

2051/2023

T-1755/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AP 041045

1  
12-24  
10/02/23

~~2/330208/23~~  
8-375007/2023

Additional Registrar of Assurances  
Kolkata

Certified that the Document is admitted to  
Registration in Shree and the  
endorsements on this document  
are the part of the document.

Additional Registrar  
of Assurances II Kolkata

10 FEB 2023

**DEVELOPMENT POWER OF ATTORNEY**  
**AFTER**  
**REGISTERED DEVELOPMENT**  
**AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS** we,  
(1) **UDAY KUMAR SINHA [PAN. ARAPS1411Q],**  
**[AADHAAR NO. 441179125357] & [MOBILE**  
**NO. 9412527949],** son of Late Guru Prasad  
Sinha @ Guruprasad Singha, grandson of Late  
Girindranath Singha, by faith - Hindu, by  
occupation - Retired Person, by nationality -  
Indian, residing at Vill. Parbatipur, P.O. & P.S.



18042

Pinaki Chattopadhyay  
Judge's Court Barasat  
Advocate

NAME
ADD
RS
25 JAN 2023
SURAJAN MURHAREE
Licensed Solicitor
C. G. Road
Barasat, West Bengal

25 JAN 2023  
25 JAN 2023



ADDITIONAL DEPUTY  
MAGISTRATE (GENERAL)  
10 FEB 2023

Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, (2) **SUJAY KUMAR SINGHA [PAN. FVPPS0154G], [AADHAAR NO. 836817316285] & [MOBILE NO. 9434624862]**, son of Late Guruprasad Singha, grandson of Late Girindranath Singha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, (3) **MALAY KUMAR SINHA [PAN. FRSPS8400N], [AADHAAR NO. 465182361323] & [MOBILE NO. 7477759360]**, son of Late Guruprasad Sinha @ Late Guruprasad Singha, grandson of Late Girindranath Singha, by faith - Hindu, by occupation - Advocate, by nationality - Indian, residing at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal & (4) **TAPAS SINGHA [PAN. DDQPS9739J], [AADHAAR NO. 751540917507] & [MOBILE NO. 7718463638]**, son of Late Guruprasad Singha, grandson of Late Girindranath Singha, by faith - Hindu, by occupation - Retired Person, by nationality - Indian, residing at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, hereinafter jointly and collectively called and referred to as the "**LANDOWNERS/PRINCIPALS/EXECUTANTS**", do hereby jointly and severally nominate, constitute and appoint **ARU CONSTRUCTION [PAN. ABWFA2569H]**, a Partnership Firm, having its office at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, represented by its Partners namely (1) **ANANDA KUMAR NAYAK [PAN. ACPPN9657D], [AADHAAR NO. 451593179989] & [MOBILE NO. 9933430996]**, son of Late Ranjan Kumar Nayak, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhima Temple, Ward No. 13, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, (2) **RAJKUMAR SINGHA [PAN. AKIPS3663H], [AADHAAR NO. 452114789624] & [MOBILE NO. 9732697065]**, son of Late Haranath Singha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhima Temple, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal & (3) **UTPAL MAITI [PAN. APEPM7235A], [AADHAAR NO. 782871896728] & [MOBILE NO. 9933430996]**, son of Late Manas Mohan Maiti, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Chalantika Para, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, hereinafter called as the Power of Attorney



Holder, as our true, authorised and lawful Attorney for us in our names on our behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

**WHEREAS** we, the Principals/Executants herein, are the absolute joint owners of **ALL THAT** piece and parcel of Bastu land measuring :

<u>R.S. Dag</u>	<u>L.R. Dag</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Joint Ownership</u>
<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>K - CH - SFT.</u>
436	609	418	1759, 1760, 1761, 1762	Bastu	03 - 10 - 04
435	610	418	1759, 1760, 1761, 1762	Bastu	<u>02 - 06 - 32</u> <u>06 - 00 - 36</u>

