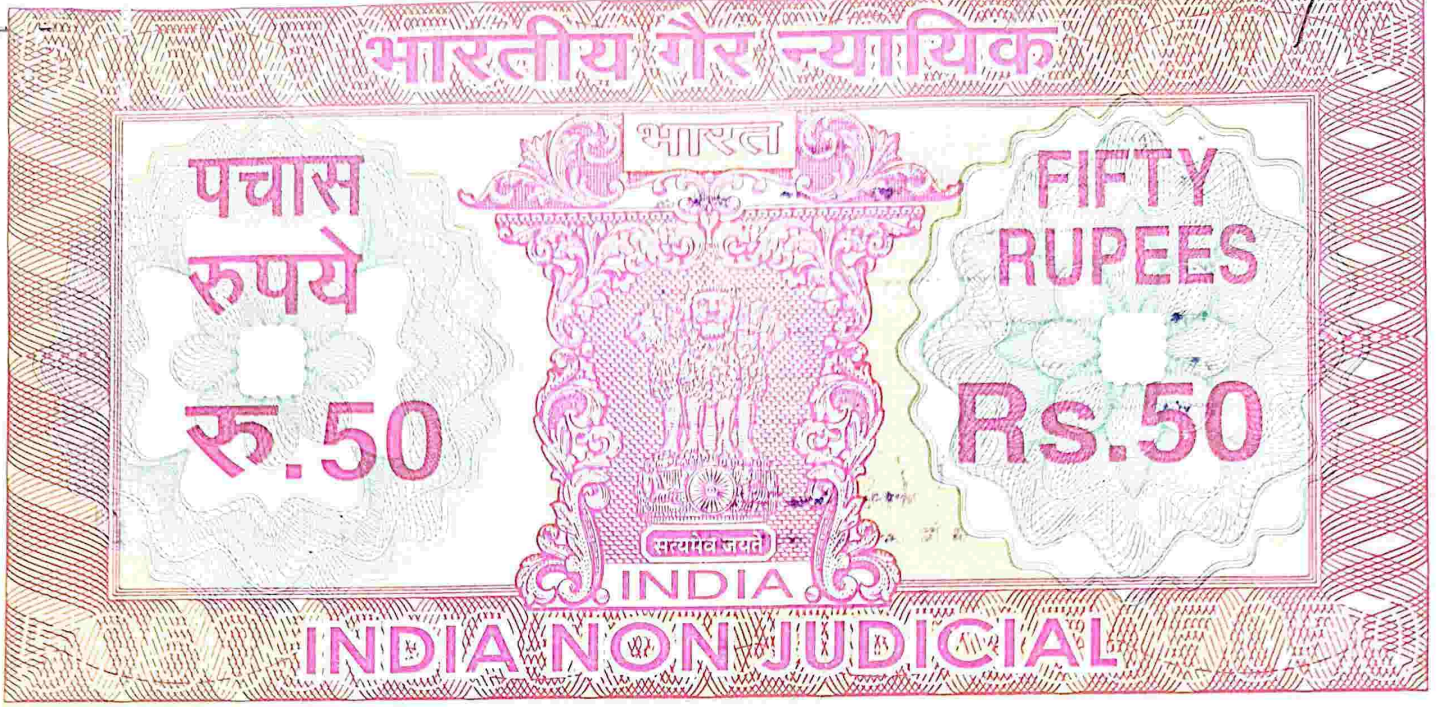


3451

F-3498/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 892731

1.45 Lm  
17/10/2023  
Q. 8002675687/2023

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

  
Additional District Sub Registrar  
Sadar, Paschim Medinipur

17 OCT 2023

**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THIS PRESENT THAT I,

**SRI ANUP KUMAR SINGH**

S/o Late Surendra Nath Singha

Of A/10, Saratpally, P.O. – Midnapore, P.S. Kotwali

Dist. – Paschim Medinipur, PIN – 721 101

Both by Faith – Hindu, Nationality – Indian

PAN – CBAPS1194L



  
Rajeshwari Developer  
Aparna Ghoshal  
Partner

Rajeshwari Developer  
Shikha Ghoshal  
Partner

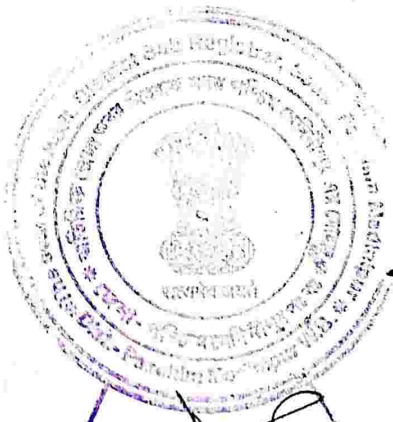
17 OCT 2023

क्र. नं. 13218 50 निका  
 तार 17 OCT 2023  
 नाम Sri Anup Kumar Singh  
 पार Allo, Saratpally  
 पोस्ट Midnapore  
 जिला Or  
 राज्य Orissa

50 X 1250

17 OCT 2023  
 केन्द्र - पश्चिम मेदिनीपुर  
 ए. वि. नं. का अधिनियम

17 OCT 2023



Additional District Sub Registrar  
 Bargarh, Panchajanya Medical College

17 OCT 2023

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



*Sri Shibu Ghoshal*

Rajeshwari Developer  
 Aparna Ghoshal  
 Partner

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



*Aparna Ghoshal*

Rajeshwari Developer  
 Shibu Ghoshal  
 Partner

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

*Signature*



Hereinafter called the **ATTORNEY/DEVELOPER** on the other part

