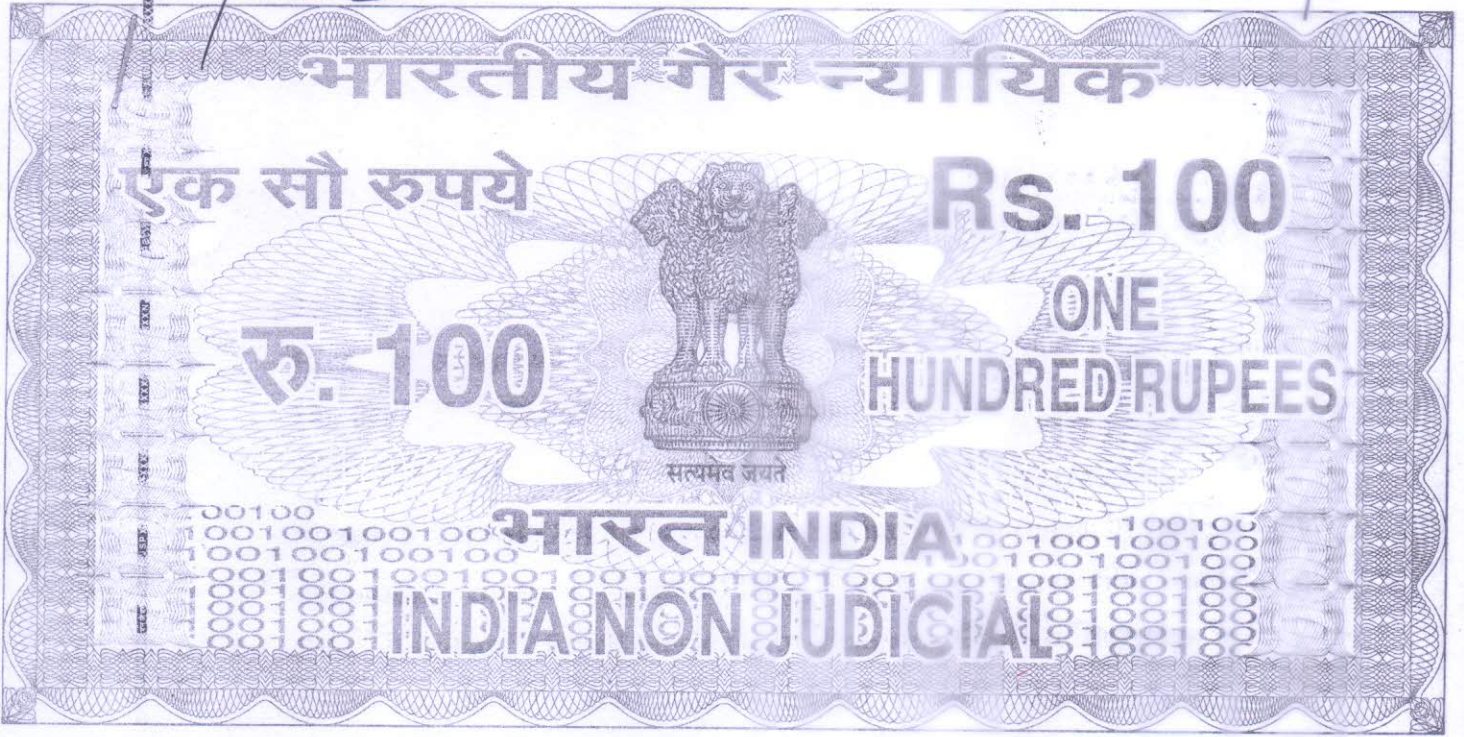


3150/2022

I-3251/202.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 028055

Q-2976382/22  
 12-10-22  
 at  
 12:38 noon

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached to this document are the parts of this document.

*[Signature]*  
 Dist. Sub-Registrar, Jhargram -  
 Dist - Jhargram

12 OCT 2022

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

BE IT KNOWN TO ALL THAT

WHEREAS We, 1) MR. RAM BHAGABAN GUPTA son of Late Shyam Swarup Gupta, by faith-Hindu, by occupation-Business, Citizen of India, Residing at Balaramdihi, Ward No.-04, P.O. - Jhargram, P.S. and Municipality - Jhargram, District -Jhargram ,W.B., PIN - 721507, Aadhaar No. 5582 3232 6112, PAN NO. DXJPG4198G.

