

GREEN APPY

Moumita Halder
Partners

GREEN APPY

Susanta Kumar Ghosh
Partners

5 th Floor	A	942
5 th Floor	E	942
5 th Floor	F	668
6 th Floor	B	994
6 th Floor	C	923
6 th Floor	D	994
7 th Floor	A	942
7 th Floor	E	942
7 th Floor	F	668
8 th Floor	B	994
8 th Floor	C	923
8 th Floor	D	994
9 th Floor	A	942
9 th Floor	E	942
9 th Floor	F	668
10 th Floor	B	994
10 th Floor	D	994

AND

23 number of Parking spaces at the Basement as well as Ground Floor including mechanical portions of the building.

AND

The entire Commercial space at the First Floor and 50% of the Commercial Space at the Second Floor.

IN WITNESSES WHEREOF, We, the PARTIES herein do hereby put the finger prints of our both hands and also put our signatures on this deed of Power of Attorney in presence of following witnesses on this 16th day of May'2025.

SIGNED AND SEALED at Purba Bardhaman

In presence of Witnesses:-

1. SK. Sarob
S/o- SK Mansur Ali
vill- Koria
P.O- Baikunthapur
P.S- Saktigarh
Dist- Purba Bardhaman
Pin- 713104

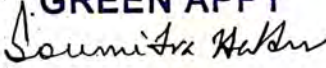
Susanta Kumar Ghosh


Monaj Kumar Ghosh.
Signature of the PRINCIPALS

2. Sudip Sankar
S/o Lt. S.P. Sankar
vill. + P.O. - Nabagram.
P.S. - Jamalpur.
Dist. - Purba Bardhaman.
Pin - 713166

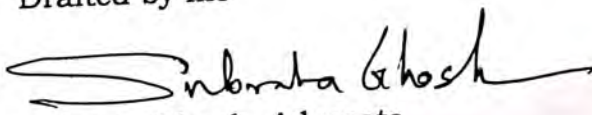
GREEN APPY

Moumita Halder
Partners

GREEN APPY

Partners

Signature of the ATTORNEY

Drafted by me


Subrata Ghosh, Advocate
Dist. Judge's Court, Burdwan.
Enrollment No.- WB/1325/2002

Finger Prints of **MR. SUSANTA KUMAR GHOSH**



Susanta Kumar Ghosh

Susanta Kumar Ghosh

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Signature of **MR. SUSANTA KUMAR GHOSH**

Finger Prints of **MR. SAMIR KUMAR GHOSH**



Samir Kumar Ghosh

Samir Kumar Ghosh

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Signature of **MR. SAMIR KUMAR GHOSH**

Finger Prints of **MR. MONOJ KUMAR GHOSH**



Monoj Kumar Ghosh

Monoj Kumar Ghosh

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Signature of **MR. MONOJ KUMAR GHOSH**

Finger Prints of MRS.MOUMITA HALDER



Moumita Halder

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

GREEN APPY

Moumita Halder

Partners

Signature of MRS.MOUMITA HALDER

Finger Prints of MR.SOUMITRA HALDER



Soumitra Halder

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

GREEN APPY

Soumitra Halder

Partners

Signature of MR.SOUMITRA HALDER

Finger Prints of SK. SARIF.



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
					
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand
					

SK. SARIF

Signature of SK. SARIF

भारत सरकार
Government of India



सुशान्त कुमार घोष
Susanta Kumar Ghosh
जन्मतिथि / DOB: 17/12/1948
पुरुष / MALE



6205 3682 3745

मेरा आधार, मेरी पहचान

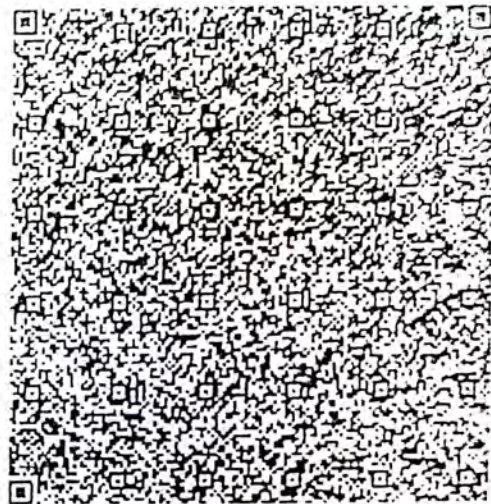
Scanned with OKEN Scanner

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



सुशान्त कुमार घोष, बर्धमान, पश्चिम बंगाल,

Address: radhanagar, Burdwan,
Bardhaman, West Bengal, 713101



6205 3682 3745



1947



help@uidai.gov.in



www.uidai.gov.in

Scanned with OKEN Scanner

Susanta Kumar Ghosh



Scanned with OKEN Scanner

PERMANENT ACCOUNT NUMBER

PERMANENT ACCOUNT NUMBER

ADIPG5083E



नाम /NAME

SUSANTA KUMAR GHOSH

पिता का नाम /FATHER'S NAME

SANAT KUMAR GHOSH

जन्म तिथि /DATE OF BIRTH

17-12-1948

हस्ताक्षर /SIGNATURE

Susanta Kumar Ghosh

आयकर आयुक्त, प.बं.-XI

Susanta Kumar Ghosh

COMMISSIONER OF INCOME-TAX, W.B. - XI

Scanned with OKEN Scanner

Susanta Kumar Ghosh



Scanned with OKEN Scanner



भारत सरकार
GOVERNMENT OF INDIA



Samir Kumar Ghosh
DOB: 20/07/1949
Male / MALE



4669 5242 8027

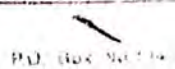
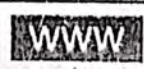
Scanned with OKEN Scanner



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Sanat Kumar Ghosh, DHIRU VILLA,
B.L.HATI ROAD, RADHANAGAR,
Barddhaman (m), Barddhaman,
West Bengal - 713101.



mail@uidai.gov.in

www.uidai.gov.in

Scanned with OKEN Scanner

Samir Kumar Ghosh

Scanned with OKEN Scanner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

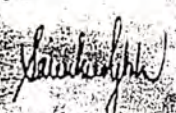
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADIPG5081G



नाम / Name
SANAT KUMAR GHOSH

पिता का नाम / Father's Name
SANAT KUMAR GHOSH

जन्म की तारीख /
Date of Birth
20/07/1949


हस्ताक्षर / Signature

Scanned with OKEN Scanner





ভারত সরকার

Government of India

মনোজ কুমার ঘোষ

Monoj Kumar Ghosh

জন্মতারিখ / DOB : 16/07/1955

পুরুষ / Male



5366 6904 4741

আধার – সাধারণ মানুষের অধিকার

Scanned with OKEN Scanner



ঠিকানা:

S/O: সনত কুমার ঘোষ,
রাধানগর, বর্ধমান, বর্ধমান,
পশ্চিমবঙ্গ, 713101

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

Address:

S/O: Sanat Kumar Ghosh,
RADHANAGAR, Burdwan,
Bardhaman, Burdwan, West
Bengal, 713101

5366 6904 4741



1947
1800 300 1947



help@uidai.gov.in

www

www.uidai.gov.in

Scanned with OKEN Scanner

Monoj Kumar Ghosh



Scanned with OKEN Scanner

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADIPG5078P



नाम /NAME

MONOJ KUMAR GHOSH

पिता का नाम /FATHER'S NAME

SANAT KUMAR GHOSH

जन्म तिथि /DATE OF BIRTH

16-07-1955

हस्ताक्षर /SIGNATURE

Monoj Kumar Ghosh.

