

1032

2-1035/2025

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AL 863953

Q. 8001262625/2025

1.30 PM

08/05/2025

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

Additional District Sub Registrar
Kolar, Paschim Medinipur

07 MAY 2025

Bijoy Kr. Das.
Wagon Law. Adv.
Amritnagar der.

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED

DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THIS PRESENT THAT WE,

Rajeshwari Developer
Shibu Ghoshal
Partner

Rajeshwari Developer
Aparna Ghoshal
Partner

क्र. नं. 1866
तार 06 MAY 2025
नाम Kalyan Kumar Dhara
पता Hanspukur
महानगर मिदनापुर
जिल्ला मिदनापुर

50X1250

06 MAY 2025
डेप्युटी-मैजिस्ट्रेट कृष्ण मे
ए.डी. एम. वडा अर्द्धम रजिस्ट्रार

06 MAY 2025



Deputy District Sub Registrar
Sadar, Panchthar District

07 MAY 2025

1. SRI KALYAN KUMAR DHARA

S/o - Late Shyam Charan Dhara

Of Hanspukur, P.O. - Midnapore

P.S. - Kotwali

Dist.- Paschim Medinipur

PIN - 721 101

PAN - AEWPD0205L



Kalyan Kumar Dhara

2. SRI BIJOY KUMAR DAS

S/o Late Purna Chandra Das

Of Chirimarshai, P.O. - Midnapore

P.S. - Kotwali

Dist.- Paschim Medinipur

PIN - 721 101

PAN - AFCPD0394P



Bijoy Kumar Das

3. SRI ABHIJIT MAJUMDAR

S/o Late Kalipada Majumdar

Of Habibpur, P.O. - Midnapore

P.S. - Kotwali

Dist.- Paschim Medinipur

PIN - 721 101

PAN - ANUPM0960C



Abhijit Majumdar

Abhijit Majumdar

Hereinafter called the **PRINCIPAL/OWNER** on one part

Rajeshwari Developer
Shibani Ghoshal
Partner

Rajeshwari Developer
Aparna Ghoshal
Partner

AND

1. SRI SHIBU GHOSHAL,

S/o Sri Swapan Ghoshal

Of Talkui, P.O. – Abash, P.S. – Kotwali,

Dist. – Paschim Medinipur, PIN – 721102,

Both by Faith – Hindu, Nationality – Indian

PAN – BTDPG4193D

Aadhaar No. 5895 8406 2633

2. SMT. APARNA GHOSHAL

W/o Sri Shibu Ghoshal

Of Talkui, P.O. – Abash,

P.S. – Kotwali, Dist. – Paschim Medinipur,

PIN – 721102,

Both by Faith – Hindu, Nationality – Indian

PAN – CXBPG9114R

Aadhaar No. 5267 6681 0909

Partners of**M/S RAJESHWARI DEVELOPER,**

A Partnership firm

having office at Talkui,

P.O. – Abash, P.S. – Kotwali,

Dist. – Paschim Medinipur,

PIN – 721102,

PAN No. ABHFR9568E



Bigoy Kr. Das.
 Wagoner Mr. Anur.
 Anurajmoyan Sar.

Rajeshwari Developer
 Aparna Ghoshal
 Partner

Rajeshwari Developer
 Shibu Ghoshal
 Partner

WITNESSETH

That the PRINCIPAL/OWNER are the owners of land measuring 0.1425 Acre equal to 14.25 Dec. in L.R. Plot No. – 1257 & 1258 under Khatian Nos. 198, 2334, 2336, 2302 of Mouza – Habibpur J.L. No. - 188 as in schedule below hereinafter referred as '**Said Property**'. The '**Said Property**' previously belonged Dwijendranath Mukherjee and his name was recorded under Khatian No. 8/3. On his death his legal heirs namely Binoy Kumar Mukherjee, Bharati Rani Ganguly and Arup Kumar Mukherjee inherited the same. They sold out and transferred the same to Smt. Gouri Kolay by a registered deed of sale being No. 4529/1985 and delivered possession. Gouri Kolay got her name mutated in the L.R.R.O.R. under Khatian No. 198. Gouri Kolay prayed for conversion of the property from Doba to Bastu. Her such prayer was allowed by the Additional District Magistrate & D.L.&L.R.O., Paschim Medinipur by order dt.08.06.2018. As per direction of the authority Gouri Kolay created compensatory tank over self-same quantum of land within mouza – Jamkunda. Land used compatibility certificate was also issued in favour of Gouri Kolay by M.K.D.A. Gouri Kolay sold out and transferred the same in favour of the OWNER FIRST PARTY by three registered deeds of sale being Nos. 426/2021, 427/2021 and 444/2021. The names of the OWNER/PRINCIPAL have been recorded in the L.R.R.O.R. with respect of the "**Said Property**" under Khatian Nos. 198, 2334, 2336, 2302