Rajesh Gupta  
 Balaram Gupta



LTI of Ram Bhagaban Gupta  
 By me per of *[Signature]*  
 Partner

Drafted by me  
*Pradip Sarker*  
 PRADIP SARKAR  
 Advocate

Madhu Ruice  
 Excmdata goenka@ goenka brcmlata

Anup Kumar Sharma  
 N/A  
 Partner

24-260  
30/10/2022  
200/-

বীজ উৎপাদন বিভাগ  
ঘনবালু ডিবি  
লক্ষ্মীপুর  
লক্ষ্মীপুর

Murphy Das  
সি.এস.ও.  
সি.এস.ও. ডিবি

সংক্রান্ত স্মারক নং ২৪-২৬০  
৩০/১০/২০২২  
২০০/-  
বীজ উৎপাদন বিভাগ  
ঘনবালু ডিবি  
লক্ষ্মীপুর



*[Handwritten Signature]*

DISTRICT SUB-REGISTRAR, JHARGRAM  
DISTRICT - JHARGRAM

12 OCT 2022



2) MR. BALARAM GUPTA son of Late Shyam Swarup Gupta, by faith - Hindu, by occupation - Business, Citizen of India, Residing at Balaramdihi, Ward No.-04, P.O. - Jhargram, P.S. and Municipality - Jhargram, District - Jhargram W.B., PIN - 721507, Aadhaar No. 8404 5814 7075, PAN No. AHSPG9691A.

3) MR. RAJESH GUPTA son of Late Shyam Swarup Gupta, by faith- Hindu, by occupation - Business, Citizen of India, Residing at Balaramdihi, Ward No. - 04, P.O. - Jhargram, P.S. and Municipality -Jhargram, District - Jhargram W.B., PIN- 721507, Aadhaar No. 8601 3032 0914, PAN No. CHKPG0629Q.

4) MRS. GOENKA PREMLATA @ MRS. PREMLATA GOENKA wife of Mr. Murarilal Goenka, by faith - Hindu, by occupation -business, Citizen of India, Residing at 1-7-510/E/3, Zamisthanpur, Gemini Colony, Musheerabad, Hyderabad, Andhra Pradesh, 500020, Aadhaar No. 5026 4663 5807, PAN No. - AZEPP2180R.

5) MRS. MADHU RUIA wife of Late Rajkumar Ruia, by faith - Hindu, by occupation - housewife, Citizen of India, Residing at 100/4E Cossipur Road, Kolkata - 700002, Aadhaar No. 8199 7253 1685, PAN No. - BQDPR2177K ,

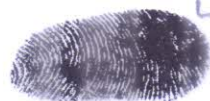
have got possessed of and sufficiently entitled to the Bastu land measuring an area of 43 (Forty Three) decimal in R.S. Plot No. 29, L.R. Plot No. - 56 under L.R. Khatian No.- 987, 988, 989, 990 and 991 respectively, Municipality Holding No.- 230 (201+202), within the ambit of Ward No. -04 of Jhargram Municipality, within Mouza - Balaramdihi, J.L. No. - 369 under P.S. and District - Jhargram. We the executants got and acquired the aforesaid landed property including one 50 years old and dilapidated structure thereon measuring covered area of the structure 650 Sq. Ft., by virtue of inheritance as only legal heirs of our parents late Shyam Swarup Gupta and late Radha Debi. During the continuance of peaceful possession of the aforesaid landed property by us and on payment of rents, revenues and taxes to the Government of West Bengal through the B.L. and L.R.O., Jhargram as well as Jhargram Municipality,

Ashim Roy Agarwal  
Amit Kumar Ukara  
Partner

Laxmi Real Estate

Bremlata Goenka @ Goenka Bremlata  
Partner  
Laxmi Real Estate

Rajesh Gupta  
Balaram Gupta  
Madhu Ruia



LTIG Ram Bhagaban Gupta  
By the per of [Signature]

the aforesaid landed property has been duly mutated in the names of us in L.R. Khatian Nos. 987, 988, 989, 990 and 991 respectively in L.R. Plot No. - 56 within Mouza - Balaramdihi, J.L. No.- 369, under the provision of W.B.L.R. Act. The landed property described above is free from all encumbrances, charges, liens, lis pendences, execution, attachments, requisition or acquisition, proceeding scheme and or any alignment of any authority and or any other local statutory body and all other liability whatsoever.

AND WHEREAS we the owners of land are now desirous of developing a part or portion of the aforesaid landed property measuring an area of 19.75 decimal i.e., 8602 Sq. Ft. or 799 Sqm. (more or less) out of total 43 (Forty-Three) decimal land by constructing thereupon a new G+4 multi storied building in accordance with the sanction building plan to be approved by Jhargram Municipality and whereas due to financial stringency and / or paucity of funds we are unable to start the construction of the said building and had been in search of reputed Promoter and/or Developer, who can undertake the responsibility of construction of such building at the said landed property measuring an area of 19.75 decimal of its / their own arrangement, expenses and funds.

AND WHEREAS the Developer/ Promoter "LAXMI REAL ESTATE", - a registered Partnership Firm, registered before the office of the A.D.S.R., Jhargram, registration No. being -07 of the year 2020, having its registered office at -Super Market, Stall No.- 7, Raghunathpur, P.O. & P.S.- Jhargram, District - Jhargram, PIN- 721507, PAN - AAHFL0858L.

