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I-0124/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 729574

13.01.20  
A. H. B.

Certified that the Document  
is Admitted to Registration the  
Signature Sheet and the End-  
orsements Attached with this  
Document are the Part of the  
Document.

  
A.B.S.R. Dwivedi  
Burdwan

11.3 JAN 2020

DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT

SINO. 9957 Date 23/12/19  
Sold to Sayan Developer  
Address P-9-12  
Value of Stamp 50/-  
Date of purchase of the stamp 20 00 2019  
Fedar from Treasury  
Name of the Treasury  
Durgapur  
Gannath Chatterjee  
Stamp Vendar  
A.D.S.R. Office, Durgapur-12  
Licence No.-1126/2-17



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

113 JAN 2020



**TO ALL TO WHOM THESE PRESENTS SHALL COME THAT I, - MRS SULEKHA**

**PAUL (PAN No.: CDHPP5469G) (Aadhaar no: 481314735055)** W/o Sri Asim Paul D/o Mahadeb Paul. By Caste: Hindu, Occupation: House wife, Citizen of India, being the resident of Jharna Pally, PO - Abl Township, PS - New-township, Pin - 713206, Dist.: Paschim Bardhaman, West Bengal, India; hereinafter referred to as the **EXECUTANTS(s) / ONE PART**; doth hereby nominate, constitute and appoint the undersigned partner(s) of **M/s. SAYAK DEVELOPER (PAN No.: ADXFS6480J)** a partnership firm having its registered office at D-118, Prem Residency, Sec. 2B, Shastri Avenue, Post Office: Bidhannagar, Police Station: New Township, Durgapur, District: Paschim Bardhaman, Pin - 713212, West Bengal, India represented by all of its Partners namely: -

(1) **Mr Buddhadev Roy (PAN No. AMTPR5589G) (Aadhaar No.: 690275579909)** Son of Mr Lakshmi Kanta Roy.

(2) **Mr Apurba Shyam (PAN No. BATPS2762K) (Aadhaar No.: 757869704771)** Son of Mr Narayan Chandra Shyam.

(3) **Mr Ranjit Roy (PAN No. AQQPR4684P) (Aadhaar No.: 506582759964)** Son of Mr Ajay Roy.

(4) **Mr Shuvro Chattaraj (PAN No. AFMPC9030R) (Aadhaar No.: 388641659084)** Son of Mr Nabani Chattaraj.

(5) **Mr Moloy Karmakar (PAN No. AOPPK0606R) (Aadhaar No.: 950472262562)** Son of Mr Srikanta Karmakar.

(6) **Mr Prasenjit Paul (PAN No. BCGPP5049H) (Aadhaar No.: 806184320683)** Son of Mr Basudev Paul, all of the above from Sl. No.: 01 to 06 are by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of Vill + PO: Bamunara, Pin - 713212, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India, and:

(7) **Mr Bapi Mazumdar (PAN No. ANHPM2778B) (Aadhaar No.: 365297045566)** Son of Mr Mantu Mazumdar, by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of Arrah, Kalmagar, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India to be my/our true and lawful attorney(s) in my/our name and on my/our behalf to do execute singly or jointly and/or severally and/or to execute all or any of the following acts, deeds, matters & things for me/us & on my/our behalf and in my/our name(s) hereinafter referred to as my/our **ATTORNEY(s) / OTHER PART**.

**WHEREAS** the First Party(s) as aforementioned are the absolute and lawful owners of the immovable property as schedule below and since then they're in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the R.O.R, of which the said property was entered in the name(s) of the First Party in the records of the landlord, the State and which has being exercising all acts of ownership over said landed property without any disturbances from any corner and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto; (which property shall hereinafter for brevity's sake be referred to as **THE PROPERTY**).

**WHEREAS** by a Registered Development Agreement bearing **Deed No.: I-020607418**, Serial No.: 0206007710 recorded in Volume No.: 0206-2019 from Pages: 168584 to 168621 for the year 2019 at the A.D.S.R. Office, Durgapur duly executed by us of the **ONE PART** and the above mentioned Developers of the **OTHER PART**; we've agreed to develop the said part and parcel of the land measuring **05 Decimals** (as per



LR.R.O.R.) be the same a little more or less, hereinafter referred to as the said property, more particularly described in the Schedule hereunder.