In total a demarcated plot of vacant Bastu land measuring **6 (Six) Cottahs 0 (Zero) Chittack 36 (Thirty Six) sq.ft. be the same a little more or less**, comprised in **R.S. Dag Nos. 436 & 435**, corresponding to **L.R. Dag Nos. 609 & 610**, under **R.S. Khatian No. 418**, **L.R. Khatian Nos. 1759, 1760, 1761 & 1762** [in the name of (i) **Uday Kumar Sinha**, (ii) **Sujay Kumar Singha**, (iii) **Malay Kumar Sinha & (iv) Tapas Singha**, Landowners herein], lying and situate at **Mouza - Parbatipur**, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality (formerly known as Tamluk Municipality), having Municipal Holding No. 0112, in Ward No. 13, [connected with Panskura Tamluk Road (Road Zone : Jailkhana more -- Rest)], in the District - Purba Midnapore (formerly District - Medinipur), Pin Code : 721636, in the State of West Bengal, morefully described in the Schedule hereinafter written, hereinafter called and referred to as the **"SAID PROPERTY"**.

**AND WHEREAS** we, the Landowners/Executants herein, jointly entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by us with the said **ARU**



**CONSTRUCTION [PAN. ABWFA2569H]**, a Partnership Firm, having its office at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, represented by its Partners namely (1) **ANANDA KUMAR NAYAK [PAN. ACPPN9657D], [AADHAAR NO. 451593179989] & [MOBILE NO. 9933430996]**, son of Late Ranjan Kumar Nayak, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhima Temple, Ward No. 13, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, (2) **RAJKUMAR SINGHA [PAN. AKIPS3663H], [AADHAAR NO. 452114789624] & [MOBILE NO. 9732697065]**, son of Late Haranath Singha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhima Temple, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal & (3) **UTPAL MAITI [PAN. APEPM7235A], [AADHAAR NO. 782871896728] & [MOBILE NO. 9933430996]**, son of Late Manas Mohan Maiti, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Chalantika Para, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal. The said Development Agreement was registered on 10.02.2023, registered in the office of the ARA-II, Kolkata, and recorded as Deed No. 1747 for the year 2023.

**AND WHEREAS** referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners herein, hereby appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Tamralipta Municipality, W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement

*Uday Kumar Sinha*  
*Anand Kumar Nayak*



for allotment/registration and sale of flats/shops/garage spaces of Developer's Allocation.

2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building, deeds, documents and papers in respect of our said premises before Tamralipta Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbour's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flats/shops/units/car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flats/shops/units/

garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Declaration, and/or any other instrument and document in respect of sale of flats/shops/garages/units in the said new building in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.

7. To receive the consideration money in cash or by cheque/draft and/or in any other electronics modes from the intending purchaser or purchasers for booking of flats/shops/garages/units relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats/shops/garages/units within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/shops/garages/units in the said building relating to Developer's Allocation in our said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal



or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance relating to Developer's Allocation, in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

**AND GENERALLY** to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

**AND** we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.



**THE SCHEDULE ABOVE REFERRED TO**  
**[Description of Plot of Land & Premises]**

**ALL THAT** piece and parcel of Bastu land measuring :

<u>R.S. Dag</u>	<u>L.R. Dag</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land Area</u>
<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>K - CH - SFT.</u>
436	609	418	1759, 1760, 1761, 1762	Bastu	03 - 10 - 04
435	610	418	1759, 1760, 1761, 1762	Bastu	02 - 06 - 32
					06 - 00 - 36