NOW the PRINCIPAL/OWNER are the owners having good valid right, title and interest and is possessing in the schedule properties. They mutated their names with the State of West Bengal under Khatian No. 198, 2334, 2336, 2302 and have been paying Government Rent and Municipal Taxes against receipt till day.

AND

THAT the ATTORNEY/DEVELOPER is a skilled developer of multi-storied building for both commercial and residential and they are desirous to develop the property and the PRINCIPAL/OWNER intended to make construction of a

Bijoy Kr Das
 Gouri Kolay
 Audit number 100

Rajeshwari Developer
 Aparna Choshal
 Partner

Rajeshwari Developer
 Shikha Choshal
 Partner

multi-storied building including both commercial and residential rooms and accordingly to develop over the land as mentioned in the Schedule- 'I' below through the Developer. The ATTORNEY/DEVELOPER on proper enquiry became satisfied about the ownership of the PRINCIPAL/OWNER of the land in question and there is now no dispute in between the parties hereunto about the land in question and the PRINCIPAL/OWNER on being satisfied about the genuineness of the qualitative activities of the ATTORNEY/DEVELOPER, have agreed to appoint the ATTORNEY/OWNER for construction of the said multi-storied commercial / residential building on his land under certain terms and conditions. Accordingly I, the PRINCIPAL, has entered into a development agreement registered in the office A.D.S.R No. 1029 Dated on 07.05.2025 and the ATTORNEY thereby authorising and allowing the ATTORNEY to develop, construct and build multi-storied building there with provisions for residential use. I have delivered possession of my property to our ATTORNEY and now I further authorise my ATTORNEY to do the following works on ATTORNEY/DEVELOPER'S cost:-

1. Enter into the property, measure the same, demarcate the same by putting pillars and posts.
2. Take away all the rubbish & remove the dilapidated structure, other structures and temple at their own cost.
3. To construct the multi-storied building both commercial and residential by taking delivery of the land in question into their possession with all rights of making permanent construction therein at their own expenses exclusively.
4. The developer has the right to amalgamate the said property with the adjoining land for the purpose of construction of multistoried building.

Bijay Kr. Das
 Anurag Kumar Singh
 Partner

Rajeshwari Developer
 Anura Choudhary
 Partner

Rajeshwari Developer
 Shikha Choudhary
 Partner

5. Apply for getting compatibility certificate from development authority & for that purpose deposit fees, prepare plans and maps, apply, sign & comply all formalities,
6. That my ATTORNEY will get development plan and building plan sanctioned by the Municipality and development authority and if in future there is any change or increase or decrease in the floor area ratio my ATTORNEY shall do the same as per their convenience.
7. That for the purpose of such construction they will appoint architect/Civil Engineer/structure engineer for the purpose of drawing and preparing plans, designs, drains and elevations of the intended building complex with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard.
8. That my ATTORNEY shall submit the building plan prepared by the said architect/Civil Engineer/structure engineer to the Municipality and development authority and other authorities in the name of the Builder/ATTORNEY.
9. To appoint engineer and to have surveyed and the soil tested of the said land/premises and for that to make all correspondence with them and do all other acts, deeds & things.
10. To prepare site plan by engaging qualified engineer approved from Municipality.
11. To Prepare and get approved the plan for construction of multistoried commercial cum residential complex from appropriate authorities.
12. To sign, execute and submit all papers, documents, statement, undertaking, declarations and plans as may be required to have the sanctioned plan modified and/or altered by the appropriate authority for construction of building or buildings on the said premises.
13. To appear and represent the owner before the appropriate authorities in connection with the sanction, modification and/or alteration of the plans.
14. To pay fees, obtain such orders & permissions from the necessary authorities as be expedient for modification and/or alteration of plans

Girij K. Rao.
 Rajeshwari Developer
 Partner

Angishwarman Das.
 Rajeshwari Developer
 Partner

Rajeshwari Developer
 Partner
 Aparna Choudhary

Rajeshwari Developer
 Partner
 Shikha Ghoshal

and also to submit and take delivery of the title deeds concerning the said premises and other papers and documents as be required by the appropriate authorities.

