

113

I-136/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 146962

1-10 P.M.
11/01/2023



Certified that the Endorsement Sheet's and the Signature Sheet's attached to this instrument are part of the instrument.

Additional District Sub-Registrar
Rangery, Paschim Bardhaman

13 JAN 2023

Query No. 8003600512/2022

DEVELOPMENT POWER OF ATTORNEY

276

10.01.2023

R.A. No

Date

Name

Mangalam Developers.

Address

Rangam

Received for

28 SEP 2022

Stamp Value

₹ 1000

A.D.S.R. Licence Reg. U No.

3179

Value Re.

1000

Signature

P. Anand Murugan



a

Assistant District Sub-Registrar
Rangam, Paschim Bardhaman

11 JAN 2023

DEPARTMENT OF ATTORNEY

KNOW ALL MEN by this presents that We, 1] **SMT. SWATI KEJRIWAL, PAN:: ABUPA4502G**, Wife of Sri Pawan Kejriwal, residing at P N Malia Road Raniganj, P.O.+P.S.& A.D.S.R.Office Raniganj, Sub-Division Asansol, Dist.Paschim Bardhaman (W.B),Pin No. 713347, Sex: Female, by Caste Hindu, Occupation Business, Citizen of India; 2] **SRI PAWAN KEJRIWAL, PAN:: AEVPK7664M**, Son of Late Gopal Das Kejriwal, residing at P N Malia Road Raniganj, P.O.+ P.S. & A.D.S.R.Office Raniganj, Sub-Division Asansol, Dist.Paschim Bardhaman (W.B),Pin No. 713347, Sex: Male, by Caste Hindu, Occupation Business, Citizen of India; & 3] **PAWAN KEJRIWAL (HUF) PAN:: AAJHP8110P**, represented by its Karta **PAWAN KEJRIWAL**, Son of Late Gopal Das Kejriwal, residing at P N Malia Road Raniganj, P.O.+P.S. & A.D.S.R.Office Raniganj, Sub-Division Asansol, Dist.Paschim Bardhaman (W.B),Pin No. 713347, Sex: Male, by Caste Hindu, Occupation Business, Citizen of India; (hereinafter for the sake of brevity referred to as "**Executants**"), SEND GREETINGS.

WHEREAS By a Development Agreement dated 15 th day of March 2022 (hereinafter referred to as "**the Development Agreement**") made between the Executants herein, therein collectively referred to as the Owners of the One Part and **MANGLAM DEVELOPERS, (its PAN::ABQFM9734L)** a Partnership Firm situated at 102/2, P.N.Malia Road,Raniganj, P.O.+ P.S.Raniganj, A.D.S.R. Office Raniganj , Sub-Division Asansol, Dist Paschim Bardhaman (W.B) Pin No. 713347, represented by its Partners, 1] **SRI PAWAN KEJRIWAL, PAN:: AEVPK7664M**, Son of Late Gopal Das Kejriwal, residing at P N Malia Road Raniganj, P.O.+P.S.& A.D.S.R.Office Raniganj, Sub-Division Asansol, Dist.Paschim Bardhaman (W.B),Pin No. 713347, Sex: Male, by Caste Hindu, Occupation Business, Citizen of India; 2] **SRI GOPAL KHERIA, PAN: AESPK5979C**, Son of Late Biswanath Kheria, resident of Tilok Road, Raniganj,P.O.+P.S.Raniganj, A.D.S.R.Office Raniganj, Sub-division Asansol,Dist. Paschim Bardhaman Pin No. 713347, Sex: Male, by Caste Hindu, Occupation Business, Citizen of India; & 3] **SRI PRADEEP GOEL, PAN: ACZPG6875C**, Son of Late Bajrang Lal Goel, resident of Goenka Park,N.S.B.Road, Raniganj, P.O. + P.S.Raniganj, A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist Paschim Bardhaman (W.B) Pin No. 713347,Sex: Male, by Caste Hindu, Occupation Business, Citizen of India; (hereinafter collectively referred to as "**Attorney**"), the Executants appointed the Attorney as the developer to develop and exploit commercially ALL THAT piece and parcel of bastu land containing an area of 26 (Twenty Six) Cottah equivalent to 0.43 Acre with 20 ft. wide pucca road lying and situate at the District of Paschim Bardhaman, Sub-Division Asansol, under P.S. Raniganj, A.D.S.R. Office – Raniganj, Mouza-Amrasota, J.L. No. 17 (hereinafter referred to as the "**Said Property**" and more fully and particularly described in the SCHEDULE hereunder written) on the terms and conditions contained in the said Development Agreement. The said Development Agreement has been registered in the office of A.D.S.R. Raniganj **Being No. I- 2304 - 04893 for the year 2022.**

AND WHEREAS in pursuance of the said Development Agreement, the Executants are executing this Power of Attorney in favour of the said Attorneys and for the purposes relating to the Said Property as hereinafter contained.