----- Represented vide the registered partnership deed, its Executor Partners and authorised signatories duly authorised by all the partners of the "LAXMI REAL ESTATE" in terms of the Board Resolution dated 05/02/2020, namely 1) MR BHIM RAJ AGARWALA Son of Late Baluram Agarwala, by Faith - Hinduism, by Occupation -Business, by Nationality - Indian, Residing at Jamda, P.O. & P.S.- Jhargram, District Jhargram, PIN - 721507, PAN - ACMPA9205H, Aadhaar No.-3166 6821 2264.

Rajesh Gupta  
Balaram Gupta  
Madhu Ruia



LTI of Ram Bhagaban Gupta  
By the pen of Ram Bhagaban Gupta  
Page 3 of 15

drafted by me,  
Pradip Sarker  
PRADIP SARKAR  
Advocate

Partner  
Laxmi Real Estate

Atit Kumar Sharma  
Bhim Raj Agarwala

Bhim Raj Agarwala @ 02020202020



2) MR. RAJESH KUMAR RINGSIA Son of Mr. Santosh Kumar Ringsia, by Faith -Hinduism, by Occupation-Business, by Nationality - Indian, Residing at Raghunathpur, P.O. & P.S. - Jhargram, District - Jhargram, PIN - 721507, PAN - ACWPR7237E, Aadhaar No.- 9752 1129 2840 and 3) MR ANKIT KUMAR JHAWAR Son of Mr. Bijoy Ratan Jhawar, by Faith- Hinduism, by Occupation - Business, by Nationality - Indian, Residing at Bachurdoba, P.O. & P.S. - Jhargram, District- Jhargram, PIN - 721507, PAN - ADWJPJ3548F, Aadhaar No. - 6480 4279 9524 have formulated a scheme for promotion and development of the landed property of the executants, specifically and particularly described in the schedule hereunder written as per Building plan/s, already sanctioned by Jhargram Municipality and or to be sanctioned by the Local Statutory Authority / Jhargram Municipality and has approached the land owners / landlords of the schedule landed property i.e., the executants for construction / erection of the multi-storeyed building/s and also other related building according to modern taste, design and architecture consisting of several residential units / flats, commercial units / shops / spaces, car parking spaces / garages and others at the costs and expenses of the Promoter / Developer with the full knowledge and consent of the land owners i.e., the executants as per sanctioned building plan on the said landed property and the executants have also accepted the proposal of the Promoter / Developer in respect of promotion and development of their landed property. The executants entered into and executed one Development Agreement with the Promoter / Developer "LAXMI REAL ESTATE", a Registered Partnership Firm, having its Registered Office at Super Market, Stall No. -7 at Raghunathpur, P.O. and P.S. - Jhargram, District - Jhargram, with certain terms and conditions stipulated therein, which has been duly registered before the office of the DSR, Jhargram vide Development Agreement being Serial No. 2201003142 of 2022 and Deed No. 220103243 for the year 2022, CD Volume No. ....Registered in Book No. ....I..... in the office of the DSR, Jhargram.

*Q.K. Ringi*  
*Ankit Kumar Jhawar*  
*Bhim Raj Agarwala*  
Partner  
Laxmi Real Estate

*Coem data goem ka @ Coem ka Coem data*

*Rajesh Gupta*  
*Baldevram Gupta*  
*Madhu Ruia*

*CTI of Rambhajan Appra*  
*By the pen of*  
*Jane AT*



*Drafted by me,*  
*Pradip Sarkar*  
**PRADIP SARKAR**  
Advocate  
Enrollment No. - WB. 1085/2004

AND WHEREAS, We the executants decided to execute the Development Power of Attorney / General Power of Attorney after registered development agreement in favour of the Promoter / Developer for the purpose of performing all acts of management, supervision, development, construction of all other works, relating to the development of the schedule land and of transfer of the constructed areas, residential units flats, commercial units shops/spaces, car parking spaces garages and other parts and portions of the proposed multi-storeyed building to be known as "Radhe Shyam Residence" upon the said landed property, described in the schedule below to avoid future litigation and legal complicity.

THEREFORE, We the executants, described above hereby constitute, nominate and appoint "LAXMI REAL ESTATE"-a registered Partnership Firm registered before the office of the ADS.R, Jhargram, registration No. being - 07 of the year 2020, having its registered office at - Super Market, Stall No.- 7 at Raghunathpur, P.O. & P.S.- Jhargram, District - Paschim Medinipur, Present District - Jhargram, PIN - 721507, PAN-AAHFL0858L.

---- Represented vide the registered partnership deed, its Executor Partners and authorised signatories duly authorised by all the partners of the "LAXMI REAL ESTATE" in terms of the Board Resolution dated 05/02/2020, namely 1) MR. BHIM RAJ AGARWALA Son of Late Baluram Agarwala, by Faith - Hinduism, by Occupation - Business, by Nationality - Indian, Residing at Jamda, P.O. & P.S.- Jhargram, District - Jhargram, PIN-721507, PAN- ACMPA9205H, Aadhaar No. - 3166 6881 2264 2) MR. RAJESH KUMAR RINGSIA Son of Sri Santosh Kumar Ringsia, by Faith - Hinduism, by Occupation - Business, by Nationality - Indian, Residing at Raghunathpur, P.O. & P.S.-Jhargram, District - Jhargram, PIN- 721507, PAN- ACWPR7237E, Aadhaar No.-9752 1129 2840.