15. To receive the refund of the excess amount of fees, if any paid for the purpose of modification and/or alteration of the plan to any authority or authorities.
16. To develop the said premises by making construction of such type of building/flats thereon in accordance with the sanctioned plan and as per specified materials mentioned in the development agreement.
17. Apply for getting finance from any Bank and for the purpose of creation of security take the original deeds and documents of title from PRINCIPAL/OWNER and after verification by lawyer and evaluation by valuer deposit the same with the bank for the purpose of mortgage as per provisions of law in force for the time being for us and on my behalf and tender and deposit thus made by them shall be treated as made by us with all legal incidents and commitments and the bank as the case may be shall hold the documents as duly mortgaged for satisfaction of their dues to the extent as agreed between us and attorney as per development agreement and after repayment of bank loans shall hold the original documents. The PRINCIPAL/UNIT HOLDERS shall not be liable for repayment of loan taken by the ATTORNEY and shall not be liable for any action by the Creditor for such non repayment.
18. To enter into any agreement with bank or private persons regarding sale of the flats, shops etc., take advance, deposit the same in bank account, constructing the flats and shops allocate those for sale.
19. The power hereby given includes the authority to the ATTORNEY to sell, transfer, lease rent and/or enter into agreement for sale and transfer on lease rent of various constructed units viz. apartments, shops etc., and to execute deeds, documents, present the same for registration, fix up valuation, receive consideration money, grant receipt in respect of Developer's allocation.
20. That by the instant Power of Attorney the constituted Attorney is authorised to transfer the developer's allocation only. Separate general

Girish K. Das
 Attorney
 for

Joint-Mortgagee

Rajeshwari Developer
 Aparna Chakshal
 Partner

Rajeshwari Developer
 Shivan Chakshal
 Partner

power of attorney may be granted by the owner for transfer of owner's allocation if the owner so decides.

21. That the said ATTORNEY shall be able to appear before Municipal Authority, development authority, Fire Service, Local Police, B.L. & L.R.O. Office and all concerned offices for the purpose of deposit fees, make application, arrange for inspection of the site and all other necessary work for completing the project.
22. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or that connections of any other utility in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, application, documents and plans and do all other deeds and things as may be deemed fit and proper by the said attorney.
23. To appear and represent the owners before all authorities for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit all papers and documents and all other acts, deeds things as the said ATTORNEY may deem fit and proper.
24. To file and submit declaration, statements, applications, and/or returns to the necessary authorities in connection with the matters therein contained.
25. To appear and represent the owner before Notary Public, Registrar of Assurances, Magistrate and other officer or officers of authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfect all deeds, instruments and writings executed and signed by the said attorney in any manner concerning the various flats / apartments / shops / garage / units forming part of the developer's allocation.
26. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of these matters concerning the said premises or any part thereof including acquisition and/or requisition in respect of the said premises or any part thereof by any state or central authority and if thought fit to

Bijoy K. Das
 Wajumbar W. Khan

Rajeshwari Developer
 Aparna Ghoshal Partner

Rajeshwari Developer
 Shoban Ghoshal Partner

compromise, settle, refer to arbitration, abandon submit to judgment or become non-suited in any action or proceedings as aforesaid before any Court, Civil / Criminal / Revenue / Land Acquisition Department.

27. To appear in any Suit or Appeal or Misc. Case or any case if filed against PRINCIPAL and/or ATTORNEY by anybody and to contest the same by appointing Lawyer, Advocate or Law Clerks and to file any Civil cases or Appeal or Revision or Review or J. Misc. Case in my name.
28. For all or any purpose hereinbefore stated to appear and represent the owners before all authorities having jurisdiction and to sign all papers, documents, affidavits, etc. to give meaningful effect to the development agreement.
29. To appoint and to empower, substitutes and to delegate such of the powers or authorities as the said attorney in their absolute discretion shall think fit and proper and upon such substitution and/or delegation of such powers of authorities to such substitute shall be deemed to have given by the owners to that effect in favour of such delegate or delegates or substitute or substitutes as the case may be.
30. The POWER OF ATTORNEY shall automatically be cancelled after completion of the project.
31. ATTORNEY will handover the allocated portions as per agreement to the PRINCIPAL and all other unit holders in finished form from with possession certificate.