**WITNESSETH**

That the **PRINCIPAL** is the owner of his landed property measuring 2880 Sq.ft. equal to 0.0661 Acre = 6.61 Dec. under R.S. Plot No. - 15 corresponding to L.R. Plot No. 847 within Mouza - Narampur, J.L. No. - 174 as in schedule below hereinafter referred as '**Said Property**'. The "**Said Property**" previously belonged to Subimal Bandopadhyay. He sold the "**Said Property**" to Radharani Das by a registered Deed of Sale being No. 5245/1969. While Radharani Das was in possession she died leaving behind her three sons namely Ranjit Kumar Das, Ajit Kumar Das and Shyamal Kumar Das. They mutated their names with the State of West Bengal under Khatian Nos. 2686, 2687, 2688 respectively and had been paying rents. While exercising the rights, interest and possession over the "**Said Property**" Ranjit Kumar Das, Ajit Kumar Das and Shyamal Kumar Das jointly sold out the "**Said Property**" by two deeds of sale. By the Sale Deed being No. 366/2020, registered before A.D.S.R. Sadar, Midnapore, Ranjit Kumar Das, Ajit Kumar Das and Shyamal Kumar Das transferred 0.033 acre of land to the **PRINCIPAL/OWNER**. By another Deed of Sale being No.

Rajeshwari Developer  
Aparna Ghoshal  
Partner

Rajeshwari Developer  
Sheela Ghoshal  
Partner

g  
w  
w  
w

566/2020, registered before D.S.R. – I, Paschim Medinipur Ranjit Kumar Das, Ajit Kumar Das and Shyamal Kumar Das transferred another 0.0331 acre of land to this **PRINCIPAL/OWNER**.

NOW the PRINCIPAL is the owner having good valid right, title and interest and is possessing in the schedule properties. He mutated his name with the State of West Bengal under Khatian No. 2714 and have been paying Government Rent and Municipal Taxes against receipt till day.

