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पश्चिमबंग पश्चिम बंगाल WEST BENGAL Q.No-8/3277105/25 AV 257538

05/12/25

12:47pm

GR

Certified that the document is admitted to registration and the Signature Sheet/ Sheets and the endorsement Sheet/ Sheets attached with this document are the Part of this document.

Additional District Sub-Registrar.
Contai-1.

DEVELOPMENT POWER OF ATTORNEY

0 5 DEC 2025

Ganesh Chandra Ghosh

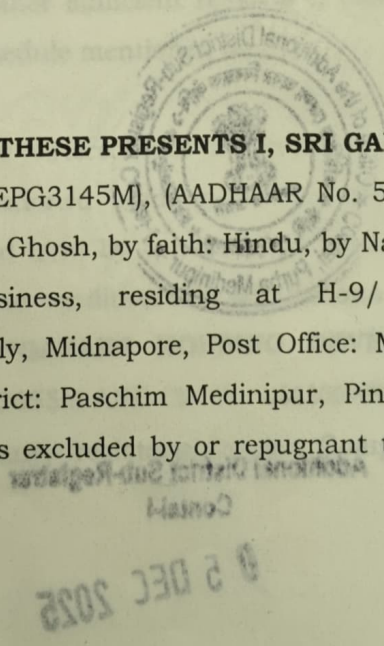
Ganaks Housing Development Pvt. Ltd.

Ganesh Chandra Ghosh

Director.

KNOWN ALL MEN BY THESE PRESENTS I, SRI GANESH CHANDRA GHOSH, (PAN No. ADEPG3145M), (AADHAAR No. 5604 5499 9966), Son of Late Kshudiram Ghosh, by faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at H-9/1 KAILASHPATI APARTMENT, Saratpally, Midnapore, Post Office: Midnapore, Police Station: Kotwali, District: Paschim Medinipur, Pin: 721101 (which expression shall unless excluded by or repugnant to the context be

Ganesh Chandra Ghosh
S.No. 10-1549/2002



deemed to mean and include his heirs executors, administrators representatives and/or assigns) hereinafter called the "**PRINCIPAL (OWNER)**" SEND GREETINGS:

WHEREAS I, **SRI GANESH CHANDRA GHOSH**, am the absolute owner and occupier of **ALL THAT** piece or parcel of Bastu Land measuring about 37 Decimals lying and situated at R.S. Dag No. 705 corresponding to L.R. Dag No. 934 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 corresponding to New L.R. Khatian No. 4653, situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore, fully and particularly mentioned and described in the Schedule herein below, and am well seized and possesse of the same as absolute owner by without any interruption from any corner whatsoever as free from all encumbrances and decided to develop the aforesaid and below schedule mentioned property but due to insufficient fund and other sufficient reasons I, could not construct building on the said schedule mentioned land.

AND WHEREAS I have entered into a Development Agreement to develop scheduled mentioned land on 2nd , December, 2025, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement with "**GANAKS HOUSING DEVELOPMENT PVT. LTD.**" (PAN No. AALCG3655M AND CIN No. U68200WB2024PTC271969), a Private Limited Company, registered under Company Act, 2013,

Ganaks Housing Development Pvt. Ltd.

Ganesh Chandra Ghosh

Director.

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G. Ghosh

having its office address at Mallika Enclave, Manoharchak, Post Office and Police Station: Contai, District: Purba Midnapur, Pin: 721401, being represented by one of its Director namely **SRI GANESH CHANDRA GHOSH**, (PAN No. ADEPG3145M), (AADHAAR No. 5604 5499 9966), son of Late Kshudiram Ghosh, by faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at H-9/1 KAILASHPATI APARTMENT, Saratpally, Midnapore, Post Office: Midnapore, Police Station: Kotwali, District: Paschim Medinipur, Pin: 721101. The said Development Agreement has been registered before the office of the A.D.S.R. Contai and recorded in Book-1, Volume No. 1102-2025, Pages from 161869 to 161908, being No. 110210226 for the year 2025.