CK Mas

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Scanned with OKEN Scanner

Monoj Kumar Ghosh.



Scanned with OKEN Scanner

आयकर विभाग

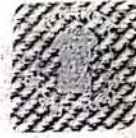
INCOME TAX DEPARTMENT

GREEN APPY



भारत सरकार

GOVT. OF INDIA



30/11/2011

Permanent Account Number

AALFG0513D

06062012

GREEN APPY
Sumitra Haldar
Partners



भारत सरकार
Government of India



Moumita Halder
Date of Birth/DOB: 19/08/1979
Female/ FEMALE

7844 1701 8536
VID : 9107 7265 0078 1866

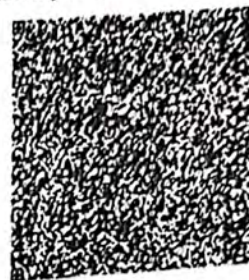
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
NABAGRAM, Nabagram, Bardhaman,
West Bengal - 713166



7844 1701 8536
VID : 9107 7265 0078 1866

1947

help@uidai.gov.in

www.uidai.gov.in

Moumita Halder

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADJPH8811J



16062020

नाम / Name
MOUMITA HALDER

पिता का नाम / Father's Name
AJIT KUMAR PAUL

जन्म की तारीख /
Date of Birth:
15-08-1979

Mounita Halder
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौटार्न:
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Mounita Halder





ভারত সরকার
Government of India

সৌমিত্র হালদার
Soumitra Haider
পিতা : সুজয় কৃষ্ণ হালদার
Father : Sujay Krishna Halder
জন্মতারিখ / DOB : 25/12/1969
পুরুষ / Male



9834 0049 0906

অধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
নবগ্রাম, নবগ্রাম, বর্দমান,
নবগ্রাম, পশ্চিম বঙ্গ, 713166

Address:
NABAGRAM, Nabagram,
Bardhaman, Nabagram. West
Bengal, 713166

9834 0049 0906

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Soumitra Haider



Scanned with OKEN Scanner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABHRH2544N

नाम / Name
SOMITRA HALDER

पिता का नाम / Father's Name
SUJAY KRISHNA HALDER

जन्म की तारीख /
Date of Birth
25/12/1969

हस्ताक्षर / Signature

16052020

Somitra Halder



भारत सरकार
Government of India



Sk Sarif

Father : Sk Mansur Ali

DOB: 12/10/1975

Male



8492 5935 8174



भारतीय विशिष्टता प्रमाणन
Unique Identification Authority of India

Address: BAIKUNTHAPUR,
koria, Baikunthapur,
Baikunthapur, Bardhaman
West Bengal, 713101

8492 5935 8174



1947
1600 300 1947



help@uidai.gov.in



www.uidai.gov.in

आधार - आम आदमी का अधिकार

Sk. Sarif



Scanned with OKEN Scanner

Major Information of the Deed

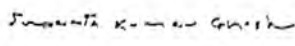
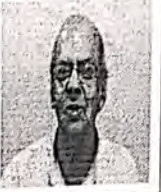
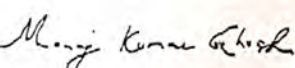
Deed No :	I-0203-03466/2025	Date of Registration	16/05/2025
Query No / Year	0203-8001346864/2025	Office where deed is registered	
Query Date	16/05/2025 10:54:12 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	MIRZA RAJA BEGG Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9434469033, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 20,19,39,383/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020303464/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Parcus Rd to -- Parbirhata Police line) , Mouza: Radhanagar, , Ward No: 34, Holding No:24, G T ROAD Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4704	LR-7503	Other Commercial Usage	Garej	0.159 Acre	1/-	6,74,54,542/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4704 (RS :-)	LR-7504	Other Commercial Usage	Garej	0.159 Acre	1/-	6,74,54,542/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
L3	LR-4704 (RS :-)	LR-7505	Other Commercial Usage	Garej	0.158 Acre	1/-	6,70,30,299/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road,
		TOTAL :			47.6Dec	3 /-	2019,39,383 /-	
		Grand Total :			47.6Dec	3 /-	2019,39,383 /-	

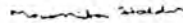
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SUSANTA KUMAR GHOSH (Presentant) Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office	 16/05/2025	 Captured LTI 16/05/2025	 16/05/2025
Dhiru Villa, Radhanagar, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ADxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office				
2	Mr SAMIR KUMAR GHOSH Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office	 16/05/2025	 Captured LTI 16/05/2025	 16/05/2025
DHIRU VILLA, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office				
3	Mr MONOJ KUMAR GHOSH Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office	 16/05/2025	 Captured LTI 16/05/2025	 16/05/2025
DHIRU VILLA, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ADxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREEN APPY 205, RAMPADA HALDER ROADMANIRAMPUR,, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAXxxxxx3D.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
	Mrs MOUMITA HALDER Wife of Mr SOUMITRA HALDER Date of Execution - 16/05/2025, , Admitted by: Self, Date of Admission: 16/05/2025, Place of Admission of Execution: Office		 Captured LTI May 16 2025 11:11AM	 16/05/2025
NABAGRAM, Village:- NABAGRAM, P.O:- NABAGRAM, P.S:-Jamalpur, District:-Purba Bardhaman, West Bengal, India, PIN:- 713166, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ADxxxxxx1J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN APPY (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr SOUMITRA HALDER Son of Late SUJOY KRISHNA HALDER Date of Execution - 16/05/2025, , Admitted by: Self, Date of Admission: 16/05/2025, Place of Admission of Execution: Office		 Captured LTI May 16 2025 11:12AM	 16/05/2025
Village:- NABAGRAM, P.O:- NABAGRAM, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713166, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ABxxxxxx4N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN APPY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SK SARIF Son of Mr SK MANSUR ALI COURT BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured 16/05/2025	 16/05/2025
Identifier Of Mr SUSANTA KUMAR GHOSH, Mr SAMIR KUMAR GHOSH, Mr MONOJ KUMAR GHOSH, Mrs MOUMITA HALDER, Mr SOUMITRA HALDER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR GHOSH	GREEN APPY-5.3 Dec
2	Mr SAMIR KUMAR GHOSH	GREEN APPY-5.3 Dec
3	Mr MONOJ KUMAR GHOSH	GREEN APPY-5.3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR GHOSH	GREEN APPY-5.3 Dec
2	Mr SAMIR KUMAR GHOSH	GREEN APPY-5.3 Dec
3	Mr MONOJ KUMAR GHOSH	GREEN APPY-5.3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR GHOSH	GREEN APPY-5.26667 Dec
2	Mr SAMIR KUMAR GHOSH	GREEN APPY-5.26667 Dec
3	Mr MONOJ KUMAR GHOSH	GREEN APPY-5.26667 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Parcus Rd to - Parbirhata Police line) , Mouza: Radhanagar, , Ward No: 34, Holding No:24, G T ROAD Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4704, LR Khatian No:- 7503	Owner:সুশান্ত কুমার ঘোষ, Gurdian:সনত কুমার, Address:নিজ , Classification:গ্যারেজ, Area:0.15900000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 4704, LR Khatian No:- 7504	Owner:সমীর কুমার ঘোষ, Gurdian:সনত কুমার, Address:নিজ , Classification:গ্যারেজ, Area:0.15900000 Acre,	Mr SAMIR KUMAR GHOSH
L3	LR Plot No:- 4704, LR Khatian No:- 7505	Owner:মনোজ কুমার ঘোষ, Gurdian:সনত কুমার, Address:নিজ , Classification:গ্যারেজ, Area:0.15800000 Acre,	Mr MONOJ KUMAR GHOSH