*AKG*

*Amit Kumar Sharma  
Bhim Raj Agarwala*

Partner  
Laxmi Real Estate

*Rajesh Gupta  
Balaram Gupta  
Madhu Ruia*



LTI of Ram Bhagaban Gupta  
By the pen of  
*Rajesh Gupta*

*Bhim data noemka @ noemka noemdata*

*affixed by me,*

*Pradip Sarkar*  
**PRADIP SARKAR**  
Advocate

Enrollment No. - W/R 1085/2004



3) MR. ANKIT KUMAR JHAWAR Son of Sri Bijoy Ratan Jhawar, by Faith - Hinduism, by Occupation-Business, by Nationality-Indian, Residing at Bachurdoba, P.O. & P.S.- Jhargram, District-Jhargram, PIN -721507, PAN-ADWPJ3548F, Aadhaar No.- 6480 4279 9524, as of our legal and lawful attorney in our names and on our behalf to do or execute all or any of the acts deeds and or things as follows:

1. To hold, defend possession, manage, administer, look after control supervise and maintain our entire and every part of the described in the schedule below.
2. To prepare site plan/s, building plan/s, other plans for development said landed property, described in the schedule hereunder written ad to submit the same to Jhargram Municipality and other concerned authorities for obtaining approval/sanction of the same and to submit proposals from time to time for any amendment/s of such building/s construction to Jhargram Municipality and other concerned authorities for obtaining approval/sanction of such amendment/s and to sign and to give such building plan/s, application/s, paper/s, writing/s, undertaking/s, NOC, commencement certificate, completion certificate etc. as may be required and to carry on correspondence/s with all concerned authority/ies and bodies including Jhargram Municipality in connection with the development of the said property and or multi-storeyed building and to appear and represent us before all concerned authorities and parties, as may be necessary in connection with the development of the said property and to apply from time to time for modification/s, alteration/s and extension/s of the building plan/s in respect of the building/s construction to be constructed on the said landed property.
3. To develop our landed property, described in the schedule below by constructing/ erecting multi-storeyed building/s, in compliance with Sanctioned Building Plan of Jhargram Municipality and the concerned authorities after observing all formalities of the competent authorities,

Bemdata Goenka @ Bemdata Bemdata

Q.K. Singh  
Ankit Kumar Jhawar  
Shri Raj Agarwala

Partner  
Laxmi Real Estate

rafted by me,  
Pradip Sankar  
PRADIP SARKAR  
Advocate

Rajesh Gupta  
Bala ram Gupta  
Madhu Ruid



By the pen of  
Page 6 of 15  
Rajesh

as may be determined by the said attorney and to appoint from time to time contractors, sub-contractors, architect, RCC consultants and other personnel and workmen for carrying out the development of the said property as also construction of the building/s thereon and to pay their fees, consideration moneys, salaries and or wages.

4. To sign on our behalf and to execute Agreements for Sale Deed / Sale Deed and any other documents and papers in respect of the constructed areas, residential units/ flats, commercial units/ shops spaces/garages and others parts and portions of the proposed building/s, upon the said landed property, described in below in favour of any intending purchaser/ purchasers and persons and or organization/s in our names and on our behalf , at such market price and on such terms and conditions as our said attorney/s in its / their absolute discretion consider and think to be proper, fit and justified.
5. To receive from the purchaser / purchasers and or any person/ persons and or organization/s the advance money / consideration money or any kind of consideration for the constructed areas, several units, residential units/ flats, commercial units/shops/ spaces, car parking spaces/garages and others parts and portions of the proposed multi-storeyed building/s, upon the said landed property, described in the schedule below in favour of any intending purchaser/ purchasers and or any person persons and or organization/s in our names and on our behalf and give proper receipt or receipts and discharge the same on our behalf.
6. To present the Sale Deed/ Sale Deeds, Agreement for Sale/ Agreements for Sale and any other documents/ instruments/ declarations/ undertaking/ bonds after execution thereof on our behalf before the District Sub Registrar/ A.D.S.R.O., Jhargram/ Registrar of Assurance, or any registering authority and admit the execution thereof and to do other things and acts that may be necessary for registration of Sale Deed/ Sale Deeds/ Agreement for Sale and

Rajesh Gupta  
Balaram Gupta  
Madhu Ruia



LTI of Ram Bhajaban Gupta  
By the pen of [Signature]

been data been ka @ aozm ka been kaha

Partner  
Laxmi Real Estate

At the time of  
Anil Kumar Sharma  
Himraj Agarwala

drafted by me,  
Pradip Sarkar  
PRADIP SARKAR  
Advocate



any other documents in respect of the constructed areas, several units, residential units/ flats, commercial units/shops/ spaces, car parking spaces/garages and others parts and portions of the proposed multi-storeyed building/s, upon the said landed property, described in the schedule below save and except the Owner's Allocation of the building/s in the proposed building as per Schedule -'B' of the Registered Development Agreement.