AND

To do all acts, deeds, things concerning the authorities hereby granted in respect of the said premises which we, the owners could have done lawfully under our own hand and seal personally.

AND

To do all other acts necessary for regular and peaceful construction of multi-storied building.

AND

We do hereby ratify and confirm and agree to ratify and confirm all and whatever our said ATTORNEY or their substitute or substitutes and/or

Girish K. Das
Wallyam
Shen

Angitnamdar

Rajeshwari Developer
Choshal
Partner
Sharna

Rajeshwari Developer
Shoban Ghoshal
Partner

delegate or delegates shall lawfully do or cause to be done in or about the premises aforesaid;

AND

ALL such things, acts and deeds so to be done by our ATTORNEY shall be construed to be our own act;

AND

We promise to ratify the same in future.

In witness whereof we, the PRINCIPAL/OWNER, do hereby subscribe our hands and seals on the 7th day of MAY, 2025 in physically fit and mentally alert condition.

SCHEDULE- 'I'

Total Land of the PRINCIPAL/OWNER FIRST PARTY which is handed over to the ATTORNEY/DEVELOPER SECOND PARTY as mentioned above

Within Dist Paschim Medinipur, P.S.- Kotwali,
Mouza - Habibpur, J.L. No.188,
Khatian No. - 198, 2334, 2336, 2302
L.R. Plot No. - 1257 measuring 0.0260
and Plot No. 1258 measuring 0.1165
0.1425 Acre equal to 14.25 Dec.

Butted and Bounded

To the North : 16' wide municipal road

To the South : Plot No. 1259

To the East : Remaining portion of this plot and thereafter
Plot No. 1256

To the West : Remaining portion of this plot and thereafter
plot No. 1270, 1271 and 1272

Rajeshwari Developer
Aparna Choshal
Partner

Rajeshwari Developer
Shikha Choshal
Partner

Bijoy K. Das.
Wagon for Mr. Khan.
August 14, 2025

Signature of DEVELOPER/ ATTORNEY

Rajeshwari Developer
Shikha Ghoshal
 Partner

Rajeshwari Developer
Aparna Ghoshal
 Partner

Signature of OWNER/PRINCIPAL

Bijoy Kr. Das.
Haripada Manna
Haripada Manna Das

Witnesses

1. *Pran Kanta Chandra*
S/o - Chandra Sekharia
Sakshin
Mi Dahanu
- 2.

Drafted By-

Haripada Manna, Adhok
LB F 935791781
Judges Court, Monapora

This Deed made by 1 stamp Paper and 10 demy paper and 2 witness.