Endorsement For Deed Number : I - 020303466 / 2025

On 16-05-2025

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

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

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

Presented for registration at 10:50 hrs on 16-05-2025, at the Office of the A.D.S.R. Bardhaman by Mr SUSANTA KUMAR GHOSH , 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 20,19,39,383/-

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

Execution is admitted on 16/05/2025 by 1. Mr SUSANTA KUMAR GHOSH, Son of Late SANAT KUMAR GHOSH, Dhiru Villa, Radhanagar, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr SAMIR KUMAR GHOSH, Son of Late SANAT KUMAR GHOSH, DHIRU VILLA, RADHANAGAR, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr MONOJ KUMAR GHOSH, Son of Late SANAT KUMAR GHOSH, DHIRU VILLA, RADHANAGAR, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Indetified by Mr SK SARIF, , , Son of Mr SK MANSUR ALI, COURT BURDWAN, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 16-05-2025 by Mrs MOUMITA HALDER, PARTNER, GREEN APPY, 205, RAMPADA HALDER ROADMANIRAMPUR,, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120

Indetified by Mr SK SARIF, , , Son of Mr SK MANSUR ALI, COURT BURDWAN, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

Execution is admitted on 16-05-2025 by Mr SOUMITRA HALDER, PARTNER, GREEN APPY, 205, RAMPADA HALDER ROADMANIRAMPUR,, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120

Indetified by Mr SK SARIF, , , Son of Mr SK MANSUR ALI, COURT BURDWAN, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 1701, Amount: Rs.50.00/-, Date of Purchase: 14/05/2025, Vendor name: T PAL

Sanjit

Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2025, Page from 84547 to 84580
being No 020303466 for the year 2025.



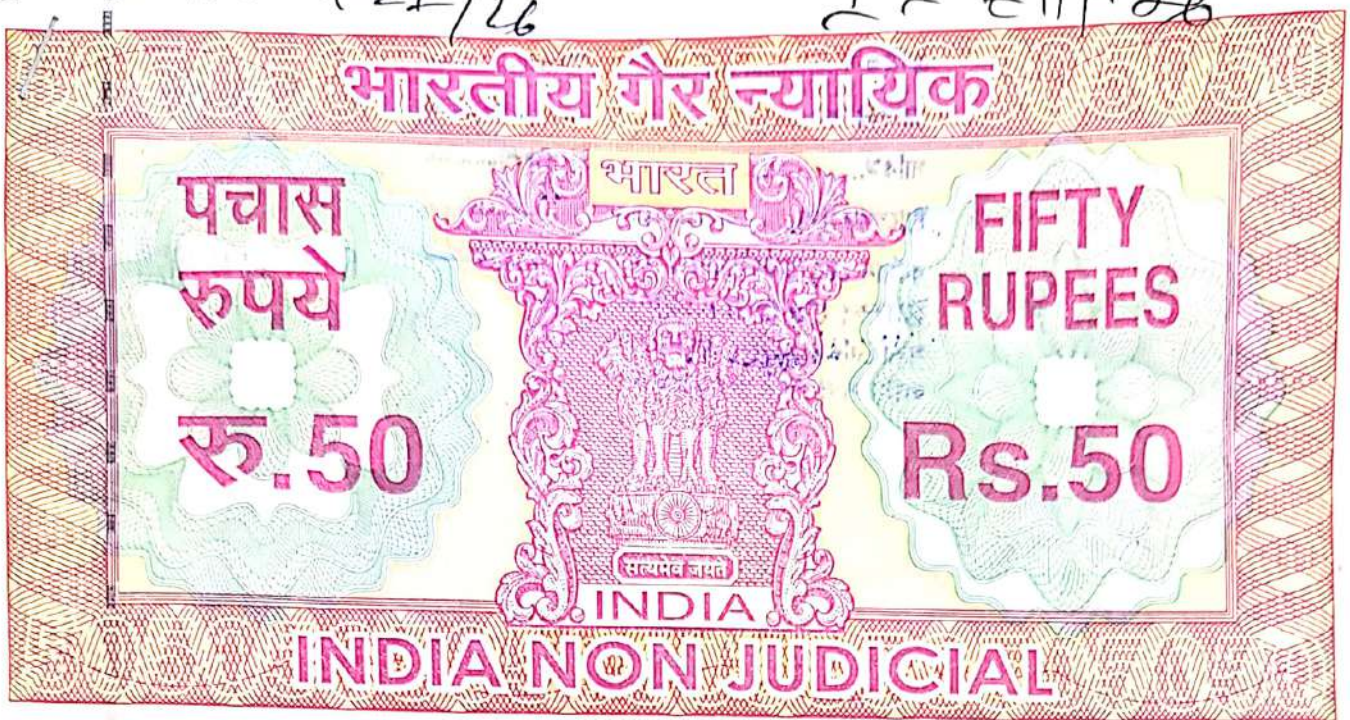
Sanjit

Digitally signed by SANJIT SARDAR
Date: 2025.05.20 16:02:32 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 20/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