7. To execute and to do all other acts, deeds or things for the said purchaser/ purchasers and or any person/ persons organization/s or to apply and appear before any authorities for the purpose of giving effect of the said transfer of title of the property and execute necessary forms, notices, and papers relating to the execution of Sale Deed/ Sale Deeds, Agreements for sale and disposal of the constructed areas, several units, residential units/ flats, commercial units/ shops/ spaces, car parking spaces/garages and others parts and portions of the proposed multi-storeyed building/s, upon the said landed property, described in the schedule below.
8. To pay all taxes, rates, assessments, charges, expenses and other outgoings whatsoever payable for or on account of our landed property or any part thereof.
9. To appear before any Civil, Criminal Court, Revenue or Revisional Court/s and to execute and to sign Vokatnama, plaint/s, written statement/s, application/s, petition/s, objection/s, memo of appeal, affidavit/s or any other necessary document/s and paper/s on our behalf and to file the same before the appropriate Court/s or authorities to take any legal action/s, step/s in respect of our landed property, described in the schedule below and to prevent any person/s from trespassing on the said landed property or any part thereof and to take remedial action/s by filling civil/criminal case/s, suit/s and proceeding/s against such person/s.

*Dr. G. Singh*  
*Anshuman Sharma*  
*Bhim Raj Agarwala*

Partner  
**Laxmi Real Estate**

*Rajesh Gupta*  
*Balaram Gupta*  
*Madhu Ruid*



LTI of Ram Bhagaban Gupta  
By the pen of  
*Ramesh Gupta*

*Bremata Goenka @ Goenka Bremata*

acted by me,  
*Pradip Sarkar*  
**PRADIP SARKAR**  
Advocate

10. To engage any Lawyer / Advocate for legal advice and for filing and or conducting case/s, suit/s, or legal proceeding/s, as may be required to be taken from time to time in respect of our landed property in our names and on our behalf.
11. The Attorney/s shall handover the owner's firstly on completion of the building/s in the proposed building as per Schedule - 'B' of the Registered Development Agreement.
12. To do every things, acts or deeds whatsoever, which may be at its/ their sole discretion of our attorney, deemed fit and proper and justified in the matter of management, supervision, enjoyment, construction, erection, development and of transfer and dispose of the constructed areas , residential units/ flats, commercial units/ shops/ spaces, car parking spaces/garages and others parts and portions of the proposed multi-storeyed building/s, upon the said landed property, described in the schedule below.

We 1) MR. SRÍ RAM BHAGABAN GUPTA 2) MR. BALARAM GUPTA 3) MR RAJESH GUPTA 4) MRS. GOENKA PREMLATA @ MRS. PREMLATA GOENKA 5) MRS. MADHU RUIA hereby agree to ratify and confirm all such acts, deeds, things or proceedings that may be done by our said attorney "LAXMI REAL ESTATE" – a registered Partnership Firm, having its registered office at Super Market, Stall No.-7 at Raghunathpur, P.O. and P.S. – Jhargram, District– Jhargram– represented vide the registered Partnership Deed, its executors partners and authorized signatories duly authorized by partners of the "LAXMI REAL ESTATE", namely 1) MR BHIM RAJ AGARWALA 2) MR RAJESH KUMAR RINGSIA and 3) MR ANKIT KUMAR JHAWAR in our names and on our behalf by virtue of this Development Power of Attorney / General Power of Attorney and the same shall be binding upon us and be of full force and effect.

Premlata Goenka @ P Goenka Premlata

Anshuman Dattar  
 Bhim Raj Agarwala  
 Partner  
 Laxmi Real Estate

Rajesh Gupta  
 Balaram Gupta  
 Madhu Ruia



LTI of Ram Bhagaban Gupta  
 By me per of  
 [Signature]

drafted by me,  
 Pradip Sankar  
**PRADIP SARKAR**  
 Advocate



Be it mentioned herein that the photographs and impression of fingers of both the hands of the executants and the and the representative partners as attorney and of the Identifier are taken on the last pages of this presents, duly certified by the executants and the attorney .