**AND WHEREAS** in pursuance of the said Agreement, we've handed over the possession of the said property to the Developers on execution of the Development Agreement which they've accepted and now the Developer(s) are in lawful possession of the said property for development of the proposed building with such maximum floors subject to necessary approvals and/or as per sanctioned plan from the appropriate authority.

That the Owner has offered the total area of land thereon measuring **5 decimals** for development and construction of a multi-storied building complex consisting of flats / apartments, and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots.

**NOW THEREFORE** the Vendors granted the Developer a Power of Attorney in their favour to enable them to set such necessary plans and such other documents that has to be sanctioned by Panchayat / Zila Parishad and/or other concerned authority(s) and to start such inception works of construction unto the said land and to do all other acts and things, which we've agreed to do.

**ALSO FURTHERMORE** We, the Landowners / Vendors having had executed this Development Power of Attorney in favour of the said mentioned above Attorney(s) for smooth execution of all such required works in relation to plan sanction, NOC etc. that is to be sanctioned by the appropriate authority, ADDA, BL&LRO, FIRE Dept., Zila Parishad, P&RD, Panchayat, and/or other concerned authority(s). Moreover, any and/or all of the partners or their authorized representative can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of us (all the Landowners / Vendors as stated above) to Zila Parishad, Panchayat, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s).

**KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT:**

1. To develop the below schedule plot of the Land and as such the entire proposed building(s) as per sanctioned plan and as enunciated as per the said Development agreement consisting of flats / units / garage(s) / space(s). **Moreover, it is to be noted hitherto that no ownership of the said property(s) is hereby transferred in favour of the Developers herein vide this Document.**
2. To apply, for permission/exemption from the Competent Authority, the State of West Bengal and/or any other authority/authorities under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (for brevity ULC&R Act) and for the permission and/or sanction for development of the said property under the provisions of ULC&R Act, and for that purpose to make any declarations, sign forms in my/our name and on my/our behalf as my/our Attorney(s) shall deem fit and proper also to appear before appellate authorities under the said ULC&R Act and/or State Government in connection with the permission for transfer of the said property as also development of the said property as aforesaid and generally to do various acts, deeds, matters and things connected with the matters relating to ULC&R Act in the manner my/our said Attorney(s) may deem fit and proper and conducive in connection with all matters pertaining to Urban Land Ceiling clearance.



3. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of constructing the buildings on the said property to Panchayat / Zila Parishad and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of my/our said attorney and to pay necessary fees & premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the Municipal / ADDA / Panchayat / Zila Parishad and other authorities.
4. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.
5. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or Panchayat / Zila Parishad and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.
6. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as my/our said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.
7. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, the Panchayat / Zila Parishad and/or Survey Officer and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.
8. To deal and correspond with Panchayat / Zila Parishad / P&RD, and other appropriate authority(s) including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property



hereunder and in particular to do the following acts, deeds, matters and things viz.:

- a) To apply for and obtain, sanction, revalidation with further alterations and/or additions and/or modifications, as my/our said Attorney(s) may require;
  - b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property;
  - c) To deal with the Assessment Department of the Panchayat / Zila Parishad / P&RD, and other appropriate authority(s) and to get the assessment from the said and appropriate authority(s) of the said property.
9. To appear and represent us before the A.D.S.R. Office at Durgapur and/or to any other competent authorities for presentations of deeds / documents / agreements / receiving NOC whatsoever and any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of my/our said Attorney(s) for or in connection with the development of the said property and to make such agreements arrived at such arrangement as may be conducive to the development work and completing the same. And, to represent before the public, local and/or private authorities in respect of development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.
  10. To enter upon property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make payment for getting the work done.
  11. To deal with the correspondence with the West Bengal State Electricity Board and/or any other competent authorities for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply and Transport Undertaking Ltd. to put up and erect an electric sub-station for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
  12. To empower on my/our behalf and in my/our name and to represent my/our interest before the Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Municipal / ADDA / Panchayat / Zila Parishad and/or P&RD Rates and Taxes, Commissioner of Police and Municipal / ADDA / Panchayat / Zila Parishad Commissioner and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any Local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whatsoever.
  13. To make applications for connections, electric & water supply and other incidental requirements which may be required for purpose of development of the aforesaid property. To apply for refund of deposits made or to be made with the Panchayat / Zila Parishad, West Bengal State Electricity Board and other concerned Authorities and receive the said refunds.
  14. To ask, demand, sue for, enforce payment and/or recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne, profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to me/us.



15. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax, GST and such other taxing practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.
16. To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or any other authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.
17. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent me/us in any Courts of law and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on my/our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to Arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorisations on my/our behalf, but at their entire risk as to costs; excluding the costs in which the Executants(s) to this Power of Attorney is a party to a case.
18. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent me/us in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.
19. To make applications to the government or semi-government authorities or to any other authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.
20. To mortgage the said property or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining any kind of loan by the attorneys and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the attorneys think fit.



21. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I/we could have done for the completion of the said development work.
22. To attend and to represent me/us before any Collector, Authorities or officers of Govt. of W.B. or Government of India or any other State or States, before all Revenue, Municipal / ADDA / Panchayat / Zila Parishad and/or P&RD, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
23. To advertise in the newspapers for the sale of residential flats in the development and to enter into agreements for the sale of such residential flats with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my/our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale of residential flats and to do all such necessary acts and things as may be necessary or proper in that behalf.
24. Subject to fulfilment of obligations under the said agreement of development, to sign and execute for me/us and on my/our behalf the conveyance(s) in favour of my/our said Attorney(s) and/or their nominee or nominees including co-operative society(s) and to present any such conveyance(s) for registration to admit execution and receipt of consideration before the Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which my/our said Attorney(s) shall consider necessary for conveying the said property to all such intending purchaser(s) or their nominee(s) as fully and effectively in all respects as I/we could do the same myself/ourselves, provided, only unto the Developer's allocation.
25. To sign declarations as may be required under the Income-tax Act, 1961 and application under the Income-tax Act, 1961 and to appear before any tax authority on my/our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.
26. To get a co-operative housing society of the flat purchasers in the said new building registered under the Co-operative Societies Act and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar of Co-operative Societies and to do all other acts and things necessary for registration of the society and to obtain registration certificate.
27. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as my/our attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I/we hereby agree at all times to ratify and confirm whatever my/our attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of myself, my heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute my/our said attorney or their nominees with such powers as per their directions.
28. And to do everything whatever which may be at the sole discretion of my/our said Attorney(s) deemed fit, or expedient for sale and/or enjoyment and/or



development of the said property & which I/we myself/ourselves could do if personally present and as if this power had not been executed.

29. The Executant(s) shall indemnify and keep indemnified the Attorney from and against all actions, claims, demands, proceedings, fines, penalties and all costs, expenses and damages incurred and/or suffered by the Developers in the course of such development. If any legal disputes with consequences arises in relation to the part and parcel of the said property then it shall be the obligation on the part of the Executants of which the Executants having acknowledged the same to guarantee and recoup/compensate and/or restitute the Attorney with costs & consequences thereof.
30. Upon the death or incapacity of the Executant(s) hereof, this power of attorney shall not become inoperative. In such an eventuality, it shall be the responsibility of such other Executant's nominee to obtain additional power of attorney from the legal heirs of such deceased executant.
31. To do any act, deed or thing, as my/our said Attorney(s) may deem fit and proper and necessary in the best interest of myself/ourselves and in the best interest of the said property; AND, To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.
32. To execute necessary documents and present the same before the appropriate authority for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972, Real Estate (Regulation and Development) Act, 2016 and WBHIRA.
33. That in connection to the said power delivered by the Executants here in this Development Power of Attorney; if anything whatsoever gets missed out then it is to be regulated with the Development Agreement executed between parties and giving a vivid interpretation with the subject matter of these presents & with the prevailing laws in force as amended from time to time.

**AND GENERALLY TO DO AND CAUSE TO BE DONE** all acts, deeds, matters and things as my/our said Attorney(s) shall think fit and proper for the purpose of sale of flats and enjoyment and the development of the said property, as amply and effectual as I/we could have personally done.

This Power of Attorney stands revocable after handing over the flats / apartment / such other spaces, including co-operative society or societies, etc. to such intending purchaser(s) hereof.

**AND WE THE ABOVENAMED HEREBY AGREE AND UNDERTAKE** to ratify and confirm all and whatsoever the said Attorney(s) under the power in that behalf and shall lawfully do or cause to be done in the premises either singly or jointly and/or severally aforesaid by virtue of these presents.



