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I-0007/2020.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 729575

Certified that the Document
 is Admitted to Registration the
 Signage Sheet and the Endr-
 ovements Attached with this
 Document are the Part of this
 Document.


 A.D.S. - 1st Paper
 Registrar

02 JAN 2020

DEVELOPMENT POWER OF ATTORNEY AFTER

REGISTERED DEVELOPMENT AGREEMENT

SIN No. 9952 Date 23/12/19
Serial No. Sayak Developer
Address Pap-12
Value of Stamp 50/-
Date of Purchase of the stamp
Particular Treasury
Name of the Treasurer
Durgapur

20 DEC 2019

Signature
Soumitra Chatterjee
Stamp Vendor
A.C.S.P. Office, Durgapur-16
Licence No. 1120/1-17



2
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 JAN 2020

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT I, - MRS KUHELI MAITY (PAN No.: AJUPM7068B) (Aadhaar no: 205077311872) D/o Mr Chittaranjan Maity W/o Sri Koushik Ghoshal, By Caste: Hindu, Occupation: House wife, Citizen of India, being the resident of T/A, Ramkrishna Paramahansadeva Road, Belghoria, Alam Bazar, Kamarhati, District:- 24 Pgas (N), West Bengal, PIN - 700035, 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. AOFPK0606R) (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, Kalinagar, 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 and 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-020607809, Serial No.: 7452** recorded in Volume No.: 0206-2019 from Pages 171236 to 171273 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 and/or 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 schedule 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/or P&RD 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 P&RD 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 and/or 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 and/or 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 WBHRA.
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 be the same a little more less under the present status as 'Vastu' within LR Khatian No.: 2139 in LR Plot No.: 499 situated under the jurisdiction of Jemua Gram Panchayat under New-township Police Station within Mouza: Sankarpar, J.L. No.: 95(109) within A.D.S.R. Office and Sub-division at Durgapur, District: Bardwan (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 Sulekha Paul
On the East	Land of Gopal Bauri
On the West	Plot No.: 141

IN WITNESS WHEREOF the Executants and Attorney Holders(s) hereto have set their hands on being aware of legal terminology on this the **2nd 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 Parameswar Bauri
Birudika, Pim-48

Kuheli Maity
SIGNATURE OF THE EXECUTANT(S)

SAYAK DEVELOPER

Partner

SAYAK DEVELOPER

Ramesh Ghyam
Partner

SAYAK DEVELOPER

Kalyan Venkatar
Partner

SAYAK DEVELOPER

Suddhadev
Partner

SAYAK DEVELOPER

Lakshmi Chatterjee
Partner

SAYAK DEVELOPER

Prasenjit
Partner

3) Domo das girth
1) Mohan das girth
2) - Sankar Das
3) - Ananda
4) - Anand
5) - Anand
6) - Anand

SAYAK DEVELOPER

Ranjit
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 unmitigated contentment to this Document

Rakesh Chakraborty
RAKESH CHAKRABORTY
ADVOCATE

E. No.: 22 / 06 OF 2013,
DURGAPUR COURT.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Ronjit Roy

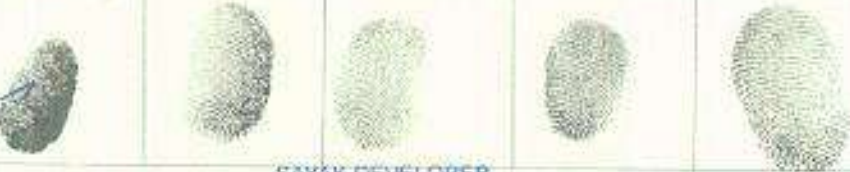
(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

SAYAK DEVELOPER
Ronjit Roy
Partner

Signature of the Executants/presentation



Prasenjit Paul

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

SAYAK DEVELOPER
Prasenjit Paul
Partner

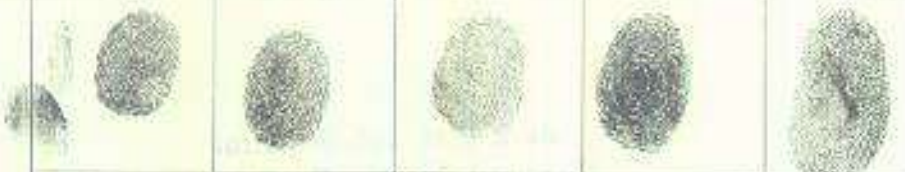
Signature of the Executants/presentation