### SCHEDULE

(Description of the said landed property and the structure thereon the land)

(a) Land Details :-

ALL THAT piece and parcel of the Bastu land measuring about 19.75 Decimal i.e., 8602 Sq. Ft. or 799 Sqm. (more or less) in R.S. Plot No.- 29 corresponding to L.R. Plot No. - 56 under L.R. Khatian Nos. -987, 988, 989, 990 and 991 respectively Holding No. 230 (201+202) within the ambit of Ward No.04 of Jhargram Municipality, within Mouza - Balaramdihi, J.L. No. - 369 under P.S. - Jhargram, District - Jhargram together with all right of easements, common facilities and amenities annexed thereto, which is butted and bounded:

TO THE NORTH : Land of R.S. Plot No- 28  
TO THE SOUTH : Land of R.S. Plot No- 30  
TO THE EAST : Land of R.S. Plot No - 29  
TO THE WEST : Jhargram to Dahijuri Main Road (SH -5) 60ft

width

(b) Structure Details :

ALL THAT piece and parcel of one storied pucca complete commercial structure 50 years old and in dilapidated condition consisting of 650 Sq. ft. cemented floor situate on the Schedule (a) land described above.

Market value of Schedule (a) land is Rs- 1,99,96,875/- (Rupees one Crore Ninety nine lacs Ninety six thousand eight hundred and seventy five ) only.

Market value of Schedule (b) structure is Rs 7,40,390/- (Rupees Seven lacs forty thousand , three hundred and Ninety ) only

Rajesh Gupta  
Balaram Gupta  
Madhu Ruia



LTI of Ram Bhagaban Gupta

By me per of [Signature]

R.K. Singh  
Anil Kumar Shrivastava  
Bhim Raj Agarwal

Partner  
Laxmi Real Estate

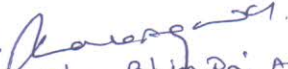
Brem Luda Gaenka @ Gaenka Brem Luda


drafted by me,  
Pradip Sarkar  
PRADIP SARKAR  
Advocate

Total Market value of Schedule Property (a+ b) is Rs 2,07,37,265/-  
(Rupees Two Crores Seven lacs Thirty seven thousand two hundred  
and sixty five ) only.

IN WITNESSES WHEREOF, We, the executants have hereto signed this  
Development Power of Attorney / General Power of Attorney after  
admitting the contents of this presents in our free will and consent, without  
any influence and /or conercion in presence of witnesses and this  
Development Power of Attorney /General Power of Attorney is read over  
before us and explained the contents in our vernacular on this 11<sup>th</sup> day of  
October in the year 2022, at Jhargram.


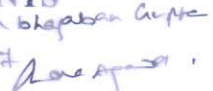
**SIGNATURE OF THE WITNESSES**

1.   
S/o- Bhim Raj Agarwal  
Jamda, Jhargram,  
occupation - Business.

2.   
Cate son of  
Raj kr Ruia  
100/4E Cassipore  
Road KOC-2  
Service


**SIGNATURE OF**

**THE EXECUTANTS**

1.   
LTI of Ram bhagaban Gupta  
By the PCH of 

2. 

3. 

4.   
Goenka @ Bremata

5. 

Drafted & Prepared in my office :  
PRADIP SARKAR



(Advocate)


**PRADIP SARKAR**  
Advocate

Enrolment No. - W.B. 1085/2004

This deed has been completed in 15  
pages and there are two witnesses  
signed in this presents.















**PHOTOGRAPHS & FINGER PRINTS OF THE PARTIES**

	LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						













*LT of Ram bhagwan Gupta  
Of the party  
Rajasthan*

*LT of Ram bhagwan Gupta  
By the pen of Raj...*

	LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						

*LT of Ram...*

*Balaram Gupta*











	LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						

*Rajesh Gupta*











*Rajesh Gupta*













**PHOTOGRAPHS & FINGER PRINTS OF THE PARTIES**

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					
RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					

*Bremata goenka @ goenka Bremata*

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					
RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					

*Madhu Ruia*

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					
RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					

*Bhim Raj Agarwal*



**PHOTOGRAPHS AND FINGERPRINTS OF THE PARTIES**



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
RIGHT HAND					

*Q.K. Gupta*

SIGNATURE













	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
RIGHT HAND					

*Amit Kumar Sharma*

SIGNATURE

**PHOTOGRAPH & FINGER PRINTS OF THE IDENTIFIER**



LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					
RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					

*Handwritten signature*



## Major Information of the Deed

Deed No :	I-2201-03251/2022	Date of Registration	12/10/2022
Query No / Year	2201-8002976382/2022	Office where deed is registered	
Query Date	12/10/2022 12:30:06 PM	D.S.R. Jhargram, District: Jhargram	
Applicant Name, Address & Other Details	PRADIP SARKAR RAGHUNATHPUR , JHARGRAM,Thana : Jhargram, District : Jhargram, WEST BENGAL, PIN - 721507, Mobile No. : 7908875713, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 2,07,37,265/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 220103243/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Jhargram, P.S:- Jhargram, Municipality: JHARGRAM, Mouza: Balaramdihi, Pin Code : 721507