In total a demarcated plot of vacant Bastu land measuring **6 (Six) Cottahs 0 (Zero) Chittack 36 (Thirty Six) sq.ft.** be the same a little more or less, comprised in **R.S. Dag Nos. 436 & 435**, corresponding to **L.R. Dag Nos. 609 & 610**, under **R.S. Khatian No. 418**, **L.R. Khatian Nos. 1759, 1760, 1761 & 1762** [in the name of (i) **Uday Kumar Sinha**, (ii) **Sujay Kumar Singha**, (iii) **Malay Kumar Sinha** & (iv) **Tapas Singha**, Landowners herein], lying and situate at **Mouza - Parbatipur**, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality (formerly known as Tamluk Municipality), having Municipal Holding No. 0112, in Ward No. 13, [connected with Panskura Tamluk Road (Road Zone : Jaikhana more -- Rest)], in the District - Purba Midnapore (formerly District - Medinipur), Pin Code : 721636, in the State of West Bengal. The said plot of land is butted & bounded as follows :-

- ON THE NORTH : Land of Jugal Kishore Bhandari.  
 ON THE SOUTH : Land of Pabitra Dutta.  
 ON THE EAST : 8 ft. Wide Municipal Road [connected with Panskura Tamluk Road (Road Zone : Jaikhana more -- Rest)].  
 ON THE WEST : Land of Sanat Batabyal.



**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seals on the 10<sup>th</sup> day of February, 2023 (Two Thousand Twenty Three) in presence of witnesses.

**SIGNED, SEALED AND DELIVERED**

by the parties in the presence of :

1. Susmit Acharya,  
Berasah-  
PO & PS - Berasah  
Kul- 700124,  
GOLAM MONDAL  
2. Satya Chhaya  
Tamluk Purva Medinipur.  
P.M - 721636.

Uday Kumar Sinha  
Uday Kumar Sinha

Sujay Kumar Sinha  
Sujay Kumar Sinha

Malay Kumar Sinha  
Malay Kumar Sinha

Tapas Singha  
Tapas Singha

**Landowners/Principals**

**Drafted By :**

Parish Navayan Swarnakar  
Adv.  
F/1305/94/2011  
Judge Court, Barisal.

**For Pinaki Chattopadhyay & Associates,**

**Advocates,**

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157.

Ph. : 9830061809.

**Composed By :**

Jayashree Mondal

**Jayashree Mondal,**

Teghoria Main Road,

Kolkata - 700157.

Ananda Kumar Nayak  
Ananda Kumar Nayak

Raj Kumar Singha  
Raj Kumar Singha

Utpal Maity  
Utpal Maity

Partners of ARU Construction

**Attorney**



SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Uday Kumar Sinha</i>	L.H.					
	R.H.					

ATTESTED :- *Uday Kumar Sinha*

 <i>Jyoti Kumar Singh</i>	L.H.					
	R.H.					

ATTESTED :- *Jyoti Kumar Singh*

 <i>Rajesh Singh</i>	L.H.					
	R.H.					

ATTESTED :- *Rajesh Singh*












 <i>Japas Singh</i>	L.H.					
	R.H.					

ATTESTED :- *Japas Singh*



SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Anandkumar Nayak</i>	L.H.					
	R.H.					

ATTESTED :-

*Anandkumar Nayak*

 <i>Raj Kumar Singha</i>	L.H.					
	R.H.					

ATTESTED :-

*Raj Kumar Singha*

 <i>Upal Maiti</i>	L.H.					
	R.H.					

ATTESTED :-

*Upal Maiti*

	L.H.					
	R.H.					

ATTESTED :-



## Major Information of the Deed



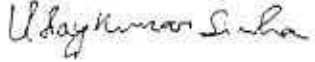


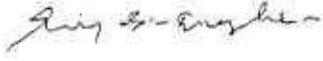


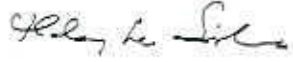
Deed No :	I-1902-01755/2023	Date of Registration	10/02/2023
Query No / Year	1902-8000370007/2023	Office where deed is registered	
Query Date	10/02/2023 4:13:40 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUJIT ACHARYA BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 6289087849, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 45,52,022/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190201747/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



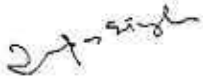
District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Panskura Tamluk Road, Road Zone : (Jailkhana more -- Rest) , Mouza: Parbatipur, Pin Code : 721636