**THE SCHEDULE - I ABOVE REFERRED**  
**DESCRIPTION OF THE LAND**

**ALL THAT** Piece and Parcel of the Plot of Land admeasuring an area of 5 Decimal or 3 Katha be the same a little more less under the present status as 'Baid' within LR Khatian No.: 797 in LR Plot No.: 499 situated under the jurisdiction of Jemua Gram Panchayat under New-township Police Station within Mouza: Sankarpur, J.L. No.: 95(109) within A.D.S.R. Office and Sub-division at Durgapur, District: Burdwan (Now Paschim Bardhaman), West Bengal, India expounded under heads as hereto:

1. R.S. Plot No.: 141 in RS Khatian No.: 333 admeasuring an area Being 2.5 Decimal;
2. R.S. Plot No.: 141 in RS Khatian No.: 339 admeasuring an area Being 2.5 Decimal;

That the total land measuring as aforementioned is hereby delivered to the aforesated Developers for construction of the proposed multi-storied building complex(s) by the Vendor(s) which is **Butted and Bounded as hereto:-**

On the North	16" ft. wide Metal Road
On the South	Land of Lambudhar Dome
On the East	Land of Gopal Bauri
On the West	Land of Mr. Bhowmick.

**IN WITNESS WHEREOF** the Executants and Attorney Holders(s) hereto have set their hands on being aware of legal terminology on this the **2<sup>nd</sup> Day of January, 2020** in presence of the undersigned witness and as such explained this indenture in mother-tongue before all parties and thereafter affix and formulated their respective signatures after satisfaction with full of mental and physical competencies.

**SIGNED, SEALED & DELIVERED**  
**IN PRESENCE OF: -**

**WITNESS:**

1. *parameswar Bauri*  
*S/O Ramay Bauri*  
*Birudaha, Pim-48*

*Sf. Gov 357 21/01/20*

**SIGNATURE OF THE EXECUTANT(S)**



Madan Ghosh  
Sri Babu  
- 55/1/2013 5/

SAYAK DEVELOPER

Ranjit Roy  
Partner

SAYAK DEVELOPER

Aburda Sanyal  
Partner

SAYAK DEVELOPER

Buddha de Roy  
Partner

SAYAK DEVELOPER

Bapi Majumdar  
Partner

SAYAK DEVELOPER

Malaykarmakar  
Partner

SAYAK DEVELOPER

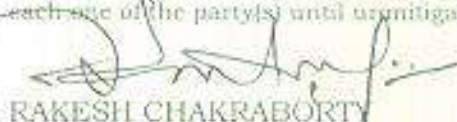
Prasejit Paul  
Partner

SAYAK DEVELOPER

Shewra Chakrabarty  
Partner

**SIGNATURE(s) OF THE ATTORNEY(s)**

Drafted by me & computerized at my Office as per requisition, proforma, information received and such stipulations from the Executant(s) and Attorney Holder(s); Read-over, Made-over, Explained and Interpreted to each one of the party(s) until mitigated contentment to this Document.

  
RAKESH CHAKRABORTY  
ADVOCATE  
E. No. : 22 / 06 OF 2013  
DURGAPUR COURT



## FINGER PRINT & PHOTOCOPY

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Syeda SM SM cv

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

SAYAK DEVELOPER  
Buddha dev by

Partner

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

SAYAK DEVELOPER  
Ranjit Roy

Partner

Left hand						
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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

SAYAK DEVELOPER  
Bapi Masanda

Partner



FINGER PRINT & PHOTOCOPY

Left hand						 <i>Prasenjit Paul</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

SAYAK DEVELOPER

*Prasenjit Paul*  
Partner

Left hand						 <i>Malaykumar</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

SAYAK DEVELOPER

*Malaykumar*  
Partner

Left hand						 <i>Apurba Sanyal</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

SAYAK DEVELOPER

*Apurba Sanyal*  
Partner

Left hand						 <i>Shubho Chatterjee</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

SAYAK DEVELOPER

Partner



भारत सरकार  
Government of India

Parameswar Sauri  
Father: RASAMAY SAURI  
DOB: 09/01/1986  
Male  
4652 2378 8482