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-56	LR-987	Commeric al	Vastu	3.95 Dec	11,80,000/-	39,99,375/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-56	LR-988	Commeric al	Vastu	3.95 Dec	11,80,000/-	39,99,375/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-56	LR-989	Commeric al	Vastu	3.95 Dec	11,80,000/-	39,99,375/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-56	LR-990	Commeric al	Vastu	3.95 Dec	11,80,000/-	39,99,375/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-56	LR-991	Commeric al	Vastu	3.95 Dec	11,80,000/-	39,99,375/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>19.75Dec</b>	<b>59,00,000 /-</b>	<b>199,96,875 /-</b>	
		<b>Grand Total :</b>			<b>19.75Dec</b>	<b>59,00,000 /-</b>	<b>199,96,875 /-</b>	





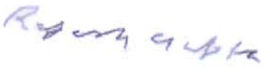


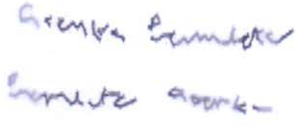



**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	650 Sq Ft.	1,00,000/-	7,40,390/-	Structure Type: Structure
Gr. Floor, Area of floor : 650 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>650 sq ft</b>	<b>1,00,000 /-</b>	<b>7,40,390 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Ram Bhagaban Gupta</b> Son of Late Shyam Swarup Gupta Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office	 12/10/2022	 LTI 12/10/2022	 12/10/2022
At- Balaramdihi, Block/Sector: Ward No. 4, City:- , P.O:- Jhargram, P.S:-Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DXxxxxxx8G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Balaram Gupta (Presentant )</b> Son of Late Shyam Swarup Gupta Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office	 12/10/2022	 LTI 12/10/2022	 12/10/2022
At- Balaramdihi, Block/Sector: Ward No. 4, City:- , P.O:- Jhargram, P.S:-Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx1A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office				












3	Name	Photo	Finger Print	Signature
	<b>Mr Rajesh Gupta</b> Son of Late Shyam Swarup Gupta Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office	 12/10/2022	 LTI 12/10/2022	 12/10/2022
At- Balaramdihi, Block/Sector: Ward No. 4, City:- , P.O:- Jhargram, P.S:-Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CHxxxxxx9Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	<b>Mrs Goenka Premlata, (Alias: Mrs Premlata Goenka)</b> Wife of Mr Murarilal Goenka Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office	 12/10/2022	 LTI 12/10/2022	 12/10/2022
At- 1-7-510/e/3 Zamisthanpur Colony, City:- , P.O:- Zamisthanpur, P.S:-MUSHEERABAD, District:- Hyderabad, Andhra Pradesh, India, PIN:- 500020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx0R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Mrs Madhu Ruia</b> Wife of Late Rajkumar Ruia Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office	 12/10/2022	 LTI 12/10/2022	 12/10/2022
At- 100/4E Cossipur Road, City:- , P.O:- Cossipur, P.S:-Sova Bazar Street, District:-Kolkata, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BQxxxxxx7K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office				



**Attorney Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>LAXMI REAL ESTATE</b> At- Super Market, Stall No-7, Block/Sector: Raghunathpur, City:- , P.O:- Jhargram, P.S:-Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Bhimraj Agarwala</b> Son of Late Baluram Agarwala Date of Execution - 11/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
		Oct 12 2022 1:00PM	LTI 12/10/2022	12/10/2022
	At- Jamda, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : LAXMI REAL ESTATE (as Partner)			
2	<b>Name</b> <b>Mr Rajesh Kumar Ringsia</b> Son of Mr Santosh Kumar Ringsia Date of Execution - 11/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
		Oct 12 2022 1:01PM	LTI 12/10/2022	12/10/2022
	At- Raghunathpur, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7E,Aadhaar No Not Provided Status : Representative, Representative of : LAXMI REAL ESTATE (as Partner)			
3	<b>Name</b> <b>Mr Ankit Kumar Jhawar</b> Son of Mr Bijoy Ratan Jhawar Date of Execution - 11/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
		Oct 12 2022 1:02PM	LTI 12/10/2022	12/10/2022
	At- Bachhurdoba, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8F,Aadhaar No Not Provided Status : Representative, Representative of : LAXMI REAL ESTATE (as Partner)			



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAKESH AGARWAL</b> Son of BHIMRAJ AGARWALA JAMDA JHARGRAM, City:- Not Specified, P.O:- JHARGRAM, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507			
	12/10/2022	12/10/2022	12/10/2022

Identifier Of Mr Ram Bhagaban Gupta, Mr Balaram Gupta, Mr Rajesh Gupta, Mrs Goenka Premlata, Mrs Madhu Ruia, Mr Bhimraj Agarwala, Mr Rajesh Kumar Ringsia, Mr Ankit Kumar Jhawar

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Balaram Gupta	LAXMI REAL ESTATE-3.95 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mr Rajesh Gupta	LAXMI REAL ESTATE-3.95 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Mrs Goenka Premlata	LAXMI REAL ESTATE-3.95 Dec