Rajeshwari Developer
Shikha Ghoshal
 Partner

Rajeshwari Developer
Aparna Ghoshal
 Partner

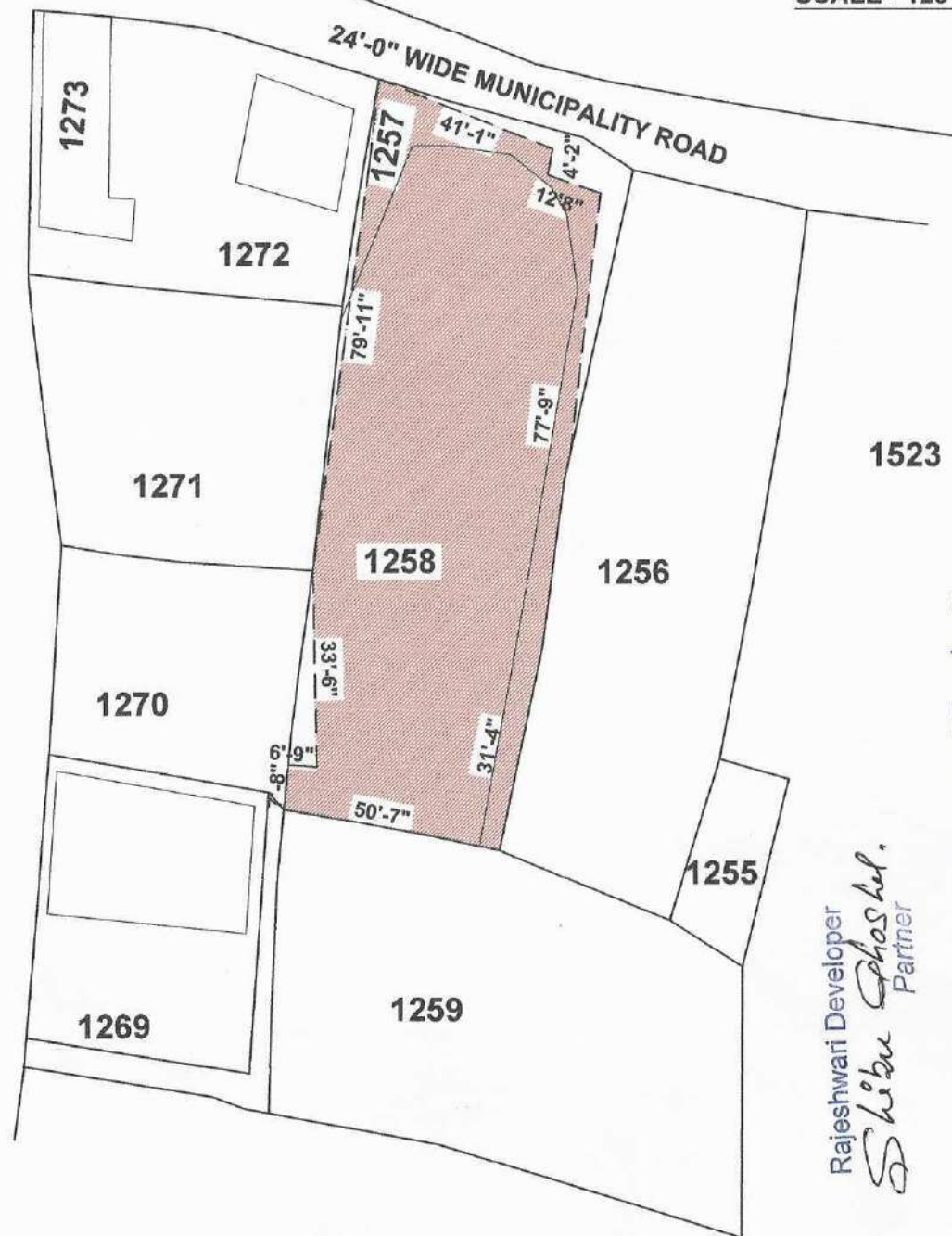
Bijoy Kr. Das.
Haripada Manna

MOUZA - HABIBPUR, J.L NO.- 188,

P.S. - MEDINIPUR,

DIST. - PASCHIM MEDINIPUR.,

SCALE - 128" = 1 MILE.



1523

1256

1255

1259

1269

1270

1271

1272

1273

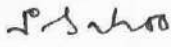
Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shibu Ghoshal
Partner

DETAILS OF THE LAND FOR POWER OF ATTORNEY

POWER OF ATTORNEY TO	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF THE LAND (AS PER DEED)	AREA OF THE LAND (AS PER ROR)	MARK
			ACRE	ACRE	
M/S RAJESHWARI DEVELOPER, PROP- SRI. SHIBU GHOSHAL, & SMT. APARNA GHOSHAL, OFFICE AT- TALKUI, P.O.- ABASH, P.S.- KOTWALI, DIST.- PASCHIM MEDINIPUR, PIN.- 721102.	436 (PART)	1257 (PART)	0.0206	0.0260	
		1258 (PART)	0.1189	0.1165	
	TOTAL		0.1395	0.1425	

DRAWN BY :-


P. Sahoo
Surveyor
Midnapore

()

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Shikun Ghoshal.