आधार - आम आदमी का अधिकार



*Parameswar Sauri*

भारत सरकार  
Unique Identification Authority of India

Address: BARUMHA,  
Nopara, Brudha,  
Bardhaman, West Bengal,  
713144

4652 2378 8482

1800 300 1307  
www.uidai.gov.in





ভারত সরকার  
Government of India



কুমারী পাল  
Sulekha Paul  
বিত্ত: স্বাধীন  
Father: Mahadeb Paul

জন্ম তারিখ/DOB: 10/12/1977  
লিঙ্গ / Female



4813 1473 5055

আধার - সাধারণ মানুষের অধিকার

সুন্দরী পাল



ভারত সরকার  
Unique Identification Authority of India

উদ্দেশ্য: স্বাধীনতা, শ্রমিক, শ্রমিক  
দুর্গাপুর (ম. পূ.)  
দুর্গাপুর অবিভাগ, জর্জিয়া  
পশ্চিম বঙ্গ

Address: JHARNAPALLY,  
DLRGAPUR 6, Durgapur (m  
Corp.), Bardhaman,  
Durgapur Abi Township,  
West Bengal, 713208

4813 1473 5055

1847  
1847 50 1847

✉  
nc@uidai.gov.in

UIDAI  
www.uidai.gov.in





भारत सरकार  
Government of India



Budhadan Roy  
Father - Lakshmi Kanta Roy

DOB: 20/01/1960  
Male



6902 7557 9909

आधार - आम आदमी का अधिकार

*Budhadan Roy*



भारत सरकार  
Government of India

Address: BAMUNARA,  
Bamunara, Bamunara,  
Bardhaman, West Bengal,  
713212

6902 7557 9909

1800  
1800 1800

1800 1800 1800

www.aadhaar.gov.in





भारत सरकार  
Ministry of Home Affairs

आधार कार्ड  
Aadhaar Card  
आधार - आम आदमी का अधिकार  
Aadhaar - Aam Aadmi Ka Adhikar  
आधार  
Aadhaar  
Aadhaar - 28/11/2017  
Male



7578 6970 4771

आधार - आम आदमी का अधिकार



भारतीय विनिश्चय प्रणाली प्राधिकरण  
Unique Identification Authority of India

Address: BAMUNAPPA, Bangalore,  
Bathnagar, Gundlupet, West Bengal,  
711017

*Abuasa Sanyal*

7578 6970 4771







भारत सरकार  
Government of India

श्री मन्तु  
Bapi Mazumdar



आर. 994008 20201922  
पुरु / Male



3652 9704 5566

आधार - आम आदमी का अधिकार

*Bapi Mazumdar*



पता: S/O मन्तु मजुमदार  
घर नं. 2193  
ग्राम: शोर्वा बर्दवान पोस्ट ऑफिस  
जिला: बर्दवान जिला, 713012  
अंचल: अंचल, 713012

भारत सरकार  
Unique Identification Authority of India

Address: S/O. Mantu  
Mazumdar, HOUSE NO  
A1903, VILLARRAH  
KALINAGAR POST ARRAH  
Aras, Bardhaman, Bardwan  
Aras, West Bengal, 713012

3652 9704 5566

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1800 300 1212

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http://aai.gov.in

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www.aai.gov.in

*✓*





भारत सरकार  
GOVERNMENT OF INDIA



Shuvro Chattaraj  
DOB: 30/01/1984  
MALE



3886 4165 9084

MERA AADHAAR, MERI PEHACHAN

*Shuvro Chattaraj.*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Nabani Chattaraj,  
BANUNARA, KANKSA, NEAR  
GOSWAMI PARA, BANUNARA,  
BURDWAN, Bardhaman,  
Bardhaman,  
West Bengal - 713212

3886 4165 9084

MERA AADHAAR, MERI PEHACHAN





भारत सरकार  
GOVERNMENT OF INDIA



Prasenjit Paul  
जन तिथि / DOB : 24/11/1984  
पुंशु / MALE  
Mobile No. 8332618325



8061 8432 0683

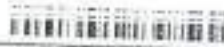
मेरा आधार, मेरी पहचान

Prasenjit Paul.



भारतीय वित्तीय पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address  
BAMUNARA Bamunara Bamunara Bardhaman West  
Jungal - 713212



1047  
18983281947



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www.aadhaar.gov.in

P.O. Box No. 2841,  
Bangalore-560 001





भारत सरकार  
 Unique Identification Authority of India  
 Government of India

Enrollment No. : 1058/20044/73435

To  
 Ranjit Roy

14/08/2014  
 SAMUNARA  
 Samunara  
 Samunara, Bardhaman  
 West Bengal - 713212



KH136500074F1

13650007



आपका आधार क्रमांक / Your Aadhaar No. :