NOW KNOW YE BY THESE PRESENTS, WE, the abovenamed Executants do hereby appoint, nominate and constitute the said Attorney, as our true and lawful attorney to do and execute all or any of the followings on our behalf and to do and exercise and perform all or any of the following acts, deeds and things relating to development and construction of the Said Property in accordance with the terms and conditions contained in the Development Agreement since we, the Executants are engaged in other business, and therefore it is not possible for us to look after the Said Property or to execute and sign any instruments, deeds, agreement of sale and personally present before the authority concerned:

1. To appoint and terminate the appointment of architects, engineers and surveyors for surveying and doing soil testing and also for preparation of plans for construction of one or more building or buildings at the Said Property and also for any additions and/or alteration and/or modification thereto and to have such plans prepared and the soil of the Said Property tested.
2. To apply for and submit the plans for constructions of one or more buildings at the said Property as per the Development Agreement and for sanctioning and having the same sanctioned and if so deemed fit and proper, to have the plans for submitted and/or sanctioned as above stated modified and/or altered by the relevant statutory or government bodies and in connection therewith to submit photocopies/ certified copies of the title deeds and other papers and documents concerning the Said Property to the concerned authorities.
3. To pay fees, obtain sanction and such other order or orders or permission from the necessary authorities as be expedient for such sanctioning, modification and/or of the plans.
4. To apply for and obtain necessary permissions, certificate etc., for sanctioning of the plans and/or construction of the units at the Said Property from the competent authorities.
5. To receive refund of the excess amount or fee, if any, paid for the purpose herein stated and to give valid and effectual receipts and discharge in respect thereof.
6. To build at the Said Property by constructing the buildings and units together with car parking spaces thereon and for that to demolish the existing building, outhouses and other structure thereat.
7. To apply for and obtain steel, cement, bricks and other construction/building materials and construction equipments for the purpose developing the Said Property and to obtain all requisite permissions as may be required under law.
8. To apply for and obtain electricity, gas, telephone, water, drainage, sewerage, lift, generator, water boring MATV and/or connection of any other utilities and/or to make alterations therein and to close down, surrender and/or have disconnect the same as also such existing connection for obtaining such new connection.

9. To apply for and obtain permissions and licenses to install, run and operate lifts, generator and/or MATV at the said premises.
10. To enter into Agreement for Sale, sell, lease out or otherwise transfer, deal with and dispose of flats, car parking space, or other constructed areas or saleable spaces in the buildings to be constructed at the said land within the Developer's Allocation except Owner Allocation and the said developers which will be 60% (sixty) percent and owners share 40% (forty) percent of the total constructed area therein to the persons interested in purchasing or otherwise acquiring the same at the such price and on such terms and conditions as the said Attorney may deem fit and proper and to receive and realize the consideration and other amounts payable therefore by the intending buyers and grant receipts and discharge thereof which shall fully exonerate the person or person or persons paying the same.
11. To enforce any covenant in any agreement, sale deed, lease deed, declaration and/or licence or tenancy agreement or any other documents entered into by us or by our said Attorney and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit to exercise such right amongst others.
12. To terminate any contract or agreement with any person or persons and to deal with the space and the rights of such person or persons in such manner as the said Attorney may deem fit and proper.
13. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, agreements, supplemental, agreement, construction contract, consent, deeds, sale deeds, lease deeds, tenancy agreement, cancellation deeds, surrenders, nominations, rectification deeds, declarations, prescribed forms, affidavits, application, understanding indemnities, plans and other documents as may in any way be required to be so done.
14. To appear before any Notary Public, Registrar, Sub-Registrar, District Registrar, Registrar of Assurance, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and preferred all deeds, instruments and writing signed or made by us or by our attorney or any of them by virtue of the power hereby confirmed.
15. And to commence, carry on or defend all actions and other proceedings concerning the Said Property and to compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes relating to the Said Property.
16. And to engage and pay fees of any pleader, lawyer or advocate to conduct any case suit or other proceedings concerning the Said Property.