Swaro Chatterjee

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

SAYAK DEVELOPER
Swaro Chatterjee

Signature of the Executants/presentation



Ksheli Maity

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)













































Little Ring Middle Fore Thumb



Signature:-

Ksheli Maity

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Malaythamma</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature: <i>Malaythamma</i> <small>SAYAK DEVELOPER Partner</small>				
 <i>Booji Moonda</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature: <i>Booji Moonda</i> <small>SAYAK DEVELOPER Partner</small>				
 <i>Buddhadarby</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature: <i>Buddhadarby</i> <small>SAYAK DEVELOPER Partner</small>				
 <i>A. Jeeva Sanyam</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature: <i>A. Jeeva Sanyam</i> <small>SAYAK DEVELOPER Partner</small>				



भारतचुन निर्वाचन आयोग
 भारत चयन
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

AR22361194



निर्वाचक नाम : परमेश्वर बाउरी

Elector's Name : Parameswar Bauri

पिता नाम : इन्द्रज बाउरी

Father's Name : Indraj Bauri

पितृ/माता : प / म

जन्म तारीख : 18/02/1999
 Date of Birth



Parameswar Bauri

AR22361194

पतेचा:

NO/70, कान्हा बाउरी बाजार, कान्हा,
 कोल्हापूर, पिन कोड-713148

Address:

NO/70, NANSI BOURIPARA, NANSI,
 KANKSA, PIN CODE BARDHAMAN-713148

Date: 04/01/2018

276 - दुरगापुर पुरबा क्षेत्राचा निवासी निवासी
 अधिकाऱ्याने जारी केलेले आहे

Footprint Signature of the Electoral
 Registration Officer for

276 - Durgapur Purba Constituency

अशा स्थितीत हाच नव्या निवासी अधिकाऱ्याने जारी केले जाई
 आणि नव्या निवासी अधिकाऱ्याने जारी केले जाई
 आणि नव्या निवासी अधिकाऱ्याने जारी केले जाई

In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number 267 1678



ভারত সরকার
Government of India

কুবেলী মাইতি
KUBELI MAITY
জন্মতারিখ / DOB - 18/02/1978
লিঙ্গ / Gender



2050 7731 1872

স্বাক্ষর - সাধারণ মানুষের অধিকার

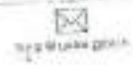
Kubeli Maity

স্বাক্ষরিত ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
D/O, চিত্তরঞ্জন মাইতি, 1/A
আর.কে.পি.ডি রোড, কানারহাট
(DM), উত্তর 24 পরগনা, আন্দা
বাজার, পশ্চিম বঙ্গ, 700035

Address:
D/O Chitaranjan Maity, 1/A
R.K.P.D ROAD, Kanarhati (M),
North 24 Parganas, Nam-Bazar,
West Bengal, 700035

2050 7731 1872





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1528/64528/04909

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To
Shuvo Chatteraj
S/O Naban Chatteraj
BANJARA
KANKSA
BANJARA, BURDWAN
NEAR GOSWAMI PARA
Bardhaman
Bardhaman
Sardhamar West Bengal - 713112
9932710901

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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आपका आधार क्रमांक / Your Aadhaar No. :

3886 4165 9084

VID : 9132 3531 1480 4824

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Shuvo Chatteraj
Date of Birth/DOB: 30/11/1984
Male/MALE

3886 4165 9084

VID : 9132 3531 1480 4824

मेरा आधार, मेरी पहचान



- यह एक वैध और सुरक्षित रूप से उत्पन्न है।
- यह एक अनन्य और अविभाज्य प्रमाण है।
- यह एक अनन्य और अविभाज्य प्रमाण है।

INFORMATION

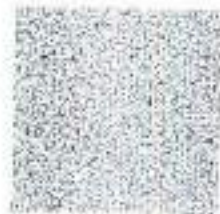
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- (यह एक वैध और सुरक्षित प्रमाण है।)
- (यह एक अनन्य और अविभाज्य प्रमाण है।)
- (यह एक अनन्य और अविभाज्य प्रमाण है।)
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Naban Chatteraj, BANJARA,
KANKSA, BANJARA, BURDWAN NEAR
GOSWAMI PARA, Bardhaman, Bardhaman,
West Bengal - 713112