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Aparna Ghoshal

()
Left Hand Finger Impression -



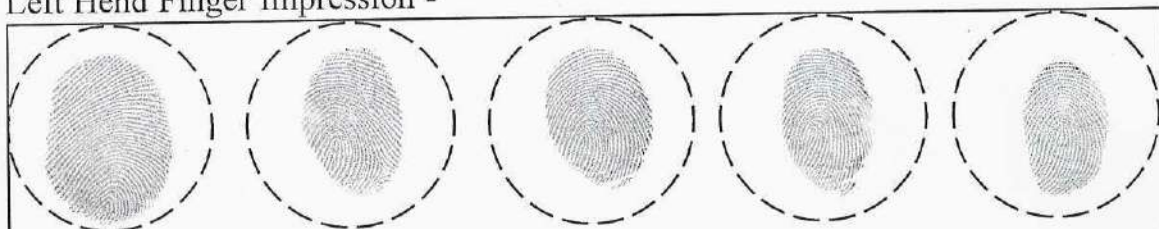
Right Hand Finger Impression -



SIGNATURE

Halyan Mr. Shree

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Bigay Kr. Das

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Anujit Majumdar

Major Information of the Deed

Deed No :	I-1003-01035/2025	Date of Registration	07/05/2025
Query No / Year	1003-8001262625/2025	Office where deed is registered	
Query Date	07/05/2025 1:30:16 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Chandra Sekhar Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 8597613063, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,17,17,575/-		
Stamp duty 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]:- 100301029/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

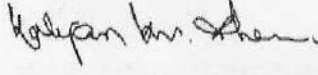
Land Details :

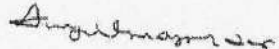
District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Habibpur, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1257	LR-198	Commercial	Vastu	0.54 Dec		4,44,034/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1257	LR-2334	Commercial	Vastu	0.19 Dec		1,56,234/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1257	LR-2336	Commercial	Vastu	1.27 Dec		10,44,303/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1257	LR-2302	Commercial	Vastu	0.6 Dec		4,93,372/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1258	LR-2334	Commercial	Vastu	4.46 Dec		36,67,396/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-1258	LR-2336	Commercial	Vastu	3.14 Dec	25,81,978/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-1258	LR-2302	Commercial	Vastu	4.05 Dec	33,30,258/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			14.25Dec	0 /-	117,17,575 /-
		Grand Total :			14.25Dec	0 /-	117,17,575 /-

Principal Details :

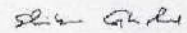
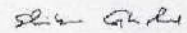
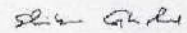
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Kalyan Kumar Dhara (Presentant) Son of Late Shyam Charan Dhara Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office	Photo  07/05/2025	Finger Print  Captured LTI 07/05/2025	Signature  07/05/2025
Hanspukur, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: aexxxxxx5I,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office				
2	Name Shri Bijoy Kumar Das Son of Late Purna Chandra Das Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office	Photo  07/05/2025	Finger Print  Captured LTI 07/05/2025	Signature  07/05/2025
Chirimarsai, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: afxxxxxx4p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office				