21-12-26

21.12.26



पश्चिम बंगाल WEST BENGAL

AP 841759

10-12-26
325597
06/12/26

Susanta Kumar Ghosh
Sanku Ghosh
Mong Kumar Ghosh

GREEN APPY
Mounita Halder
Partners

GREEN APPY
Soumitra Halder
Partners

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

Additional District Sub Registrar
Burdwan, Dt.-Purba Bardhaman

DEVELOPER'S POWER OF ATTORNEY

06 FEB 2026

1

ক্রমিক নং..... ১০১৭ তারিখ..... ১৭/০১/২৬
জমিদার নাম..... মৃত মৃত্যু ২০০৭ খ্রিঃ ৫৭৪ ৫৭-
সাক্ষর..... কল্যাণী/৩. মামা
জাম্বুর মূল্য..... ৫০
বর্তমান ১নং জমিদারী হইতে খাঃ ০৮ JAN 2026
জাম্বুর জমিদার-মহাদেব : ৩
সদর রেজিষ্ট্রারী অফিস, বর্তমান
লাইসেন্স নং- ৩/১৯৮৮
মামা



Additional District Sub Registrar
Burdwan, Dt. - Purba Bardhaman
06 FEB 2026

Susanta Kumar Ghosh
Samir Kumar Ghosh
Monoj Kumar Ghosh

GREEN APPY

Moumita Halder
Partners

GREEN APPY

Soumitra Halder
Partners

KNOW ALL MEN BY THIS PRESENTS, We, (1) **MR. SUSANTA KUMAR GHOSH**, PAN: ADIPG5083E; (2) **MR. SAMIR KUMAR GHOSH**, PAN: ADIPG5081G; (3) **MR. MONOJ KUMAR GHOSH**, PAN: ADIPG5078P; all are S/o-Late Sanat Kumar Ghosh, by Nationality-Indian, by Occupation- Business, resident of 'DHIRU VILLA', Radhanagar, P.O- Burdwan Sadar, Dist.- Purba Bardhaman, hereinafter jointly and collectively referred to and called as the **PRINCIPALS** (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns etc.)

WHEREAS, We, the **PRINCIPALS** herein as **LAND OWNERS** by dint of registered Development Agreement being No. 020303464 for the year'2025 have already appointed **GREEN APPY**, a ~~Partnership Firm~~, PAN: AALFG0513D, having its registered office at Premises No. 205, Rampada Halder Road, Beniapara, Monirampore, Barrackpore, North 24 Parganas, Pin- 700120, West Bengal, India; represented by its Partners, viz., (a) **MR. SOUMITRA HALDER**, PAN: ABHPH2544N, S/o- Late Sujay Krishna Halder, by nationality-Indian, by occupation-Business, resident of Vill & P.O.- Nabagram, P.S.- Jamalpur, District- Purba Bardhaman, Pin- 713166, West Bengal, and (b) **MRS. MOUMITA HALDER**, PAN: ADJPH8811J, W/o- Mr. Soumitra Halder, by nationality-Indian, by occupation-Business, resident of Vill & P.O.- Nabagram, P.S.- Jamalpur, District- Purba Bardhaman, Pin-713166, West Bengal, as **DEVELOPER**, to set up multi-storied Commercial-cum-Residential complex, consisted of Commercial Spaces, several self-contained ownership flats, car-parking spaces TOGETHER WITH other common facilities and amenities, on the land, more fully described in the **FIRST** Schedule hereunder. We, in pursuance of aforesaid Development Agreement, had also executed a Developer's Power of Attorney, bearing No. 020303466 for the year'2025 registered at the office of A.D.S.R, Burdwan to appoint the **DEVELOPER** as our lawful constituted attorney.

AND WHEREAS after execution of aforesaid registered Development Agreement as well as Developer's Power of Attorney, the **DEVELOPER**, commence the process to make construction of the proposed commercial cum residential complex by submitting the Building Plan, before the sanctioning Authority of Burdwan Municipality, and as per direction of the Burdwan Municipal authority the Developer has compelled to cause some changes in the Building Plan, for which the allocation of the Landowners and

Susanta Kumar Ghosh
Soumitra Halder
Moumita Halder

GREEN APPY
Moumita Halder
Partners

GREEN APPY
Soumitra Halder
Partners

Developer are required to be modified. Accordingly, in consonance with the terms and conditions contained in the aforesaid registered Development Agreement being No.020303464 for the year'2025 after mutual deliberation the Developer and the Landowners have already executed a Supplementary Agreement for settlement of their respective allocations, which has been registered as a supplementary agreement being No.I- 020300694 for the year'2026.

AND WHEREAS in the aforesaid change scenario it becomes necessary to execute a fresh Power of Attorney, by cancelling the earlier Developer's Power of Attorney being No. 020303466 for the year'2025, recorded in Book No. 1, Vol. No. 0203-2025 page from 84547 to 84580, registered before the office of the ADSR Burdwan, thereby giving authority to the DEVELOPER to deal with Developer's as well as Landowner's allocation. Accordingly, We, the PRINCIPALS herein pursuant to the terms and conditions of the aforesaid Development Agreement as well as subsequent Supplementary Agreement with the consent of the DEVELOPER by cancelling the earlier Developer's Power of Attorney being No. 020303466 for the year'2025, vide this POWER OF ATTORNEY do hereby nominate, constitute and appoint **GREEN APPY**, a Partnership Firm, PAN: AALFG0513D, having its registered office at Premises No. 205, Rampada Halder Road, Beniapara, Monirampore, Barrackpore, North 24 Parganas, Pin- 700120, West Bengal, India; represented by its Partners, viz., (a) **MR. SOUMITRA HALDER**, PAN: ABHPH2544N, S/o- Late Sujay Krishna Halder, by nationality-Indian, by occupation-Business, resident of Vill.&P.O.- Nabagram, P.S.- Jamalpur, District:-Purba Bardhaman, Pin- 713166, West Bengal, and (b) **MRS. MOUMITA HALDER**, PAN- ADJPH8811J, W/o- Mr. Soumitra Halder, by nationality-Indian, by occupation-Business, resident of Vill & P.O.- Nabagram, P.S.- Jamalpur, District:-Purba Bardhaman, Pin- 713166, West Bengal, hereinafter referred to and called for the sake or brevity as the DEVELOPER, as our lawfully constituted attorney in our names and on our behalf to do or execute all or any of the acts, deeds or things mentioned herein below:-

1. To enter upon, take possession of the land, mentioned in the Schedule herein below and to manage, look after, control, supervise, defend, protect and administer the said land mentioned in the Schedule hereunder or any part thereof by whatsoever manner or way.
2. To lay out, construct, develop the said land, mentioned in the Schedule herein below, as the Developer thinks fit and proper in accordance with the sanctioned building plan.

Swarna Kumar Ghosh
Shreemangla
Mony Kumar Ghosh.