AND GENERALLY, to do all acts, deeds and things which our said Attorney may think better, fit and necessary for the purposes of carrying out its obligations under the Said Development Agreement as fully and effectually in all respect as we could have done ourselves.

AND we hereby agreed and undertake to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done by virtue of these presents.

This Power of Attorney is revocable at any time without the consent of the Attorney.

That if any Governmental Authority or statutory body imposes any bar on selling any unit, flat or car parking space at the Said Property, the said Attorney shall not obstruct/interrupt the same through this Power of Attorney.

S C H E D U L E

ALL THAT piece and parcel of land, hereditaments and appurtenance with all easement rights attached thereto appertaining to;

In the Dist.of paschim Bardhaman, Sub-division Asansol, under P.S.Raniganj,A.D.S.R. Office Raniganj, Mouza- Amrasota, J.L.No. 18, all that piece and parcel of land, hereditaments and appurtenance with all easement rights attached thereto appertaining to;

1] R.S. Khatian No. 292 corresponding to L.R.Khatian Nos. 4243 (Four Thousand Two hundred Forty Three) bearing R.S.Plot No. 1296 (One Thousand Two Hundred Ninety Six) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 2.50 (Two Point Five Zero) Decimal ,

2] R.S. Khatian No. 292 corresponding to L.R.Khatian Nos. 4249 (Four Thousand Two hundred Forty Nine) bearing R.S.Plot No. 1296 (One Thousand Two Hundred Ninety Six) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 2.50 (Two Point Five Zero) Decimal ,

3] R.S. Khatian No. 292 corresponding to L.R.Khatian Nos. 4230 (Four Thousand Two hundred Thirty) bearing R.S.Plot No. 1296 (One Thousand Two Hundred Ninety Six) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 5 (Five) Decimal ,

4] R.S. Khatian No. 12 corresponding to L.R.Khatian Nos. 4243 (Four Thousand Two hundred Forty Three) bearing R.S.Plot No. 1297 (One Thousand Two Hundred Ninety Seven) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 6.25 (Six Point Two Five) Decimal ,

5] R.S. Khatian No. 12 corresponding to L.R.Khatian Nos. 4249 (Four Thousand Two hundred Forty Nine) bearing R.S.Plot No. 1297 (One Thousand Two Hundred Ninety Seven) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 6.25 (Six Point Two Five) Decimal ,

6] R.S. Khatian No. 12 corresponding to L.R.Khatian Nos. 4230 (Four Thousand Two hundred Thirty) bearing R.S.Plot No. 1297 (One Thousand Two Hundred Ninety Seven) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 12.50 (Twelve Point Five Zero) Decimal ,

7] R.S. Khatian No. 109 corresponding to L.R.Khatian Nos. 4243 (Four Thousand Two hundred Forty Three) bearing R.S.Plot No. 1301 (One Thousand Three Hundred One) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 2 (Two) Decimal ,

8] R.S. Khatian No. 109 corresponding to L.R.Khatian Nos. 4249 (Four Thousand Two hundred Forty Nine) bearing R.S.Plot No. 1301 (One Thousand Three Hundred One) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 2 (Two) Decimal &

9] R.S. Khatian No. 109 corresponding to L.R.Khatian Nos. 4230 (Four Thousand Two hundred Thirty) bearing R.S.Plot No. 1301 (One Thousand Three Hundred One) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 4 (Four) Decimal .

IN THREE PLOTS TOTAL MEASURING AN AREA 0.43 (ZERO POINT FOUR THREE) ACRE OR 43 (FORTY - THREE) DECIMAL OR 26 (TWENTY - SIX) KATHA.The aforesaid property is situated within Municipal Ward No. 34, (under A.M.C. at Raniganj). The said property being buitted and bounded as follows:-

ON THE NORTH:: 20 FT. Wide Road,N.S.B.Road bye Lane -I

ON THE SOUTH:: Vacant Land,

ON THE EAST:: 20 FT. Wide Road &

ON THE WEST:: R.S.Plot No. 1296 & 1297

IN WITNESS WHEREOF we have set out hands and signatures this the 11 th day of January 2023.

This Development Power of Attorney has been printed in 7 Pages and Photo & Ten Fingers Print given by the Executants duly attested being the part of this Power.