**5065 8275 9964**

आधार - आम आदमी का अधिकार



भारत सरकार  
 Government of India



Ranjit Roy

Father - Ajay Roy

DOB: 20/02/1979

Male

5065 8275 9964



आधार - आम आदमी का अधिकार

*Ranjit Roy*

### Major Information of the Deed

Deed No :	I-0206-00124/2020	Date of Registration	13/01/2020
Query No / Year	0206-1000268010/2019	Office where deed is registered	
Query Date	20/12/2019 3:55:30 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Sulekha Paul Jharna Pally, Thana : New Township, District : Burdwan, WEST BENGAL, PIN - 713206, Mobile No. : 9932318925, Status : Seller/Executant		
Transaction:	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 15,00,000/-		
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]:- 020607418/2019		

### Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713212

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	RS-141	RS-333	Vastu	Baid	2.5 Dec		7,50,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-141	RS-339	Vastu	Baid	2.5 Dec		7,50,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>5Dec</b>	<b>0 /-</b>	<b>15,00,000 /-</b>	
		<b>Grand Total :</b>			<b>5Dec</b>	<b>0 /-</b>	<b>15,00,000 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Sulekha Paul (Presentant)</b> Wife of Mr Asim Paul Executed by: Self, Date of Execution: 02/01/2020 , Admitted by: Self, Date of Admission: 13/01/2020 ,Place : Office			
		13/01/2020	LTI 13/01/2020	13/01/2020



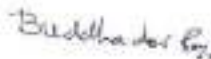


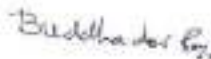


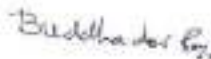


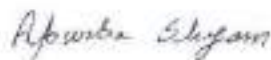


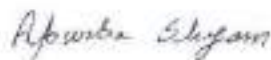


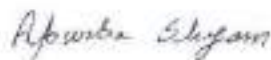




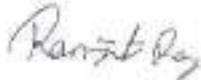





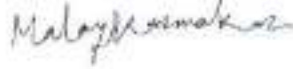


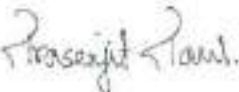
Jhama Pally, P.O:- Abl Township, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CDHPP5469G, Aadhaar No: 48xxxxxxxx5055, Status :Individual, Executed by: Self, Date of Execution: 02/01/2020  
 , Admitted by: Self, Date of Admission: 13/01/2020 ,Place : Office

**Attorney Details :**



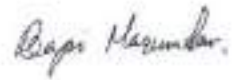
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAYAK DEVELOPER</b> D 118, Prem Residency, Block/Sector: 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ADXFS6480J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Buddhadev Roy</b>                      Son of Mr Lakshmi Kanta Roy                      Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 13/01/2020, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jan 13 2020 5:15PM</td> <td>LTI 13/01/2020</td> <td>13/01/2020</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Buddhadev Roy</b> Son of Mr Lakshmi Kanta Roy Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 13/01/2020, Place of Admission of Execution: Office					Jan 13 2020 5:15PM	LTI 13/01/2020	13/01/2020	Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMTPR5589G, Aadhaar No: 69xxxxxxxx9909 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)		
Name	Photo	Finger Print	Signature													
<b>Mr Buddhadev Roy</b> Son of Mr Lakshmi Kanta Roy Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 13/01/2020, Place of Admission of Execution: Office																
	Jan 13 2020 5:15PM	LTI 13/01/2020	13/01/2020													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Apurba Shyam</b>                      Son of Mr Narayan Chandra Shyam                      Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 13/01/2020, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jan 13 2020 1:15PM</td> <td>LTI 13/01/2020</td> <td>13/01/2020</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Apurba Shyam</b> Son of Mr Narayan Chandra Shyam Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 13/01/2020, Place of Admission of Execution: Office					Jan 13 2020 1:15PM	LTI 13/01/2020	13/01/2020	Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BATPS2762K, Aadhaar No: 75xxxxxxxx4771 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)		
Name	Photo	Finger Print	Signature													
<b>Mr Apurba Shyam</b> Son of Mr Narayan Chandra Shyam Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 13/01/2020, Place of Admission of Execution: Office																
	Jan 13 2020 1:15PM	LTI 13/01/2020	13/01/2020													