GREEN APPY
Mounita Halder
Partners

GREEN APPY
Sannita Halder
Partners

3. To enter into such understanding and agreement (s), as the Developer thinks fit and proper, with the consent of landowners who may withhold such consent if it appears to them that their interest will be prejudicially affect their interest depending upon the nature of agreement/understanding, to develop Multi-storied Commercial-cum-Residential Complex, consisting of Commercial Spaces, several self-contained and compact Flats and Car Parking Spaces on the land, described in the Schedule herein below.
4. To pay all taxes, maintenance and other charges and expenses, whatsoever, payable for and on account of the said properties and to claim and receive refund, reimbursement and other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.
5. To apply and submit application before the Burdwan Municipal Authority, for and on our behalf and in our names, for sanction of the Building Plan, Revised Building Plan, Drawings, Representations and/or to obtain Completion/ Occupation Certificate or for any other reason, as may be required, to complete the construction of the proposed Multi-Storied Commercial cum Residential Complex on the land, described in the FIRST Schedule herein below by the Developer, at its sole and absolute discretion shall think fit and necessary.
6. To apply for electricity and for other necessary connections, whatsoever, before the WBSEDCL Authority and/or other appropriate Authorities and for that purpose to sign, issue and receive all papers and/or documents etc., whatsoever manner or nature as may be thought to be necessary by the said Developer.
7. To apply to the Department of Water supply, Sewerage and Drainage of the Burdwan Municipality and/or others too, for availing or seeking and/or laying necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature at the schedule mentioned property and to that effect to sign all such relevant applications, drawings, documents and representations of whatsoever manner or nature that is being sought to be done by the aforesaid Departments of the Burdwan Municipality and/or by others.
8. To apply for and obtain all required clearance and permissions, from the Burdwan Municipality or any authority to develop proposed Multi-Storied Commercial-cum- Residential Complex on the land, described in the FIRST Schedule herein below.
9. To sign and submit all applications, papers and documents for having the scheduled mentioned property or any part thereof separately assessed, mutated

Sumanita Kumar Ghosh
Sumanita Kumar Ghosh
Moumita Halder

GREEN APPY
Moumita Halder
Partners

GREEN APPY
Sumanita Kumar Ghosh
Partners

- and amalgamate in all public records maintained by the authorities having jurisdiction including the Burdwan Development Authority and Burdwan Municipality.
10. To apply and submit application before the West Bengal Fire Services Authority, for and on our behalf and in our names, to obtain clearance, no objection and permission, as may be required, for the Multi-Storied Commercial cum Residential Complex, proposed to be Developed on the land, described in the First Schedule herein below.
 11. To produce and deliver all title deeds, documents and papers relating to the tile and possession of said property to the buyer(s) and to answer and comply with all requisitions that may be enquired by such intending buyers in respect of DEVELOPER'S allocation.
 12. To appear and represent the PRINCIPALS before the Burdwan Municipality, Burdwan Development Authority, Statutory Bodies, Government Departments and Offices, all other State Executives, Judicial or Quasi Judicial authorities, all Courts and Tribunals and before any Developer, Contractor or other persons and deal with them in all manner and sign, execute, deliver and submit all papers, plan, documents, applications, objections notices etc. and also to submit and take delivery of and/or explain all documents of title, clearances, plan etc. and to do all acts deeds and things as may be required or found necessary or expedient by the Developer.
 13. To sign, execute, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, sale agreements, sale deeds, documents of transfer, rectifications, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, applications, accounts, plans, forms, correspondences, notices, letters and other documents and writings, provided such signing etc. do not affect the interest of the landowners. Whether such execution etc. are prejudicial or beneficial is absolutely discretion of the **LAND OWNERS**.
 14. To sell, convey and transfer and/or to complete the sale and transfer all Commercial Space, Self- contained Flats and Parking Spaces of **DEVELOPER'S** allocation only **TOGETHER** WITH undivided proportionate share in the land along with right to use and enjoy all common facilities, utilities and benefits, particularly fit for human habitation, at the proposed multi-storied Commercial cum Residential complex, to any new

Sumanta Kumar Ghosh
Sourav Ghosh
Mangaj Kumar Ghosh

GREEN APPY
Mounita Halder
Partners

GREEN APPY
Saumitra Halder
Partners

- purchaser(s), by executing appropriate deed of sale or transfer deeds, in our names and on our behalf and to do all acts deeds and things with regard to sale or transfer as the said Developer may deem fit and proper. , The attorney shall have no power and authority to deal with and sale and transfer Commercial Space, self-contained Flats and Parking Spaces allotted to the LAND OWNERS.
15. To appear and represent the PRINCIPALS before any Registrar, Sub-Registrar, Additional Dist. Sub-Registrar, District Registrar, Registrar of Assurances and other Officers or Authority, having jurisdiction and admit execution and present for registration all sell or transfer deeds, instruments and writings, executed by the attorney in relation to Commercial Space, Self-contained Flats and Parking Spaces allotted to the DEVELOPER.
 16. The attorney shall receive advance, earnest money and consideration amount from the intending purchaser(s) of the DEVELOPER'S allocation and shall retain the sale proceeds of the DEVELOPER'S allocation in its own account as its entitlement.
 17. To appear and represent the PRINCIPALS before any Notary Public, Magistrates and authorities in connection with affirmation or notarization of any deed, instrument, declaration or writing, signed or made by the said Developer by virtue of the power hereby conferred.
 18. To accept notices, summons and services of papers and documents from any Court, Tribunal and/or other Authorities and sign, verify and/or affirm any Complaint, Written Statement, Application, Consent petition, affidavit, Memorandum of Appeal or any other document or paper in any proceeding as the occasions shall require and/or execute Vakalatnama and appoint Advocate as the said Attorney may think fit and proper in respect of the subject property.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the development of multi-storied Commercial cum Residential complex, consisted of Commercial Space, several self-contained ownership flats and car-parking spaces together with other common facilities and amenities, on the land, more fully described in the Schedule hereunder, or any part thereof which the PRINCIPALS could have lawfully done under their own hands and seals, if personally present. This Power of Attorney is confined to the acts and deeds

Smanta Kumar Ghosh
Sainikumar
Raj Kumar Ghosh.

GREEN APPY
Mounita Halder
Partners

GREEN APPY
Sannita Halder
Partners

mentioned within four corners of these instrument which are absolutely needed for giving specific objects as contained herein. No

AND the PRINCIPALS doth hereby ratify and confirm and agree to ratify and confirm all and whatever said Developer has done or shall lawfully do or cause to be done in or about the premises aforesaid, within the purview and intent of this present.