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

3886 4165 9084

VID : 9132 3531 1480 4824

Shuvo Chatteraj



भारत सरकार
व्यक्तिगत पहचान प्राधिकरण
नई दिल्ली



7578 6970 4771

असम आदमी का अधिकार

व्यक्तिगत पहचान प्राधिकरण
Unique Identification Authority of India
नई दिल्ली

Afusa Slyam

7578-6970-4771





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



Enrolment No/Enrolment No.: 10582003566901

Date: 16/03/2016

Prasenjit Paul (Prasenjit Paul)
BAMLUNARA, Bamunara, Bardhaman,
West Bengal - 713212

Your Aadhaar No/ Your Aadhaar No.

8061 8432 0683



INFORMATION

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MEERA AADHAAR. MERI PEHACHAN



047



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Unique Identification Authority of India
BAMUNARA, Bardhaman, West Bengal - 713212
Date: 16/03/2016

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- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address.
This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Prasenjit Paul
DOB: 24/11/1984
Male / MALE

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



8061 8432 0683

MEERA AADHAAR. MERI PEHACHAN

8061 8432 0683

MEERA AADHAAR. MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. 1018 10918 10000

to
 Malay Karmakar

10181091810000
 10181091810000
 10181091810000
 10181091810000
 10181091810000



9504 7226 2562

10181091810000



आपका आधार क्रमांक / Your Aadhaar No. :

9504 7226 2562

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India



Malay Karmakar

9504 7226 2562

10181091810000

9504 7226 2562

आधार - आम आदमी का अधिकार

Malaykarmakar

भारत सरकार
Government of India



Ranjit Roy
Father: Ajoy Roy
DOB: 03/07/79
Male



5065 8275 9964

आधार - आम आदमी का अधिकार

Ranjit Roy

एन.डी.ए.आई. सिस्टम अधिकारन
Unique Identifier Authority of India



Address: BAHINARA
Bahinara, Bahinara
Bardhaman, West Bengal
713212

5065 8275 9964

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 भारत सरकार
Government of India



Buddhadev Roy
Father: Lakshmi Kanta Roy
DOB: 02/01/1980
Male

6902 7557 9909



Buddhadev Roy

 Unique Identification Authority of India

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

6902 7557 9909

 1662 306 1943  1216@uidai.gov.in  www.uidai.gov.in

Major Information of the Deed




Deed No :	I-0206-00007/2020	Date of Registration	02/01/2020
Query No / Year	0206-1000269058/2019	Office where deed is registered	
Query Date	23/12/2019 3:45:17 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Kuheli Maity 1/A, Ramkrishna Paramahansadeva Road, Belghoria, Alam Bazar, Kamarhati, Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700035, 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]:- 020607809/2019		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-141	RS-333	Vastu	Vastu	2.5 Dec		7,50,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-141	RS-339	Vastu	Vastu	2.5 Dec		7,50,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			5Dec	0 /-	15,00,000 /-	
		Grand Total :			5Dec	0 /-	15,00,000 /-	



Principal Details :



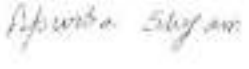


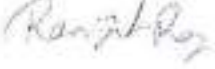





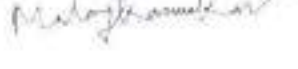
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Kuheli Maity (Presentant) Daugther of Mr Chittaranjan Maity Executed by: Self, Date of Execution: 02/01/2020 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Office			
	02/01/2020	02/01/2020	LTI 02/01/2020	02/01/2020
1/A, Ramkrishna Paramahansadeva Road, P.O:- Alam Bazar, P.S:- Belgharia, District:-North 24- Parganas, West Bengal, India, PIN - 700035 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJUPM7068B, Aadhaar No: 20xxxxxxxx1872, Status :Individual, Executed by: Self, Date of Execution: 02/01/2020 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Office				