3	<b>Name</b> <b>Mr Ranjit Roy</b> Son of Mr Ajay Roy Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 13/01/2020, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Jan 13 2020 1:17PM	LTI 13/01/2020	13/01/2020	
Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQQPR4684P, Aadhaar No: 50xxxxxxx9964 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)				
4	<b>Name</b> <b>Mr Shuvro Chattaraj</b> Son of Mr Nabani Chattaraj Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 13/01/2020, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Jan 13 2020 1:16PM	LTI 13/01/2020	13/01/2020	
Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFMPC9030R, Aadhaar No: 38xxxxxxx9084 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)				
5	<b>Name</b> <b>Mr Moloy Karmakar</b> Son of Mr Srikanta Karmakar Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 13/01/2020, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Jan 13 2020 1:16PM	LTI 13/01/2020	13/01/2020	
P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOFPK0606R, Aadhaar No: 95xxxxxxx2562 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)				
6	<b>Name</b> <b>Mr Prasenjit Paul</b> Son of Mr Basudev Paul Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 13/01/2020, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Jan 13 2020 1:17PM	LTI 13/01/2020	13/01/2020	
Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCGPP5049H, Aadhaar No: 80xxxxxxx0683 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)				



7	Name	Photo	Finger Print	Signature
	<b>Mr Bapi Mazumdar</b> Son of Mr Mantu Mazumdar Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 13/01/2020, Place of Admission of Execution: Office	 <small>Jan 13 2020 1:16PM</small>	 <small>L1 13/01/2020</small>	 <small>13/01/2020</small>
Arrah, Kalinagar, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANHPM2778B, Aadhaar No: 36xxxxxxxx5566 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Parameswar Bauri</b> Son of Mr Rasamay Bauri Birudiha, P.O:- Birudiha, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713148	 <small>13/01/2020</small>	 <small>13/01/2020</small>	 <small>13/01/2020</small>
Identifier Of Mrs Sulekha Paul, Mr Buddhadev Roy, Mr Apurba Shyam, Mr Ranjit Roy, Mr Shuvro Chattaraj, Mr Moley Karmakar, Mr Prasenjit Paul, Mr Bapi Mazumdar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sulekha Paul	SAYAK DEVELOPER-2.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Sulekha Paul	SAYAK DEVELOPER-2.5 Dec

**Endorsement For Deed Number : I - 020600124 / 2020**

**On 20-12-2019**

**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 15,00,000/-



**Partha Bairaggya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Burdwan, West Bengal**

**On 13-01-2020**

**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 12:43 hrs on 13-01-2020, at the Office of the A.D.S.R. DURGAPUR by Mrs Sulekha Paul ,Executanl.

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

Execution is admitted on 13/01/2020 by Mrs Sulekha Paul, Wife of Mr Asim Paul, Jharna Pally, P.O: Abl Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife

Identified by Mr Parameswar Bauri, . . Son of Mr Rasamay Bauri, Birudiha, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

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

Execution is admitted on 13-01-2020 by Mr Buddhadev Roy, Partner, SAYAK DEVELOPER, D 118, Prem Residency, Block/Sector: 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, . . Son of Mr Rasamay Bauri, Birudiha, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 13-01-2020 by Mr Apurba Shyam, Partner, SAYAK DEVELOPER, D 118, Prem Residency, Block/Sector: 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, . . Son of Mr Rasamay Bauri, Birudiha, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 13-01-2020 by Mr Ranjit Roy, Partner, SAYAK DEVELOPER, D 118, Prem Residency, Block/Sector: 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, . . Son of Mr Rasamay Bauri, Birudiha, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 13-01-2020 by Mr Shuvro Chattaraj, Partner, SAYAK DEVELOPER, D 118, Prem Residency, Block/Sector: 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212



Identified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Birudiha, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 13-01-2020 by Mr Moloy Karmakar, Partner, SAYAK DEVELOPER, D 118, Prem Residency, Block/Sector: 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Birudiha, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 13-01-2020 by Mr Prasenjit Paul, Partner, SAYAK DEVELOPER, D 118, Prem Residency, Block/Sector: 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Birudiha, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 13-01-2020 by Mr Bapi Mazumdar, Partner, SAYAK DEVELOPER, D 118, Prem Residency, Block/Sector: 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Birudiha, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

#### **Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

#### **Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9951, Amount: Rs.50/-, Date of Purchase: 23/12/2019, Vendor name: Somnath Chatterjee



**Partha Bairaggya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Burdwan, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2020, Page from 9194 to 9222

being No 020600124 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2020.01.17 17:57:09 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/01/17 05:57:09 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)