**AND**

THAT the ATTORNEY is a skilled developer of multi-storied building for both commercial and residential and they are desirous to develop the property and the PRINCIPAL intended to make construction of a 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 on proper enquiry became satisfied about the ownership of the PRINCIPAL of the land in question and there is now no dispute in between the parties hereunto about the land in question and the PRINCIPAL on being

Rajeshwari Developer  
Aparna Ghoshal  
Partner

Rajeshwari Developer  
Shikha Ghoshal  
Partner

*[Handwritten signature]*

satisfied about the genuineness of the qualitative activities of the ATTORNEY, have agreed to appoint the ATTORNEY for construction of the said multi-storied commercial / residential building on his land under certain terms and conditions. Accordingly I, the PRINCIPAL, have entered into a development agreement with the ATTORNEY thereby authorising and allowing the ATTORNEY to develop, construct and build multi-storied building there with provisions for residential and commercial use. I have delivered possession of my property to my ATTORNEY and now I further authorise my ATTORNEY to do the following works on ATTORNEY'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.

Rajeshwari Developer  
Aparna Chhashad  
Partner

Rajeshwari Developer  
Sibhu Chhashad  
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.

Rajeshwari Developer  
Aparna Ghoshal  
Partner

Rajeshwari Developer  
Shikha Ghoshal  
Partner



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 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 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

Rajeshwari Developer  
Aparna Ghoshad  
Partner

Rajeshwari Developer  
Shibu Ghoshal  
Partner





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 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.
21. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or that connections of any other utility in

Rajeshwari Developer  
Aparna Ghoshal  
Partner

Rajeshwari Developer  
Shikha Ghoshal  
Partner

Omni in 2-9

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.

22. 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.
23. To file and submit declaration, statements, applications, and/or returns to the necessary authorities in connection with the matters therein contained.
24. 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.
25. 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 compromise, settle, refer to

Rajeshwari Developer  
Aparna Ghoshal  
Partner

Rajeshwari Developer  
Shikha Ghoshal  
Partner

Om

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.

26. 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.
27. 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.
28. To appoint and to empower, substitutes and to delegate such of the powers or authorities as the said attorney in his 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.
29. The POWER OF ATTORNEY shall automatically be cancelled after completion of the project.
30. 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

Rajeshwari Developer  
Aparna Ghoshal  
Partner

Rajeshwari Developer  
Shiban Ghoshal  
Partner

Shiban Ghoshal



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

AND

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

AND

I do hereby ratify and confirm and agree to ratify and confirm all and whatever my said ATTORNEY or their substitute or substitutes and/or 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 my ATTORNEY shall be construed to be my own act;

AND

I promise to ratify the same in future.

In witness whereof I, the PRINCIPAL, do hereby subscribe my hands and seals on the 17<sup>th</sup> day of October, 2023 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**

Rajeshwari Developer  
Aparna Ghoshal  
Partner

Rajeshwari Developer  
Sibin Ghoshal  
Partner

ALL THAT piece and parcel of land measuring 2880 Sq.ft. equal to 0.0661 Acre = 6.61 Dec. (6.6 dec. as per Record of Rights) under, L.R. Plot No. 2714, R.S. Plot No. – 15 corresponding to L.R. Plot Nos. 847, within Mouza – Narampur, J.L. No. – 174 under P.O. and P.S- Midnapore, District- Paschim Medinipur,

As shown in the Map Annexed

**Butted and Bounded**

To the North : Juthika Singha.

To the South : Purnendu Sen and vacate land.

To the East : 25 ft. wide road.

To the West : Uttam Kumar Das

**Signature of Constituted ATTORNEY**



Rajeshwari Developer  
Shikha Ghoshal.  
Partner

Rajeshwari Developer  
Aparna Ghoshal.  
Partner

**Signature of PRINCIPAL**

Witnesses

1. P-2012/1201-2012-13  
S/o - Chand Sekha Gosh  
Sankha.  
Mishra.
- 2.

drafted by

Syed Newsar Ali  
SA

**Syed Newsar Ali**  
M.A., LL.B, B.Ed, Kovid  
Advocate  
Mirzabazar, Midnapur

Regd. No.- F 1081/1053 of 1981



( )

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Shibu Ghoshal.