WITNESSES:-

Bablu Mahato
1. **Bablu Mahato**
S/o Sri Janki Mahato
Sukanta Pally,
P.O. Searsole Rajbari,
P.S. Raniganj,
Dist. Paschim Bardhaman
West Bengal, Pin -713358

2 *Prabir Mukherjee*
S/o Sri Parash Mukherjee
Raniganj

Prepared by Me:

Amu
Mr. Bablu Mahato
Advocate
Asansol Court
Enr. No. - F/207/956/2012

Suato Kejriwal
Pawan Kejriwal

PAWAN KEJRIWAL (HUF)
Pawan Kejriwal
Karta

Signature of the Executants

For MANGLAM DEVELOPER

Pawan Kejriwal

PARTNER

For MANGLAM DEVELOPER

Rupal Khosla

PARTNER

For MANGLAM DEVELOPER

Pradip Ghosh

PARTNER

Signature of the Attorney

Left Hand



Thumb



forefinger to littlefinger



Swati Kejriwal

Right Hand



Finger Print attested by me: ✓ Swati Kejriwal

Thumb

littlefinger to forefinger

Left Hand



Thumb

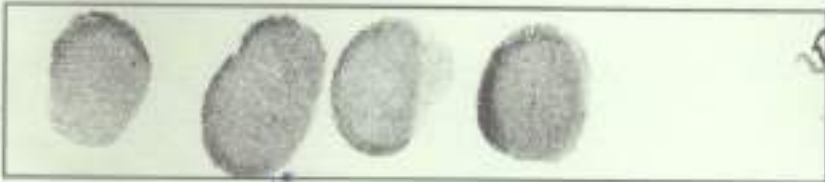


forefinger to littlefinger



Pawan Kejriwal

Right Hand



Finger Print attested by me: ✓ Pawan Kejriwal

Thumb

littlefinger to forefinger

Left Hand



Thumb



forefinger to littlefinger



Pawan Kejriwal

Right Hand



Finger Print attested by me: ✓ Pawan Kejriwal

Thumb

littlefinger to forefinger

Left Hand



Thumb



forefinger to littlefinger



Pawan Kejriwal

Right Hand



For MANGLAM DEVELOPERS

Finger Print attested by me: ✓ Pawan Kejriwal



Finger Print attested by me: *Popal Khemra*

✓



Finger Print attested by me: *Pandey Ajeet*

✓



Finger Print attested by me:



Major Information of the Deed

Deed No :	I-2304-00136/2023	Date of Registration	13/01/2023
Query No / Year	2304-8003600512/2022	Office where deed is registered	
Query Date	21/12/2022 1:48:18 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	BABLU MAHATO RANIGANJ, Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9832169630, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,25,11,402/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 230404893/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



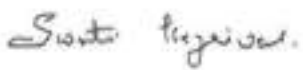



Land Details :

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road By Lane-1, Mouza: Amrasata, Pin Code : 713358

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3042	LR-4243	Bastu	Bastu	2.5 Dec		7,27,407/-	Width of Approach Road: 23 Ft., , Project Name :
L2	LR-3042	LR-4249	Bastu	Bastu	2.5 Dec		7,27,407/-	Width of Approach Road: 23 Ft., , Project Name :
L3	LR-3042	LR-4230	Bastu	Bastu	5 Dec		14,54,814/-	Width of Approach Road: 23 Ft., , Project Name :
L4	LR-3042	LR-4243	Bastu	Bastu	6.25 Dec		18,18,518/-	Width of Approach Road: 23 Ft., , Project Name :
L5	LR-3042	LR-4249	Bastu	Bastu	6.25 Dec		18,18,518/-	Width of Approach Road: 23 Ft., , Project Name :
L6	LR-3042	LR-4230	Bastu	Bastu	12.5 Dec		36,37,035/-	Width of Approach Road: 23 Ft., , Project Name :
L7	LR-3042	LR-4243	Bastu	Bastu	2 Dec		5,81,926/-	Width of Approach Road: 23 Ft., , Project Name :
L8	LR-3042	LR-4249	Bastu	Bastu	2 Dec		5,81,926/-	Width of Approach Road: 23 Ft., , Project Name :

L9	LR-3042	LR-4230	Bastu	Bastu	4 Dec	11,63,851/-	Width of Approach Road: 23 Ft., Project Name :
					43Dec	0 /-	125,11,402 /-
					43Dec	0 /-	125,11,402 /-
Grand Total :							