AND WHEREAS I feel great inconvenience in managing the entire affairs of the said schedule mentioned property and other relevant discharging of duties in connection thereof punctually regularly and personally and it became on my part hardship to manage the same decently and profitably and as such I am desirous to appoint **"GANAKS HOUSING DEVELOPMENT PVT. LTD."** (PAN No. AALCG3655M AND CIN No. U68200WB2024PTC271969), a Private Limited Company, registered under Company Act, 2013, having its office address at Mallika Enclave, Manoharchak, Post Office and Police Station: Contai, District: Purba Midnapur, Pin: 721401, being represented by one of its Director namely **SRI GANESH CHANDRA GHOSH**, (PAN No. ADEPG3145M), (AADHAAR No. 5604 5499 9966), son of Late Kshudiram Ghosh, by faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at H-9/1 KAILASHPATI APARTMENT, Saratpally, Midnapore, Post Office: Midnapore, Police Station: Kotwali, District: Paschim Medinipur, Pin: 721101, to look after, manage, take and transact the entire affairs of the said property and project for me in my name and on my behalf and as my true and lawful Attorney for myself and or on my behalf to do and execute and

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G. Ghosh

perform or cause to be done executed or performed all or any of the acts, deeds and things which is mentioned herein below:

1. To look after, manage, control, supervise and protect the said schedule mentioned property in such manner as our said Attorney(s) shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Authority, Contai Municipality and/or any other authority/authorities for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the concerned Authority, Contai Municipality and/or any other authority/authorities upon giving proper acknowledgement and or receipts for the same.
3. To appear before and represent me at the office of the B.L.& L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Contai Municipality, Purba Midnapur Zilla Parishad, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority and/or any other authority/authorities in respect of land

Ganesh Chandra Choudhary

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Ganesh Chandra Choudhary
Director.

Ganesh Chandra Choudhary

and Tax matter and all other acts, statutes, laws, rules and by-laws in any way in connection with the development of the said property.

4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference Development Agreement and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation and Developer's Allocation, fully described in the reference Development Agreement and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney(s) and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as my said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney(s) and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as my said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as my said Attorney(s) shall think fit and proper.

5. To receive all moneys by way of earnest money or full consideration money or initial payment or payments or installments or in connection with sale, lease or disposal of flats or units, shops, parking space or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development

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Director.

Ganesh Chandra Chohli

Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.

6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, colliers, labours, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as my said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and no such terms and conditions as my said Attorney(s) shall think fit and proper.
8. To apply to appropriate authorities for electric connections, sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property.
9. To pay or cause to be paid all rates, taxes and other outgoing payable in respect of the said property during the construction of the said multistoried building.
10. To negotiate on terms for and to agree to and sell to any intending purchaser or purchasers which belongs to the Developer's Allocation as per said Development Agreement at such

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price or prices which our said Attorney, in his absolute discretion thinks fit and proper, to agree upon and to enter into any agreement for such sale or sales and/or to cancel the same.

11. To appear before and represent me at any nationalized Bank, Private Bank, Co-operative Bank and/or any financial institute in connection with financial help and/or to take project loan for development of the said Schedule mentioned property and apply and/or represent me before any nationalized Bank, Private Bank, Co-operative Bank and/or any financial institute for such financial help and/or to take project loan and collect such loan on my behalf by mortgaging the said Schedule mentioned property.
12. To appear for and represent me in all the Courts, Civil, Criminal or Revenue, including Tribunals, original revision or appellate, in any Registration officers and to sign execute verify and file plaints, Written Statements and petitions and also to present appeals in any court and to accept services of all summons, notices and other processes of law.
13. To appoint, engage on my behalf Pleaders, Advocates or Solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate the appointment.
14. To continue with the Development Agreement and transaction in respect of the property and to execute and enter into Additional and further development agreement if necessary.
15. To present any Agreement, Deed of Sale, Conveyance or Conveyances or other documents for registration as and when

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Ganaks Housing Development Pvt. Ltd.
Cranth chandra Chohth
 Director.

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executed by me and to admit execution by him thereof and sign in receipt of consideration and submit before the Additional District Sub-Registrar, District Sub-Registrar and Registrar of Assurance having authority for and to have his registered according to law and to do all other acts, deeds and things which my said Attorney shall consider necessary for the transferring and/or conveying the said property to such purchaser or purchasers as fully and effectually in all respect, I could do the same myself.

16. In terms of the said reference Development Agreement and to sign and execute all conveyance, deeds, Agreements, lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units, shops, parking space in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney(s) shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.

17. To present any such Agreement, Deed, conveyance or conveyances for registration, to admit, execution and receipt of consideration before the Additional District Sub Registrar or District Sub Registrar or Registrar of assurance having authority for and to have the said conveyance Registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said Developer's allocation to the Purchaser or Purchasers as fully and effectually in all respects as I could do the same myself.