**Transfer of property for L4**

SI.No	From	To. with area (Name-Area)
1	Mrs Madhu Ruia	LAXMI REAL ESTATE-3.95 Dec

**Transfer of property for L5**

SI.No	From	To. with area (Name-Area)
1	Mr Ram Bhagaban Gupta	LAXMI REAL ESTATE-3.95 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Ram Bhagaban Gupta	LAXMI REAL ESTATE-130.00000000 Sq Ft
2	Mr Balaram Gupta	LAXMI REAL ESTATE-130.00000000 Sq Ft
3	Mr Rajesh Gupta	LAXMI REAL ESTATE-130.00000000 Sq Ft
4	Mrs Goenka Premlata	LAXMI REAL ESTATE-130.00000000 Sq Ft
5	Mrs Madhu Ruia	LAXMI REAL ESTATE-130.00000000 Sq Ft

**Land Details as per Land Record**

District: Jhargram, P.S:- Jhargram, Municipality: JHARGRAM, Mouza: Balaramdih, Pin Code : 721507

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 56, LR Khatian No:- 987	Owner:বলরাম গুপ্তা, Gurdian:শ্যামস্বরূপ , Address:নিজ , Classification:বাস্তু, Area:0.08600000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 56, LR Khatian No:- 988	Owner:রাজেশ গুপ্তা, Gurdian:শ্যামস্বরূপ , Address:নিজ , Classification:বাস্ত, Area:0.08600000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 56, LR Khatian No:- 989	Owner:প্রেমলতা গোয়েঙ্কা, Gurdian:মুরারী লাল, Address:নিজ , Classification:বাস্ত, Area:0.08600000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 56, LR Khatian No:- 990	Owner:মধু রুইয়া, Gurdian:রাজ কুমার, Address:নিজ , Classification:বাস্ত, Area:0.08600000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 56, LR Khatian No:- 991	Owner:রামভগবান গুপ্তা, Gurdian:শ্যামস্বরূপ , Address:নিজ , Classification:বাস্ত, Area:0.08600000 Acre,	Owner Name not selected by applicant.



**On 12-10-2022**

**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 12:38 hrs on 12-10-2022, at the Office of the D.S.R. Jhargram by Mr Balamram Gupta , 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 2,07,37,265/-

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

Execution is admitted on 12/10/2022 by 1. Mr Ram Bhagaban Gupta, Son of Late Shyam Swarup Gupta, At- Balaramdih, Sector: Ward No. 4, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession Business, 2. Mr Balamram Gupta, Son of Late Shyam Swarup Gupta, At- Balaramdih, Sector: Ward No. 4, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession Business, 3. Mr Rajesh Gupta, Son of Late Shyam Swarup Gupta, At- Balaramdih, Sector: Ward No. 4, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession Business, 4. Mrs Goenka Premrata, Alias Mrs Premrata Goenka, Wife of Mr Murarilal Goenka, At- 1-7-510/e/3 Zamisthanpur Colony, P.O: Zamisthanpur, Thana: MUSHEERABAD, , Hyderabad, ANDHRA PRADESH, India, PIN - 500020, by caste Hindu, by Profession Business, 5. Mrs Madhu Ruia, Wife of Late Rajkumar Ruia, At- 100/4E Cossipur Road, P.O: Cossipur, Thana: Sova Bazar Street, , Kolkata, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife

Indetified by Mr RAKESH AGARWAL, , Son of BHIMRAJ AGARWALA, JAMDA JHARGRAM, P.O: JHARGRAM, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by profession Business

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

Execution is admitted on 12-10-2022 by Mr Bhimraj Agarwala, Partner, LAXMI REAL ESTATE, At- Super Market, Stall No-7, Block/Sector: Raghunathpur, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507

Indetified by Mr RAKESH AGARWAL, , Son of BHIMRAJ AGARWALA, JAMDA JHARGRAM, P.O: JHARGRAM, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by profession Business

Execution is admitted on 12-10-2022 by Mr Rajesh Kumar Ringsia, Partner, LAXMI REAL ESTATE, At- Super Market, Stall No-7, Block/Sector: Raghunathpur, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507

Indetified by Mr RAKESH AGARWAL, , Son of BHIMRAJ AGARWALA, JAMDA JHARGRAM, P.O: JHARGRAM, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by profession Business

Execution is admitted on 12-10-2022 by Mr Ankit Kumar Jhavar, Partner, LAXMI REAL ESTATE, At- Super Market, Stall No-7, Block/Sector: Raghunathpur, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507

Indetified by Mr RAKESH AGARWAL, , Son of BHIMRAJ AGARWALA, JAMDA JHARGRAM, P.O: JHARGRAM, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 28980, Amount: Rs.100.00/-, Date of Purchase: 30/09/2022, Vendor name:  
Kapoti Das



**Joyjit Chanda**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. Jhargram**  
**Jhargram, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2201-2022, Page from 64765 to 64792  
being No 220103251 for the year 2022.



Digitally signed by JOYJIT CHANDA  
Date: 2022.10.12 13:53:58 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 2022/10/12 01:53:58 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. Jhargram  
West Bengal.

(This document is digitally signed.)