Left Hand Finger Impression -



Right Hand Finger Impression -



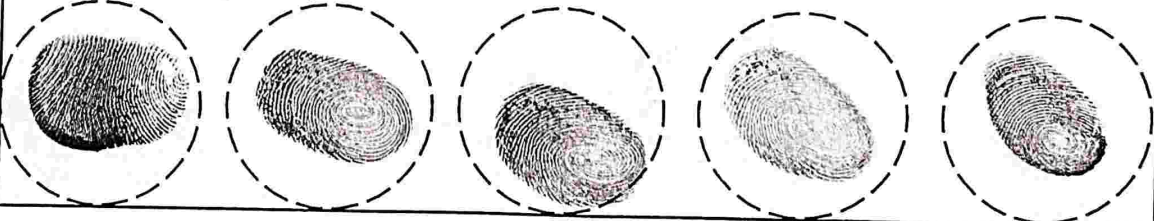
SIGNATURE

Apoorna Ghoshal

Left Hand Finger Impression -



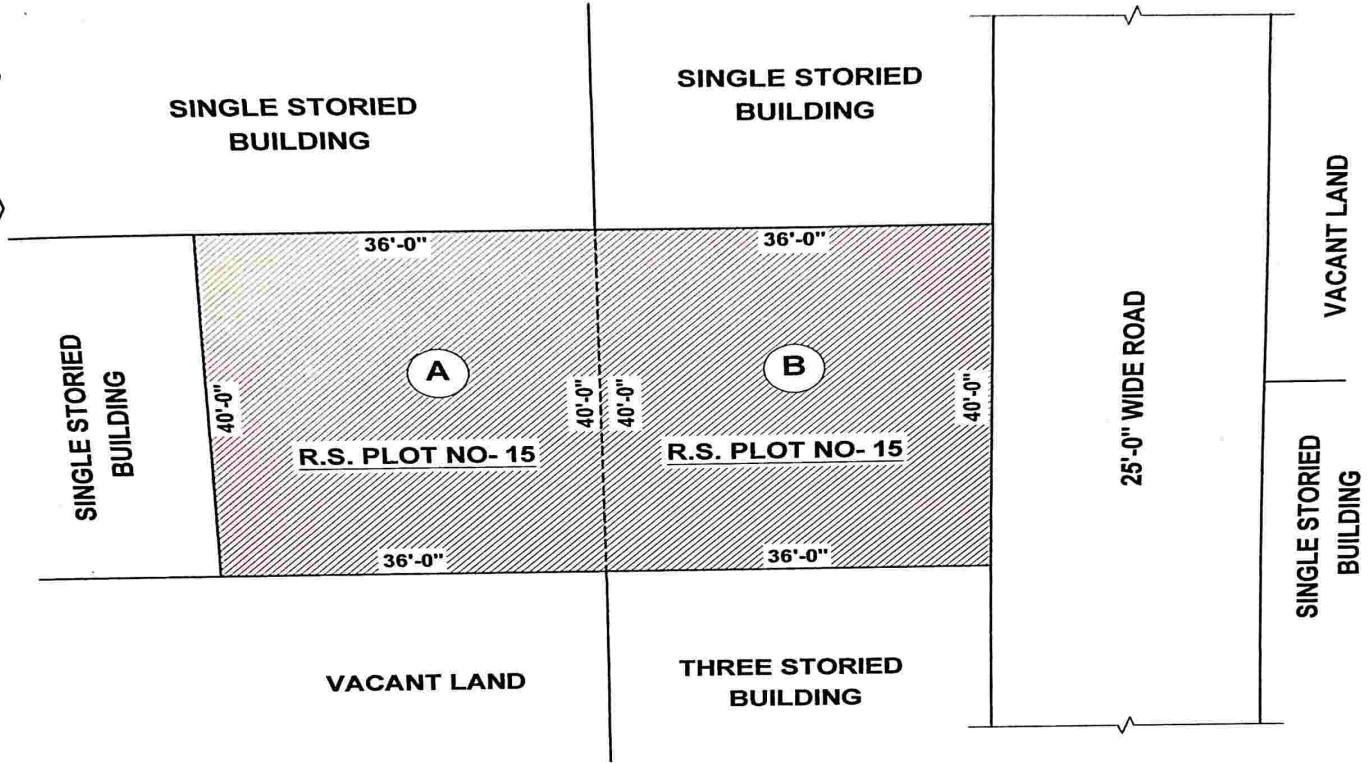
Right Hand Finger Impression -



SIGNATURE

Amulya

**MOUZA - NARAMPUR, J.L NO.- 174, P.S. - MEDINIPUR,  
DIST. - PASCHIM MEDINIPUR.,  
SCALE - 1" = 20'-0".**



**DETAILS OF THE LAND FOR POWER OF ATTORNEY**

POWER OF ATTORNEY TO	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF THE LAND		MARK
			SQ.FT.	ACRE	
SRI ANUP KUMAR SINGHA, S/O- LATE SURENDRANATH SINGHA, AT: SARATPALLY, P.O.- MIDNAPORE, P.S.- KOTWALI, DIST.- PASCHIM MEDINIPUR, PIN.- 721101.	15 (PART)	847 (FULL)	1440	0.0331	A
			1440	0.0330	B
	TOTAL			2880	0.0661

DRAWN BY :- (AS DIRECTED )

*P. Sahoo*  
**P. Sahoo**  
Surveyor  
Midnapore

Rajeshwari Developer  
*Shikha Ghoshal*  
Partner

Rajeshwari Developer  
*Aparna Ghoshal*  
Partner



### Major Information of the Deed




Deed No :	I-1003-03498/2023	Date of Registration	17/10/2023
Query No / Year	1003-8002675687/2023	Office where deed is registered	
Query Date	17/10/2023 3:36:26 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. 1,34,32,039/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 100303486/2023 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: NARAMPUR, Pin Code : 721101

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-847	LR-2714	Commercial	Dahipuratanpatit	6.6 Dec		1,34,32,039/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					6.6Dec	0 /-	134,32,039 /-	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Anup Kumar Singh (Presentant)</b> Son of Late Surendra Nath Singh Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office	 17/10/2023	 Captured 17/10/2023	 17/10/2023