AND the PRINCIPALS hereby record and declare that this power of attorney shall be irrevocable and shall also be binding upon the PRINCIPALS and in their absence upon their legal heirs, successors, legal representatives, executors, administrators, and/or assigns of the PRINCIPALS till completion of proposed multi-storied Commercial-cum-residential complex on the land, more fully described in the Schedule hereunder and final delivery of possession of the Commercial Space as well as all the flats and car parking spaces to individual purchaser (s) by the DEVELOPER and shall laps and expire as and when the Purpose of this DEED is completed.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of BASTU class of land, measuring an area of 47.6 Satak, more or less, located at Dist.- Purba Bardhaman, P.S.- Burdwan Sadar, Mouza- Radhanagar, J.L No.39, appertaining to C.S. Khatian No. 943, R.S. Khatian No.1774, 1779, 1781 & 1924, L.R. Khatian No. 7503, 7504 & 7505, comprised in R.S. Plot No. - 4752, corresponding to L.R. Plot No.-4704, within local limits of the Burdwan Municipality under Ward No.34, bearing Holding No.24, Mahalla- G.T. Road Mahalla, which is butted and bounded by :-

ON THE NORTH :- Municipal H.S. School.
ON THE SOUTH :- Purabi Shop & Dhaldighi Tank.
ON THE EAST :- G.T. Road.
ON THE WEST :- Dhaldighi Tank.

SECOND SCHEDULE ABOVE REFERRED TO **(OWNERS ALLOCATION)**

The Commercial Spaces as well as the Flats and Parking spaces mentioned hereunder TOGETHER WITH proportionate undivided impartible share and/or interest of the land, which is described in details in the FIRST Schedule hereinabove ALONG WITH proportionate rights upon common areas and facilities, shall be allotted to the LAND

Susanta Kumar Ghosh
Susanta Kumar Ghosh
 Manoj Kumar Ghosh

GREEN APPY
 Moumita Halder
 Partners

GREEN APPY
 Soumitra Halder
 Partners

OWNERS jointly towards full and final adjustment of their 50% (Fifty Per Centum) allocation as per terms and conditions of this Agreement.

<u>FLOOR</u>	<u>FLAT NO.</u>
2 nd Floor	B
2 nd Floor	C
2 nd Floor	D
3 rd Floor	A
3 rd Floor	E
3 rd Floor	F
4 th Floor	B
4 th Floor	C
4 th Floor	D
5 th Floor	A
5 th Floor	E
5 th Floor	F
6 th Floor	B
6 th Floor	C
6 th Floor	D
7 th Floor	A
7 th Floor	E
7 th Floor	F
8 th Floor	B
8 th Floor	C
8 th Floor	D
9 th Floor	A
9 th Floor	E

AND

23 number of Parking spaces at the Basement as well as Ground Floor including mechanical portions of the building.

AND

The Entire Commercial Space at the Ground Floor.

Susanta Kumar Ghosh
Sankar Ghosh
Manoj Kumar Ghosh

GREEN APPY
Moumita Halder
Partners

GREEN APPY
Sumitra Halder
Partners

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER ALLOCATION)

The Commercial Spaces as well as the Flats and Parking spaces mentioned hereunder TOGETHER WITH proportionate undivided impartible share and/or interest of the land, which is described in details in the FIRST Schedule hereinabove ALONG WITH proportionate rights upon common areas and facilities shall be allotted to the LAND OWNERS jointly towards full and final adjustment of its 50% (Fifty Per Centum) allocation as per terms and conditions of this Agreement.

<u>FLOOR</u>	<u>FLAT NO</u>
2 nd Floor	A
2 nd Floor	E
2 nd Floor	F
3 rd Floor	B
3 rd Floor	C
3 rd Floor	D
4 th Floor	A
4 th Floor	E
4 th Floor	F
5 th Floor	B
5 th Floor	C
5 th Floor	D
6 th Floor	A
6 th Floor	E
6 th Floor	F
7 th Floor	B
7 th Floor	C
7 th Floor	D
8 th Floor	A
8 th Floor	E
8 th Floor	F
9 th Floor	B
9 th Floor	D

AND

23 number of Parking spaces at the Basement as well as Ground Floor including mechanical portions of the building.

AND

The Entire Commercial Space at the First Floor.

IN WITNESSES WHEREOF, We, the PARTIES herein do hereby put the finger prints of our both hands and also put our signatures on this deed of Power of Attorney in presence of following witnesses on this 6th day of February 2026.

SIGNED AND SEALED at Purba Bardhaman

In presence of Witnesses:-

1. Mr. Sanku
S/o - Mr. Mansur Ali
Vill - Koria
P.O. - Baikunthapur
P.S. - Santigarh
Dist. - Purba Bardhaman
Pin - 713104

Susanta Kumar Ghosh
Saikat Ghosh
Mongol Kumar Ghosh

Signature of the PRINCIPALS

GREEN APPY

Moumita Halder

Partners

2. Sudip Sankar
S/o Lt. S.P. Sankar
Vill. + P.O. - Nabagram
P.S. - Tamalpur
Dist. - Purba Bardhaman
Pin - 713166

GREEN APPY

Soumitra Halder

Partners

Signature of the ATTORNEY

Drafted by me

Subrata Ghosh

Subrata Ghosh, Advocate
Dist. Judge's Court, Burdwan.
Enrollment No.- WB/1325/2002

Finger Prints of **MR. SUSANTA KUMAR GHOSH**

Susanta Kumar Ghosh



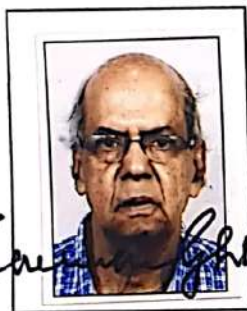
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Susanta Kumar Ghosh

Signature of **MR. SUSANTA KUMAR GHOSH**

Finger Prints of **MR. SAMIR KUMAR GHOSH**

Samir Kumar Ghosh

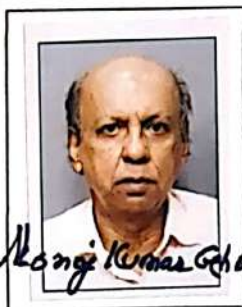


Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Signature of **MR. SAMIR KUMAR GHOSH**

Finger Prints of **MR. MONOJ KUMAR GHOSH**

Monoj Kumar Ghosh



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Monoj Kumar Ghosh

Signature of **MR. MONOJ KUMAR GHOSH**

Finger Prints of **MRS. MOUMITA HALDER**



Moumita Halder

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

GREEN APPY

Moumita Halder

Signature of **MRS. MOUMITA HALDER**

Partners

Finger Prints of **MR. SOUMITRA HALDER**



Soumitra Halder

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

GREEN APPY

Soumitra Halder

Signature of **MR. SOUMITRA HALDER**

Partners

Finger Prints of **SK SARIF (Identifier)**



SK Sarif

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

SK Sarif

Signature of **SK SARIF**

PERMANENT ACCOUNT NUMBER
ADIPG5081G

नाम /NAME
SAMIR KUMAR GHOSH

पिता का नाम /FATHER'S NAME
SANAT KUMAR GHOSH

जन्म तिथि /DATE OF BIRTH
20-07-1949

हस्ताक्षर /SIGNATURE
Samir Kumar Ghosh

आयकर अधिकारी, प.व. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Samir Kumar Ghosh