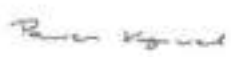





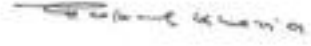
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Swati Kejriwal (Presentant) Wife of Shri Pawan Kejriwal Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office	 <small>11/01/2023</small>	 <small>LTI 11/01/2023</small>	 <small>11/01/2023</small>
P N Malia Road Raniganj, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: abxxxxx2g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office				
2	Shri Pawan Kejriwal Son of Late Gopal Das Kejriwal Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office	 <small>11/01/2023</small>	 <small>LTI 11/01/2023</small>	 <small>11/01/2023</small>
P N Malia Road Raniganj, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxx4m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office				
3	PAWAN KEJRIWAL HUF RANIGANJ, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 , PAN No.:: AAxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Attorney Details :



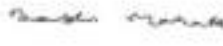
Sl No	Name,Address,Photo,Finger print and Signature
1	MANGLAM DEVELOPERS 102/2, P N MALIA ROAD RANIGANJ, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 , PAN No.:: ABxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Pawan Kejriwal Son of Late Gopal Das Kejriwal Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jan 11 2023 1:44PM	LTI 11/01/2023	11/01/2023	
P N Malia Road Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx4M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PAWAN KEJRIWAL HUF (as karta)				
2	Name Shri Pawan Kejriwal Son of Late Gopal Das Kejriwal Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jan 11 2023 1:44PM	LTI 11/01/2023	11/01/2023	
P N Malia Road Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx4M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MANGLAM DEVELOPERS (as Partner)				
3	Name Shri Gopal Kheria Son of Late Biswanath Kheria Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 11/01/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jan 11 2023 1:47PM	LTI 11/01/2023	11/01/2023	
Tilok Road Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx9C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MANGLAM DEVELOPERS (as Partner)				

4 Name	Photo	Finger Print	Signature
Shri Pradeep Goel Son of Late Bajrang Lal Goel Date of Execution - 11/01/2023, , Admitted by: Self, Date of Admission: 13/01/2023, Place of Admission of Execution: Office	 <small>Jan 13 2023 12:21PM</small>	 <small>LTI 13/01/2023</small>	 <small>13/01/2023</small>
90 N S B Road Raniganj, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MANGLAM DEVELOPERS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BABLU MAHATO Son of JANKI MAHATO SEARSOLE SUKANTA PALLY, City:- P.O:- RANIGANJ, P.S:-Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347	 <small>11/01/2023</small>	 <small>11/01/2023</small>	 <small>11/01/2023</small>
Identifier Of Smt Swati Kejriwal, Shri Pawan Kejriwal, Shri Pawan Kejriwal, Shri Pawan Kejriwal, Shri Gopal Kheria, Shri Pradeep Goel			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Swati Kejriwal	MANGLAM DEVELOPERS-2.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Pawan Kejriwal	MANGLAM DEVELOPERS-2.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	PAWAN KEJRIWAL HUF	MANGLAM DEVELOPERS-5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Swati Kejriwal	MANGLAM DEVELOPERS-6.25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Pawan Kejriwal	MANGLAM DEVELOPERS-6.25 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	PAWAN KEJRIWAL HUF	MANGLAM DEVELOPERS-12.5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Smt Swati Kejriwal	MANGLAM DEVELOPERS-2 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri Pawan Kejriwal	MANGLAM DEVELOPERS-2 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	PAWAN KEJRIWAL HUF	MANGLAM DEVELOPERS-4 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road By Lane-1, Mouza: Amrasata, Pin Code : 713358