Ganesh Chandra Chowdhury

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Ganesh Chandra Chowdhury

Director.

G. Chandra

18. In case of acquisition or requisitions either by State Government or Central Government and/or any other authority/authorities of the said land as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.

19. To make representations to Government, Military, Railways, public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.

20. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference development agreement, and to give valid and effectual receipts and discharges for the same.

21. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to me/us in respect of the said property by any means or on any means or any account whatsoever

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Director.

Ganaks chandra khot

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

22. To adjust, settle, compromise all disputes, accounts or any other matter regarding my property building or documents, which may arise hereafter between me and any other person, firm or company on such terms as my said Attorney(s) may think fit and proper.

23. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on my behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid Development Agreement and other things, which my said Attorney(s) shall consider necessary for conveying the said Developer's Allocation in favour of the intending

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Director.

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Director.

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purchaser or purchasers, fully and effectually in all respect as I, could do the same by me personally and/or jointly.

24. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as I, myself could do personally.

25. I, do hereby ratify and confirm and agree and covenant with my said Attorney(s) shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by my said Attorney(s).

26. I do hereby agree and confirm that my Attorney(s) in every respect if he wanted to do so and vice-versa in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer(s).

AND GENERALLY to act as my attorney and to do all acts, deeds and things necessary for all or any of the purposes as fully and effectually in all respects as I could do myself if personally present.

I, hereby promise to ratify and confirm all and whatsoever other acts my said Attorney shall lawfully do, execute or perform or cause to be done executed or perform in connection the sale of the said property under and by virtue of this power of Attorney notwithstanding no express power in my behalf is hereunder provided.

I hereby confirm and declare that this Development Power of Attorney will be enforce till the completion of development project by the

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Director.

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Ganaks Housing Development Pvt. Ltd.
Director.

Ganaks

developer and also to complete the sale/transfer of Developer's allocation.

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

ALL THAT piece or parcel of Bastu Land measuring about 37 Decimals lying and situated at R.S. Dag No. 705 corresponding to L.R. Dag No. 934 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 corresponding to New L.R. Khatian No. 4653, situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore, together with all rights of ingress and egress rights and the land is butted and bounded in the following manner:-

ON THE NORTH : R.S. PLOT NO. 706 and 707,

ON THE EAST : R.S. PLOT NO. 717 , 718 and 719,

ON THE SOUTH : MUNICIPALITY ROAD,

ON THE WEST : HOUSE OF ASHIS KUMAR DAS AND PRAVAS JANA,

Ganaks Housing Development Pvt. Ltd.

Ganaki Chandra Bhoosh

Ganaki Chandra Bhoosh

Director.

G. N. Das

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 5th day of December, 2025.

SIGNED SEALED AND DELIVERED

In the presence of the following

WITNESSES:

1. Prabin Pradhan
S/o Late Sekumar Pradhan
At + P.O. - Aranga, P.S. - Egra
Dist. - Purba Medinipur.
PIN - 721448

Caush Chandra Chohly

(Signature of the Executant)

2. Sandip Kumar Sharma
S/o - Late Sudhangshu Sekhar Sharma
At + P.O. - Contai P.S. - Contai
Dist. - Purba Medinipur
Pin - 721401

I accept the Power

Drafted and prepared by

Anit Mishra
E. No. 61599/2022
Advocate

Sanaks Housing Development Pvt. Ltd.

Caush Chandra Chohly

Director.

(Signature of the Attorney)

SPECIMEN FORM FOR TEN FINGER PRINTS



Gaurav Chandra Chohra

Gaurav Chandra Chohra	Left Hand					
	Right Hand					



Gaurav Chandra Chohra

Gaurav Chandra Chohra Director	Left Hand					
	Right Hand					



Sandip Kumar Dhara

Sandip Kumar Dhara	Left Hand					
	Right Hand					

G. Mishra



सत्यमेव जयते

**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that GANAHS HOUSING DEVELOPMENT PRIVATE LIMITED is incorporated on this NINETH day of JULY TWO THOUSAND TWENTY FOUR under the Companies Act, 2013 (18 of 2013) and that the company is Company limited by shares

The Corporate Identity Number of the company is **U68200WB2024PTC271969**

The Permanent Account Number (PAN) of the company is **AALCG3655M***

The Tax Deduction and Collection Account Number (TAN) of the company is **CALG14599E***

Given under my hand at Manesar this NINETH day of JULY TWO THOUSAND TWENTY FOUR

Signature Not Verified

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS, CRC MANESAR 1
Date: 2024.07.09 21:05:26 IST

PRAMOD MEENA

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

GANAKS HOUSING DEVELOPMENT PRIVATE LIMITED

C/O GANESH CHANDRA GHOSH, AMALLIKA ENCLAVE BLOCK A, Monoharchak, Contai, East Midnapore- 721401, West Bengal

*as issued by Income tax Department

Ganaks Housing Development Pvt. Ltd.