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चीरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচকের সচিব পরিচয় পত্র Elector's Photo Identity Card

FKH3493855



নাম: সুশান্ত কুমার ঘোষ
Name: Susanta Kumar Ghosh
পিতার নাম: সনাত কুমার ঘোষ
Father's Name: Sanat Kumar Ghosh
লিঙ্গ / Gender: পুরুষ / Male
জন্ম তারিখ / বয়স:
Date of Birth / Age: 17-12-1948



FKH3493855

ঠিকানা: N0093, মিউনিসিপাল স্কুল, বিনি রোড ও কলীপুত্র বাজার এলাকা, বর্ধমান,
পূর্ব বর্ধমান, পশ্চিমবঙ্গ - 713101

Address: N0093, MUNICIPAL SKUL, BINI ROAD O'RAMIGANJ
BAJAR ELAKA, BARDHAMAN, BARDHAMAN (SADAR
NORTH), PURBA BARDHAMAN, WEST BENGAL - 713101

নির্বাচন নিয়ন্ত্রক অফিসার, 260 - বর্ধমান দক্ষিণ
Electoral Registration Officer, 260 - Bardwan Dakshin
Phone No: 27-12-1921

Notes:
1) এই কার্ডটি মাত্র নির্বাচনের জন্যেই প্রযোজ্য এবং এটি নির্বাচনের
পূর্বে মাত্র নির্বাচনের আগে চেক করা যেতে পারে।
2) কোনো নির্বাচনের আগে এটি প্রমাণ হিসেবে
এই কার্ডটি মাত্র নির্বাচনের জন্যেই প্রযোজ্য এবং এটি নির্বাচনের
পূর্বে মাত্র নির্বাচনের আগে চেক করা যেতে পারে।

20 260 002804 1950 www.ecwbengal.nic.in

Susanta Kumar Ghosh



ভারতের নির্বাচন কমিশন
পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX2205086



নির্বাচকের নাম : মনোজ কুমার ঘোষ

Elector's Name : Monoj Kumar Ghosh

পিতার নাম : সনৎ কুমার ঘোষ

Father's Name : Sanat Kumar Ghosh

লিঙ্গ/Sex : পুং / M
জন্ম তারিখ : 16/07/1955

Date of Birth

Monoj Kumar Ghosh

UWX2205086

ঠিকানা:

মিউনিসিপাল স্কুল, বসি রোড ও রানীগঞ্জ
বাজার এলাকা, বর্ধমান, বর্ধমান (সদর), পূর্ব
বর্ধমান-713101

Address:

MIUNISIPAL SKUL, BISI ROAD O RANIGANJ
BAJAR ELAKA, BARDHAMAN, BURDWAN
(SADAR), PURBA BARDHAMAN-713101

Date: 28/12/2019

260 - বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচন নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

260 - Burdwan Dakshin Constituency

টিকন পরিবর্তন হলে নতুন টিকনয় ভোটার লিষ্টে নাম
ভেদে ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

138 / 100

आयकर विभाग
INCOME TAX DEPARTMENT
GREEN APPY



भारत सरकार
GOVT. OF INDIA



30/11/2011

Permanent Account Number

AALFG0513D

06062012

GREEN APPY

Sumitra Haldar
Partners



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम / Name
MOUMITA HALDER

पिता का नाम / Father's Name
AJIT KUMAR PAUL

जन्म की तारीख
Date of Birth
19/08/1979

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADJPH8811J



16062020

Moumita Halder
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटार्:

आयकर पेन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdlco.in



Moumita Halder

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम / Name
SOUMITRA HALDER

पिता का नाम / Father's Name
SUJAY KRISHNA HALDER

जन्म की तारीख
Date of Birth
25/12/1969

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABHPPH2544N



16062020

Soumitra Halder
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौदार्तः
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



Soumitra Halder



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
WB/39/271/747233



নির্বাচকের নাম : সেখ সরিফ

Elector's Name : Sk Sarif

পিতার নাম : সেখ মনসুর আলি

Father's Name : Sk Mansur Ali

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ
Date of Birth : 12/10/1975

WB/39/271/747233

ঠিকানা:
কর্ডিয়া, বৈকুণ্ঠপুর, বর্দমান (সদর), বর্দমান- 713104

Address:
KORIA, BAIKUNTHAPUR, BURDWAN
(SADAR), BURDWAN- 713104

Date: 12/02/2014

266-বর্দমান উত্তর (সদর) নির্বাচন কেন্দ্রের নির্বাহক
নিবন্ধন অধিকারিকের দায়বদ্ধ অনুমোদিত
Facsimile Signature of the Electoral
Registration Officer for
266-Burdwan Uttar (SC) Constituency

প্রীতিয়া পরিবর্তন হলে নতুন ঠিকানায় যেখানে সর্বোচ্চ ৬ মাস
নতুন নতুন ঠিকানা পরিবর্তন পত্রের জন্য লিখিত করে এই
পরিবর্তনের স্মারক উত্তর করুন।
In case of change in address mention this Card No
in the relevant Form for including your name in the
roll at the changed address and in the
with same number.

স্বাক্ষর: সরিফ

Major Information of the Deed

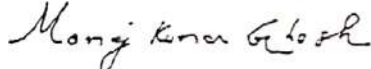
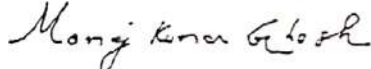
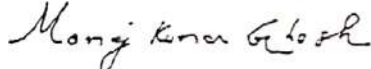
Deed No :	I-0203-00711/2026	Date of Registration	06/02/2026
Query No / Year	0203-8000325597/2026	Office where deed is registered	
Query Date	06/02/2026 12:23:29 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	MIRZA RAJA BEGG BURDWAN DISTRICT JUDGES COURT, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713102, Mobile No. : 9434469033, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 20,19,39,383/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020300694/2026 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: G.T. Road, Road Zone : (Parcus Rd to -- Parbirhata Police line) , Mouza: Radhanagar, , Ward No: 34, Holding No:24, G T ROAD Pin Code : 713101

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-4704	LR-7503	Other Commercial Usage	Garej	0.159 Acre	6,74,54,542/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4704	LR-7504	Other Commercial Usage	Garej	0.159 Acre	6,74,54,542/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-4704	LR-7505	Other Commercial Usage	Garej	0.158 Acre	6,70,30,299/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			47.6Dec	0 /-	2019,39,383 /-
		Grand Total :			47.6Dec	0 /-	2019,39,383 /-