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-436	RS-418	Bastu	Bastu	3 Katha 10 Chatak 4 Sq Ft		27,31,631/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-435	RS-418	Bastu	Bastu	2 Katha 6 Chatak 32 Sq Ft		18,20,391/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>9.9825Dec</b>	<b>0 /-</b>	<b>45,52,022 /-</b>	
		<b>Grand Total :</b>			<b>9.9825Dec</b>	<b>0 /-</b>	<b>45,52,022 /-</b>	

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>UDAY KUMAR SINHA</b> Son of Late GURUPRASAD SINHA Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
	PARBATIPUR, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx1Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office			
2	<b>Name</b> <b>SUJAY KUMAR SINGHA</b> Son of Late GURUPRASAD SINGHA Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
	PARBATIPUR, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FVxxxxxx4G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office			
3	<b>Name</b> <b>MALAY KUMAR SINHA</b> Son of Late GURUPRASAD SINHA Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
	PARBATIPUR, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FRxxxxxx0N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office			





















4	Name	Photo	Finger Print	Signature
	<b>TAPAS SINGHA</b> Son of Late GURUPRASAD SINGHA Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
PARBATIPUR, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DDxxxxxx9J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				




#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ARU CONSTRUCTION</b> PARBATIPUR, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 , PAN No.:: ABxxxxxx9H,Aadhaar No Not Provided, 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>ANANDA KUMAR NAYAK (Presentant)</b>            Son of Late RANJAN KUMAR NAYAK            Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office         </td> <td>             Feb 10 2023 4:38PM         </td> <td>             LTI            10/02/2023         </td> <td>             10/02/2023         </td> </tr> </tbody> </table> <p>PARBATIPUR NEAR BARGABHIMA TEMPLE, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7D,Aadhaar No Not Provided Status : Representative, Representative of : ARU CONSTRUCTION (as DEVELOPERS)</p>	Name	Photo	Finger Print	Signature	<b>ANANDA KUMAR NAYAK (Presentant)</b> Son of Late RANJAN KUMAR NAYAK Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 Feb 10 2023 4:38PM	 LTI 10/02/2023	 10/02/2023
Name	Photo	Finger Print	Signature						
<b>ANANDA KUMAR NAYAK (Presentant)</b> Son of Late RANJAN KUMAR NAYAK Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 Feb 10 2023 4:38PM	 LTI 10/02/2023	 10/02/2023						
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 RAJKUMAR SINGH</b>            Son of Late HARANATH SINGH            Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office         </td> <td>             Feb 10 2023 4:39PM         </td> <td>             LTI            10/02/2023         </td> <td>             10/02/2023         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr RAJKUMAR SINGH</b> Son of Late HARANATH SINGH Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 Feb 10 2023 4:39PM	 LTI 10/02/2023	 10/02/2023
Name	Photo	Finger Print	Signature						
<b>Mr RAJKUMAR SINGH</b> Son of Late HARANATH SINGH Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 Feb 10 2023 4:39PM	 LTI 10/02/2023	 10/02/2023						

PARBATIPUR NEAR BARGABHIMA TEMPLE, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3H,Aadhaar No Not Provided Status : Representative, Representative of : ARU CONSTRUCTION (as DEVELOPERS)