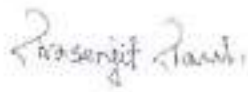



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SAYAK DEVELOPER D-118, Prem Residency, Sec. 2B, Shastri Avenue, 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	Name	Photo	Finger Print	Signature
	Mr Buddhadev Roy Son of Mr Lakshmi Kanta Roy Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office			
	Jan 2 2020 1:28PM	02/01/2020	LTI 02/01/2020	02/01/2020
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)				

2	Name	Photo	Finger Print	Signature
	Mr Apurba Shyam Son of Mr Narayan Chandra Shyam Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office			
		Jan 2 2020 1:27PM	LTI 02/01/2020	02/01/2020
	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)			
3	Name	Photo	Finger Print	Signature
	Mr Ranjit Roy Son of Mr Ajay Roy Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office			
		Jan 2 2020 1:30PM	LTI 02/01/2020	02/01/2020
	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: 50xxxxxxxx9964 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)			
4	Name	Photo	Finger Print	Signature
	Mr Shuvro Chattaraj Son of Mr Nabani Chattaraj Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office			
		Jan 2 2020 1:30PM	LTI 02/01/2020	02/01/2020
	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: 38xxxxxxxx9084 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)			
5	Name	Photo	Finger Print	Signature
	Mr Moley Karmakar Son of Mr Srikanta Karmakar Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office			
		Jan 2 2020 1:33PM	LTI 02/01/2020	02/01/2020
	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.:: AOFPK0606R, Aadhaar No: 95xxxxxxxx2562 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)			

6	Name	Photo	Finger Print	Signature
	Mr Prasenjit Paul Son of Mr Basudev Paul Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office	 Jan 2 2020 1:29PM	 LTI 02/01/2020	 02/01/2020
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
	Mr Bapi Mazumdar Son of Mr Mantu Mazumdar Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office	 Jan 2 2020 1:28PM	 LTI 02/01/2020	 02/01/2020
Arrah, Kalinagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANHPM2778B, Aadhaar No: 36xxxxxxx5566 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Parameswar Bauri Son of Mr Rasamay Bauri Birudiha, P.O:- Birudiha, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713148	 02/01/2020	 02/01/2020	 02/01/2020
Identifier Of Mr Buddhadev Roy, Mr Apurba Shyam, Mr Ranjit Roy, Mr Shuvro Chatteraj, Mr Moloy Karmakar, Mr Prasenjit Paul, Mr Bapi Mazumdar, Smt Kuheli Maity			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Kuheli Maity	SAYAK DEVELOPER-2.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Kuheli Maity	SAYAK DEVELOPER-2.5 Dec

On 23-12-2019

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

On 02-01-2020

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 12:54 hrs on 02-01-2020, at the Office of the A.D.S.R. DURGAPUR by Smt. Kuheli Maity ,Executant.

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

Execution is admitted on 02/01/2020 by Smt Kuheli Maity, Daughter of Mr Chittaranjan Maity, 1/A, Ramkrishna Paramahansadeva Road, P.O: Alam Bazar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, 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 02-01-2020 by Mr Buddhadev Roy, Partner, SAYAK DEVELOPER, D-118, Prem Residency, Sec. 2B, Shastri Avenue, 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 02-01-2020 by Mr Apurba Shyam, Partner, SAYAK DEVELOPER, D-118, Prem Residency, Sec. 2B, Shastri Avenue, 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 02-01-2020 by Mr Ranjit Roy, Partner, SAYAK DEVELOPER, D-118, Prem Residency, Sec. 2B, Shastri Avenue, 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 02-01-2020 by Mr Shuvro Chattaraj, Partner, SAYAK DEVELOPER, D-118, Prem Residency, Sec. 2B, Shastri Avenue, 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 02-01-2020 by Mr Moloy Karmakar, Partner, SAYAK DEVELOPER, D-118, Prem Residency, Sec. 2B, Shastri Avenue, 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 02-01-2020 by Mr Prasenjit Paul, Partner, SAYAK DEVELOPER, D-118, Prem Residency, Sec. 2B, Shastri Avenue, 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 02-01-2020 by Mr Bapi Mazumdar, Partner, SAYAK DEVELOPER, D-118, Prem Residency, Sec. 2B, Shastri Avenue, 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 9952, 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 6651 to 6679
being No 020600007 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.01.14 13:48:49 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/01/14 01:48:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)