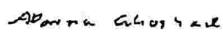


Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cbxxxxxx4l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023  
 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>RAJESHWARI DEVELOPER</b> Talkui, City:- , P.O:- Abash, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102 , PAN No.:: abxxxxxx8e,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Shibu Ghoshal</b> Son of Shri Swapan Ghoshal Date of Execution - 17/10/2023, , Admitted by: Self, Date of Admission: 17/10/2023, Place of Admission of Execution: Office		 Captured Oct 17 2023 5:51PM LTI 17/10/2023	 17/10/2023
	Talkui, City:- , P.O:- Abash, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bxxxxxx3d,Aadhaar No Not Provided Status : Representative, Representative of : RAJESHWARI DEVELOPER (as Partners)			
2	Name	Photo	Finger Print	Signature
	<b>Smt Aparna Ghoshal</b> Wife of Shri Shibu Ghoshal Date of Execution - 17/10/2023, , Admitted by: Self, Date of Admission: 17/10/2023, Place of Admission of Execution: Office		 Captured Oct 17 2023 5:51PM LTI 17/10/2023	 17/10/2023
	Talkui, City:- , P.O:- Abash, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cxxxxxxx4r,Aadhaar No Not Provided Status : Representative, Representative of : RAJESHWARI DEVELOPER (as Partners)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Pijus Kanti Ghosh</b> Son of Shri Chandra Sekhar Ghosh Sekhpura, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured 17/10/2023	 17/10/2023