3	Name	Photo	Finger Print	Signature
	<b>UTPAL MAITI</b> Son of Late MANAS MOHAN MAITI Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 <small>Feb 10 2023 4:40PM</small>	 <small>LTI 10/02/2023</small>	 <small>10/02/2023</small>
PARBATIPUR NEAR BARGOVIMA TEMPLE, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx5A,Aadhaar No Not Provided Status : Representative, Representative of : ARU CONSTRUCTION (as DEVELOPERS)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUJIT ACHARYA</b> Son of SUNIL ACHARYA BARASAT COURT, City:- Not Specified, P.O:- BARASAT, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124	 <small>10/02/2023</small>	 <small>10/02/2023</small>	 <small>10/02/2023</small>
Identifier Of UDAY KUMAR SINHA, SUJAY KUMAR SINGHA, MALAY KUMAR SINHA, TAPAS SINGHA, ANANDA KUMAR NAYAK, Mr RAJKUMAR SINGH, UTPAL MAITI			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	UDAY KUMAR SINHA	ARU CONSTRUCTION-1.4976 Dec
2	SUJAY KUMAR SINGHA	ARU CONSTRUCTION-1.4976 Dec
3	MALAY KUMAR SINHA	ARU CONSTRUCTION-1.4976 Dec
4	TAPAS SINGHA	ARU CONSTRUCTION-1.4976 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	UDAY KUMAR SINHA	ARU CONSTRUCTION-0.998021 Dec
2	SUJAY KUMAR SINGHA	ARU CONSTRUCTION-0.998021 Dec
3	MALAY KUMAR SINHA	ARU CONSTRUCTION-0.998021 Dec
4	TAPAS SINGHA	ARU CONSTRUCTION-0.998021 Dec



## Land Details as per Land Record

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Panskura Tamluk Road, Road Zone :  
(Jaikhanamore -- Rest) , Mouza: Parbatipur, Pin Code : 721636

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 436, RS Khatian No:- 418		
L2	RS Plot No:- 435, RS Khatian No:- 418		

On 10-02-2023

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 16:19 hrs on 10-02-2023, at the Office of the A.R.A. - II KOLKATA by ANANDA KUMAR NAYAK .

**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 45,52,022/-

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

Execution is admitted on 10/02/2023 by 1. UDAY KUMAR SINHA, Son of Late GURUPRASAD SINHA, PARBATIPUR, P.O: TAMLUK, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business, 2. SUJAY KUMAR SINGHA, Son of Late GURUPRASAD SINGHA, PARBATIPUR, P.O: TAMLUK, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business, 3. MALAY KUMAR SINHA, Son of Late GURUPRASAD SINHA, PARBATIPUR, P.O: TAMLUK, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business, 4. TAPAS SINGHA, Son of Late GURUPRASAD SINGHA, PARBATIPUR, P.O: TAMLUK, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business

Indetified by Mr SUJIT ACHARYA, , Son of SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 10-02-2023 by ANANDA KUMAR NAYAK, DEVELOPERS, ARU CONSTRUCTION, PARBATIPUR, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr SUJIT ACHARYA, , Son of SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-02-2023 by Mr RAJKUMAR SINGH, DEVELOPERS, ARU CONSTRUCTION, PARBATIPUR, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr SUJIT ACHARYA, , Son of SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-02-2023 by UTPAL MAITI, DEVELOPERS, ARU CONSTRUCTION, PARBATIPUR, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr SUJIT ACHARYA, , Son of SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 101.00/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 180426, Amount: Rs.100.00/-, Date of Purchase: 25/01/2023, Vendor name: S MUKHERJEE

**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 63192 to 63211

being No 190201755 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.02.13 12:06:57 +05:30  
Reason: Digital Signing of Deed.

*Handwritten signature*

(Satyajit Biswas) 2023/02/13 12:06:57 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)



DATED THE            DAY OF            2023

**DEVELOPMENT POWER OF  
ATTORNEY AFTER REGISTERED  
DEVELOPMENT AGREEMENT**

**BETWEEN**

Uday Kumar Sinha  
Sujay Kumar Singha  
Malay Kumar Sinha  
Tapas Singha  
**Landowners/Principals**

ARU Construction  
**Attorney**

**Drafted By**  
**Pinaki Chattopadhyay & Associates**

Advocates  
Sangita Apartment, Ground Floor  
Teghoria Main Road  
Kolkata - 700157  
Ph. : 9830061809

**Composed By**  
**Jayashree Mondal**  
Teghoria Main Road  
Kolkata - 700157