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3042, LR Khatian No:- 4243	Owner: স্বামী কেজরীওয়াল, Gurdian: পবন , Address: পি. এম. মালিয়া রোড, রানীগঞ্জ , Classification: বাগ, Area: 0.10000000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 3042, LR Khatian No:- 4249	Owner:শ্রী পবন কেজরীওয়াল, Gurdian:স্বর্গীয় গোপাল দাস কেজরীওয়াল, Address:সাকিম পি.এন.মালিয়া রোড, রানীগঞ্জ থানা: রানীগঞ্জ জেলা: পশ্চিম বর্ধমান, Classification:বাস্ত, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3042, LR Khatian No:- 4230	Owner:পবন কেজরীওয়াল এইচ ইউ এক পক্ষে কর্তা পবন কেজরীওয়াল , Gurdian:গোপাল দাস, Address:পি এন মালিয়া রোড রানীগঞ্জ , Classification:বাস্ত, Area:0.20000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 3042, LR Khatian No:- 4243	Owner:স্বাভী কেজরীওয়াল, Gurdian:পবন , Address:পি. এন. মালিয়া রোড, রানীগঞ্জ , Classification:বাস্ত, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 3042, LR Khatian No:- 4249	Owner:শ্রী পবন কেজরীওয়াল, Gurdian:স্বর্গীয় গোপাল দাস কেজরীওয়াল, Address:সাকিম পি.এন.মালিয়া রোড, রানীগঞ্জ থানা: রানীগঞ্জ জেলা: পশ্চিম বর্ধমান, Classification:বাস্ত, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 3042, LR Khatian No:- 4230	Owner:পবন কেজরীওয়াল এইচ ইউ এক পক্ষে কর্তা পবন কেজরীওয়াল , Gurdian:গোপাল দাস, Address:পি এন মালিয়া রোড রানীগঞ্জ , Classification:বাস্ত, Area:0.20000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 3042, LR Khatian No:- 4243	Owner:স্বাভী কেজরীওয়াল, Gurdian:পবন , Address:পি. এন. মালিয়া রোড, রানীগঞ্জ , Classification:বাস্ত, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 3042, LR Khatian No:- 4249	Owner:শ্রী পবন কেজরীওয়াল, Gurdian:স্বর্গীয় গোপাল দাস কেজরীওয়াল, Address:সাকিম পি.এন.মালিয়া রোড, রানীগঞ্জ থানা: রানীগঞ্জ জেলা: পশ্চিম বর্ধমান, Classification:বাস্ত, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 3042, LR Khatian No:- 4230	Owner:পবন কেজরীওয়াল এইচ ইউ এক পক্ষে কর্তা পবন কেজরীওয়াল , Gurdian:গোপাল দাস, Address:পি এন মালিয়া রোড রানীগঞ্জ , Classification:বাস্ত, Area:0.20000000 Acre,	Owner Name not selected by applicant.

On 11-01-2023

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

Presented for registration at 13:10 hrs on 11-01-2023, at the Office of the A.D.S.R. RANIGANJ by Smt Swati Kejriwal, 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 1,25,11,402/-

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

Execution is admitted on 11/01/2023 by 1. Smt Swati Kejriwal, Wife of Shri Pawan Kejriwal, P N Malia Road Raniganj, Sector: Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession House wife, 2. Shri Pawan Kejriwal, Son of Late Gopal Das Kejriwal, P N Malia Road Raniganj. Sector: Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business

Indetified by Mr BABLU MAHATO, . . Son of JANKI MAHATO, SEARSOLE SUKANTA PALLY, P.O: RANIGANJ, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Others

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

Execution is admitted on 11-01-2023 by Shri Pawan Kejriwal, karta, PAWAN KEJRIWAL HUF, RANIGANJ, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indetified by Mr BABLU MAHATO, . . Son of JANKI MAHATO, SEARSOLE SUKANTA PALLY, P.O: RANIGANJ, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Others

Execution is admitted on 11-01-2023 by Shri Pawan Kejriwal, Partner, MANGLAM DEVELOPERS, 102/2, P N MALIA ROAD RANIGANJ, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indetified by Mr BABLU MAHATO, . . Son of JANKI MAHATO, SEARSOLE SUKANTA PALLY, P.O: RANIGANJ, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Others

Execution is admitted on 11-01-2023 by Shri Gopal Kheria, Partner, MANGLAM DEVELOPERS, 102/2, P N MALIA ROAD RANIGANJ, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indetified by Mr BABLU MAHATO, . . Son of JANKI MAHATO, SEARSOLE SUKANTA PALLY, P.O: RANIGANJ, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 276, Amount: Rs.100.00/-, Date of Purchase: 10/01/2023, Vendor name: Paresh Mukherjee



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

On 13-01-2023

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 : -
(g) of Indian Stamp Act 1899.

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

Execution is admitted on 13-01-2023 by Shri Pradeep Goel, Partner, MANGLAM DEVELOPERS, 102/2, P N MALIA
ROAD RANIGANJ, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim
Bardhaman, West Bengal, India, PIN:- 713347

Identified by Mr BABLU MAHATO, . . Son of JANKI MAHATO, SEARSOLE SUKANTA PALLY, P.O: RANIGANJ,
Thana: Raniganj, . Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Others



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2023, Page from 2786 to 2804
being No 230400136 for the year 2023.



Digitally signed by Sankha
Bandyopadhyay
Date: 2023.01.16 14:28:37 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2023/01/16 02:28:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)