Ganesh Chandra Ghosh

Director.





**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

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... under the Companies Act, 2013 (18 of 2013) and that the company is Company limited

... of the company is U68200WB2024PTC271969
... ber (PAN) of the company is AALCG3655N*

... Section Account Number (TAN) of the company is CALG14599E*

... anesar this NINTH day of JULY TWO THOUSAND TWENTY FOUR

Signature Not Verified

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS, CRO MANESAR 1
Date: 2024.07.09 21:05:26 IST

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Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

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... neither a license nor permission to conduct business or solicit deposits or funds from public.
... is necessary wherever required. Registration status and other details of the company can be

... record available in Registrar of Companies office:
... G DEVELOPMENT PRIVATE LIMITED
... ANDRA GHOSH, AMALLIKA ENCLAVE BLOCK A, Monoharchak, Contai, East Midnapore- 721401, West



... Development Pvt. Ltd.
Anu Choh



सत्यमेव जयते

**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

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Signature Not Verified

Digitally signed by
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AFFAIRS, CRC MANESAR 1
Date: 2024.07.09 21:05:26 IST

PRAMOD MEENA

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

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Mailing Address as per record available in Registrar of Companies office:

GANAKS HOUSING DEVELOPMENT PRIVATE LIMITED

C/O GANESH CHANDRA GHOSH, AMALLIKA ENCLAVE BLOCK A, Monoharchak, Contai, East Midnapore- 721401, West Bengal

*as issued by Income tax Department

Ganaks Housing Development Pvt. Ltd.

Ganesh Chandra Ghosh

Director.



Major Information of the Deed




Deed No :	I-1102-10376/2025	Date of Registration	05/12/2025
Query No / Year	1102-8003277105/2025	Office where deed is registered	
Query Date	05/12/2025 1:46:46 PM	A.D.S.R. CONTAI-I, District: Purba Midnapore	
Applicant Name, Address & Other Details	Ganesh Chandra Ghosh H 9 / 1 Kailashpati Apartment Saratpally Midnapore Town, Thana : Kotwali District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 9002242668, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,21,40,800/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No./Year]- 110210226/2025		

Land Details :

District: Purba Midnapore, P. S:- Contai, Municipality: CONTAI, Mouza: Athilagory, , Ward No: 16 Pin Code : 721401

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-934 (RS -)	LR-4653	Commercial Use	Bastu	37 Dec		2,21,40,800/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road.
Grand Total :					37Dec	0/-	221,40,800/-	

Principal Details :



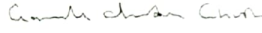
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ganesh Chandra Ghosh (Presentant) Son of Late Kshudiram Ghosh Executed by: Self, Date of Execution: 05/12/2025 , Admitted by: Self, Date of Admission: 05/12/2025 ,Place : Office	 05/12/2025	 Captured LTI 05/12/2025	 05/12/2025

H 9/1 Kalishpati Apartment Saratpally Midnapore Town, Village:- Saratpally, P.O:- Midnapore, P.S:- Kotwali
 , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: adxxxxx5m, Aadhaar
 No: 56xxxxxxx9966, Status :Individual, Executed by: Self, Date of Execution: 05/12/2025
 , Admitted by: Self, Date of Admission: 05/12/2025 ,Place : Office




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GANAKS HOUSING DEVELOPMENT PRIVATE LIMITED Village:- Manoharchak, P.O:- Contai, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN - 721401 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxx5M,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ganesh Chandra Ghosh Son of Late Kshudiram Ghosh Date of Execution - 05/12/2025, , Admitted by: Self, Date of Admission: 05/12/2025, Place of Admission of Execution: Office		 Captured	
		Dec 5 2025 2 13PM	LT1 05/12/2025	05/12/2025
H 9/1 Kailashpati Apartment Saratpally Midnapore Town, Village:- Saratpally, P.O:- Midnapore, P.S:- Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: adxxxxx5m, Aadhaar No: 56xxxxxxx9966 Status : Representative, Representative of : GANAKS HOUSING DEVELOPMENT PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sandip Kumar Dhara Son of Late Sudhangshu Sekhar Dhara Village:- Contai, P.O:- Contai, P.S:- Contai, District:-Purba Midnapore, West Bengal, India, PIN - 721401		 Captured	
	05/12/2025	05/12/2025	05/12/2025
Identifier Of Shri Ganesh Chandra Ghosh, Shri Ganesh Chandra Ghosh			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Ganesh Chandra Ghosh	GANAKS HOUSING DEVELOPMENT PRIVATE LIMITED-37 Dec