3	Name	Photo	Finger Print	Signature
	Shri Avijit Majumdar Son of Late Kalipada Majumdar Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office		 Captured	
	07/05/2025	LTI 07/05/2025	07/05/2025	
Habibpur, City:- Midnapore, 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-1XX8 , PAN No.: anxxxxxx0c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/05/2025 , Admitted by: Self, Date of Admission: 07/05/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAJESHWARI DEVELOPER Talkui, City:- , P.O:- Abash, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721102 Date of Incorporation:XX-XX-2XX3 , PAN No.: ABxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Shri Shibu Ghoshal Son of Shri Swapan Ghoshal Date of Execution - 07/05/2025, , Admitted by: Self, Date of Admission: 07/05/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>May 7 2025 2:05PM</td> <td>LTI 07/05/2025</td> <td>07/05/2025</td> <td></td> </tr> </tbody> </table> Talkui, City:- , P.O:- Abash, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: btxxxxxx3d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RAJESHWARI DEVELOPER (as Partners)	Name	Photo	Finger Print	Signature	Shri Shibu Ghoshal Son of Shri Swapan Ghoshal Date of Execution - 07/05/2025, , Admitted by: Self, Date of Admission: 07/05/2025, Place of Admission of Execution: Office		 Captured		May 7 2025 2:05PM	LTI 07/05/2025	07/05/2025	
Name	Photo	Finger Print	Signature										
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Talkui, City:- , P.O:- Abash, P.S:-Kotwali
 , District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Female, By Caste: Hindu,
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: cxxxxxxx4r,Aadhaar No
 Not Provided by UIDAI Status : Representative, Representative of : RAJESHWARI DEVELOPER (as
 Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Pijus Kanti Ghosh Son of Shri Chandra Sekhar Ghosh Sekhpura, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured	
	07/05/2025	07/05/2025	07/05/2025
Identifier Of Shri Kalyan Kumar Dhara, Shri Bijoy Kumar Das, Shri Avijit Majumdar, Shri Shibu Ghoshal, Smt Aparna Ghoshal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Kalyan Kumar Dhara	RAJESHWARI DEVELOPER-0.18 Dec
2	Shri Bijoy Kumar Das	RAJESHWARI DEVELOPER-0.18 Dec
3	Shri Avijit Majumdar	RAJESHWARI DEVELOPER-0.18 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Kalyan Kumar Dhara	RAJESHWARI DEVELOPER-0.19 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Bijoy Kumar Das	RAJESHWARI DEVELOPER-1.27 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri Avijit Majumdar	RAJESHWARI DEVELOPER-0.6 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri Kalyan Kumar Dhara	RAJESHWARI DEVELOPER-4.46 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Shri Bijoy Kumar Das	RAJESHWARI DEVELOPER-3.14 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Shri Avijit Majumdar	RAJESHWARI DEVELOPER-4.05 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1257, LR Khatian No:- 198	Owner:গৌরী কোল, Gurdian:স্বপনমাধন , Address:নিজ , Classification:বাড়, Area:0.00540000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1257, LR Khatian No:- 2334	Owner:কল্যান কুমার ঘাড়া, Gurdian:শ্যামচরণ , Address:নিজ , Classification:বাড়, Area:0.00190000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1257, LR Khatian No:- 2336	Owner:বিজয় কুমার দাস, Gurdian:পূর্ণ , Address:নিজ , Classification:বাড়, Area:0.01270000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1257, LR Khatian No:- 2302	Owner:অভিজিত মজুমদার, Gurdian:কালিদ মজুমদার, Address:হবিবপুর, মেদিলাপুর , Classification:বাড়, Area:0.00600000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1258, LR Khatian No:- 2334	Owner:কল্যান কুমার ঘাড়া, Gurdian:শ্যামচরণ , Address:নিজ , Classification:বাড়, Area:0.04460000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1258, LR Khatian No:- 2336	Owner:বিজয় কুমার দাস, Gurdian:পূর্ণ , Address:নিজ , Classification:বাড়, Area:0.03140000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 1258, LR Khatian No:- 2302	Owner:অভিজিত মজুমদার, Gurdian:কালিদ মজুমদার, Address:হবিবপুর, মেদিলাপুর , Classification:বাড়, Area:0.04050000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 100301035 / 2025

On 07-05-2025

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 13:30 hrs on 07-05-2025, at the Office of the A.D.S.R. MIDNAPORE by Shri Kalyan Kumar Dhara , 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 1,17,17,575/-

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

Execution is admitted on 07/05/2025 by 1. Shri Kalyan Kumar Dhara, Son of Late Shyam Charan Dhara, Hanspukur, P.O: Midnapore, Thana: Kotwali
, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business, 2. Shri Bijoy Kumar Das, Son of Late Purna Chandra Das, Chirimarsai, P.O: Midnapore, Thana: Kotwali
, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business, 3. Shri Avijit Majumdar, Son of Late Kalipada Majumdar, Habibpur, P.O: Midnapore, Thana: Kotwali
, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Indetified by Shri Pijus Kanti Ghosh, , Son of Shri Chandra Sekhar Ghosh, Sekhpura, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Christian, by profession Business

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

Execution is admitted on 07-05-2025 by Shri Shibu Ghoshal, Partners, RAJESHWARI DEVELOPER, Talkui, City:- , P.O:- Abash, P.S:-Kotwali
, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102

Indetified by Shri Pijus Kanti Ghosh, , Son of Shri Chandra Sekhar Ghosh, Sekhpura, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Christian, by profession Business

Execution is admitted on 07-05-2025 by Smt Aparna Ghoshal, Partners, RAJESHWARI DEVELOPER, Talkui, City:- , P.O:- Abash, P.S:-Kotwali
, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102

Indetified by Shri Pijus Kanti Ghosh, , Son of Shri Chandra Sekhar Ghosh, Sekhpura, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Christian, by profession Business

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 1866, Amount: Rs.50.00/-, Date of Purchase: 06/05/2025, Vendor name: Soumen Kr Dey



Ashim Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2025, Page from 18930 to 18951

being No 100301035 for the year 2025.



Ashim Das

Digitally signed by ASHIM DAS
Date: 2025.05.08 16:37:11 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 08/05/2025

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