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUSANTA KUMAR GHOSH Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>06/02/2026</td> <td></td> <td>LTI 06/02/2026</td> <td>06/02/2026</td> </tr> </tbody> </table> Dhiru Villa, Radhanagar, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: ADxxxxxx3E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office	Name	Photo	Finger Print	Signature	Mr SUSANTA KUMAR GHOSH Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office		 Captured		06/02/2026		LTI 06/02/2026	06/02/2026
Name	Photo	Finger Print	Signature										
Mr SUSANTA KUMAR GHOSH Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office		 Captured											
06/02/2026		LTI 06/02/2026	06/02/2026										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SAMIR KUMAR GHOSH Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>06/02/2026</td> <td></td> <td>LTI 06/02/2026</td> <td>06/02/2026</td> </tr> </tbody> </table> DHIRU VILLA, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: ADxxxxxx1G, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office	Name	Photo	Finger Print	Signature	Mr SAMIR KUMAR GHOSH Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office		 Captured		06/02/2026		LTI 06/02/2026	06/02/2026
Name	Photo	Finger Print	Signature										
Mr SAMIR KUMAR GHOSH Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office		 Captured											
06/02/2026		LTI 06/02/2026	06/02/2026										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MONOJ KUMAR GHOSH (Presentant) Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>06/02/2026</td> <td></td> <td>LTI 06/02/2026</td> <td>06/02/2026</td> </tr> </tbody> </table> DHIRU VILLA, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: ADxxxxxx8P, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office	Name	Photo	Finger Print	Signature	Mr MONOJ KUMAR GHOSH (Presentant) Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office		 Captured		06/02/2026		LTI 06/02/2026	06/02/2026
Name	Photo	Finger Print	Signature										
Mr MONOJ KUMAR GHOSH (Presentant) Son of Late SANAT KUMAR GHOSH Executed by: Self, Date of Execution: 06/02/2026 , Admitted by: Self, Date of Admission: 06/02/2026 ,Place : Office		 Captured											
06/02/2026		LTI 06/02/2026	06/02/2026										

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREEN APPY 205, RAMPADA HALDER ROADMANIRAMPUR,, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx3D,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
Mrs MOUMITA HALDER Wife of Mr SOUMITRA HALDER Date of Execution - 06/02/2026, , Admitted by: Self, Date of Admission: 06/02/2026, Place of Admission of Execution: Office  Feb 6 2026 1:05PM  Captured LTI 06/02/2026  06/02/2026 NABAGRAM, Village:- NABAGRAM, P.O:- NABAGRAM, P.S:-Jamalpur, District:-Purba Bardhaman, West Bengal, India, PIN:- 713166, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx1J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN APPY (as PARTNER)				
2	Name	Photo	Finger Print	Signature
Mr SOUMITRA HALDER Son of Late SUJOY KRISHNA HALDER Date of Execution - 06/02/2026, , Admitted by: Self, Date of Admission: 06/02/2026, Place of Admission of Execution: Office  Feb 6 2026 1:05PM  Captured LTI 06/02/2026  06/02/2026 Village:- NABAGRAM, P.O:- NABAGRAM, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713166, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ABxxxxxx4N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN APPY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
SK SARIF Son of Sk Mansur Ali Village:- Koria, P.O:- Baikunthapur, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104		 Captured 06/02/2026	 06/02/2026
Identifier Of Mr SUSANTA KUMAR GHOSH, Mr SAMIR KUMAR GHOSH, Mr MONOJ KUMAR GHOSH, Mrs MOUMITA HALDER, Mr SOUMITRA HALDER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR GHOSH	GREEN APPY-15.9 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR KUMAR GHOSH	GREEN APPY-15.9 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr MONOJ KUMAR GHOSH	GREEN APPY-15.8 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Parcus Rd to -- Parbirhata Police line) , Mouza: Radhanagar, , Ward No: 34, Holding No:24, G T ROAD Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4704, LR Khatian No:- 7503	Owner:সুশান্ত কুমার ঘোষ, Gurdian:সমভ কুমার, Address:নিজ , Classification:গ্যারেজ, Area:0.15900000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 4704, LR Khatian No:- 7504	Owner:সমীর কুমার ঘোষ, Gurdian:সমভ কুমার, Address:নিজ , Classification:গ্যারেজ, Area:0.15900000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 4704, LR Khatian No:- 7505	Owner:মনোজ কুমার ঘোষ, Gurdian:সমভ কুমার, Address:নিজ , Classification:গ্যারেজ, Area:0.15800000 Acre,	Owner Name not selected by applicant.

On 06-02-2026

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 12:17 hrs on 06-02-2026, at the Office of the A.D.S.R. Bardhaman by Mr MONOJ KUMAR GHOSH , 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 20,19,39,383/-

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

Execution is admitted on 06/02/2026 by 1. Mr SUSANTA KUMAR GHOSH, Son of Late SANAT KUMAR GHOSH, Dhiru Villa, Radhanagar, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr SAMIR KUMAR GHOSH, Son of Late SANAT KUMAR GHOSH, DHIRU VILLA, RADHANAGAR, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr MONOJ KUMAR GHOSH, Son of Late SANAT KUMAR GHOSH, DHIRU VILLA, RADHANAGAR, P.O: BURDWAN, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Indetified by SK SARIF, . . Son of Sk Mansur Ali, P.O: Baikunthapur, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 06-02-2026 by Mrs MOUMITA HALDER, PARTNER, GREEN APPY, 205, RAMPADA HALDER ROADMANIRAMPUR,, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120

Indetified by SK SARIF, . . Son of Sk Mansur Ali, P.O: Baikunthapur, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Execution is admitted on 06-02-2026 by Mr SOUMITRA HALDER, PARTNER, GREEN APPY, 205, RAMPADA HALDER ROADMANIRAMPUR,, City:- Barrackpore, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120

Indetified by SK SARIF, . . Son of Sk Mansur Ali, P.O: Baikunthapur, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 200/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/02/2026 12:54PM with Govt. Ref. No: 192025260463103598 on 06-02-2026, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 9725579380227 on 06-02-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-,
by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1017, Amount: Rs.50.00/-, Date of Purchase: 19/01/2026, Vendor name: M
DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/02/2026 12:54PM with Govt. Ref. No: 192025260463103598 on 06-02-2026, Amount Rs: 0/-, Bank: SBI
EPay (SBIPay), Ref. No. 9725579380227 on 06-02-2026, Head of Account

Sanjit

Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2026, Page from 32567 to 32598
being No 020300711 for the year 2026.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2026.02.06 15:58:39 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 06/02/2026

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.