Land Details as per Land Record

District: Purba Midnapore, P.S:- Contai, Municipality: CONTAI, Mouza: Athilagory, , Ward No: 16 Pin Code : 721401

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 934, LR Khatian No:- 4653	Owner: গনেশ চন্দ্র ঘোষ, Gurdian: ক্ষুদ্রিরাম , Address: কৈলাসপতি আপার্টমেন্ট শরণগণী পঃ অনির্দীপুর্ন. Classification: বাণিজ্য, Area: 0.37000000 Acre,	Shri Ganesh Chandra Ghosh

Endorsement For Deed Number : I - 110210376 / 2025

On 05-12-2025

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 12:47 hrs on 05-12-2025, at the Office of the A.D.S.R. CONTAI-I by Shri Ganesh Chandra Ghosh, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,21,40,800/-

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

Execution is admitted on 05/12/2025 by Shri Ganesh Chandra Ghosh, Son of Late Kshudiram Ghosh, H 9/1 Kalishpati Apartment Saratpally Midnapore Town, P.O: Midnapore, Thana: Kotwali, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Identified by Shri Sandip Kumar Dhara, Son of Late Sudhangshu Sekhar Dhara, P.O: Contai, Thana: Contai, Purba Midnapore, WEST BENGAL, India, PIN - 721401, by caste Hindu, by profession Service

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

Execution is admitted on 05-12-2025 by Shri Ganesh Chandra Ghosh, Director, GANAKS HOUSING DEVELOPMENT PRIVATE LIMITED (Others), Village:- Manoharchak, P.O:- Contai, P.S.-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721401

Identified by Shri Sandip Kumar Dhara, Son of Late Sudhangshu Sekhar Dhara, P.O: Contai, Thana: Contai, Purba Midnapore, WEST BENGAL, India, PIN - 721401, by caste Hindu, by profession Service

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 online = Rs 200/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/12/2025 1:58PM with Govt. Ref. No: 192025260375538288 on 05-12-2025, Amount Rs: 200/-, Bank: SBI EPay (SBIEPay), Ref. No. 4705550321913 on 05-12-2025, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 05/12/2025 2:30PM with Govt. Ref. No: 192025260375629226 on 05-12-2025, Amount Rs: 0/-, Bank: SBI, Ref. No. 11028003277105/02/2025 on 05-12-2025, 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 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15930, Amount: Rs.100.00/-, Date of Purchase: 01/12/2025, Vendor name: Biren Bayen

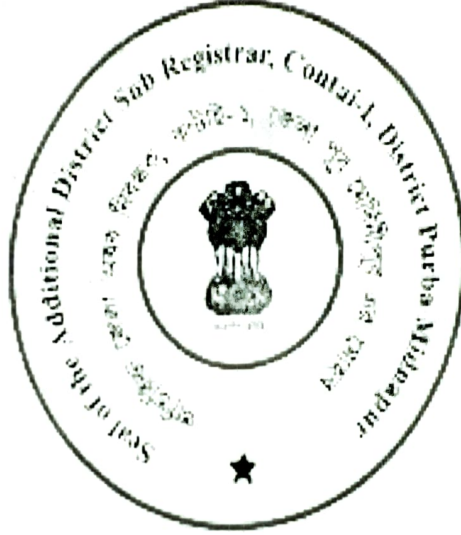
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/12/2025 1:58PM with Govt. Ref. No: 192025260375538288 on 05-12-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIEPay), Ref. No. 4705550321913 on 05-12-2025, Head of Account

Ehteshamul Haque

Ehteshamul Haque
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CONTAI-I
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1102-2025, Page from 164732 to 164751
being No 110210376 for the year 2025.



Digitally signed by EHTESHAMUL HAQUE
Date: 2025.12.05 17:00:50 +05:30
Reason: Digital Signing of Deed.

(Ehteshamul Haque) 05/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CONTAI-I
West Bengal.