



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 520202

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
ose of the Document are the Part of this
Document

A.B.S. Dey
Sd/-

25. APR 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, MR. KANAI LAL PANDEY (PAN - AENPP9190F) Late Ganapoti Pandey, by faith-Hindu, by nationality Indian, by occupation- Retired Person, resident of S-IV/188, Bidhannagar Housing Colony P.O.- A.B.L. Township, P.S- New Township, Dist-Paschim Bardhaman, W.B, India, PIN-713206, do hereby state and declare as follows:-

(Handwritten signature)

18 APR 2023

Sl No. 1534 Date

Sold to: Kajari Lal Pandey

Address: Gurgapur-16

Value of Stamp: 100/-

Date of Purchase of the stamp

Department Treasury

Name of the Treasury from District

05 APR 2023

Chitchee

Sampriti Chatterjee
Stamp Vendor

A.D.S.R. Office, Gurgapur-16
Licence No. 112/16-17



[Handwritten signature]

Addl. Dist. Sub-Registrar
Gurgapur, Paschim Bardhaman

25 APR 2023

WHEREAS schedule mentioned property was purchased property of Sri Ashim Nandi from Sri Asit Baran Chatterjee vide deed No- 5763 for the year 2004 of A.D.S.R. Durgapur and thereafter Sri Ashim Nandi transferred the same infavour of present owner i.e. Sri Kanai Lal Pandey vide deed No- 3850 for the year 2012 of A.D.S.R. Durgapur and mutated his name in L.R. R.O.R. and converted land from Baid to Bastu conversion case No- 45 (P)/15 dated 03.07.2015 after taking NOC from Asansol Durgapur Development Authority vide ref No-ADDA/DGP/ NOC (c)/ PC-35 (D)/4753/14-15/1912.

AND WHEREAS I entered into a Development Agreement with "**ARADHYA SPACE DEVELOPERS**" (PAN - ABQFA0571P) Being a Partnership Firm having its office at: 53, Tapoban Housing Co-Operative Society, POST - Benachity, & P.S.- Durgapur, District- Paschim Barthaman, State- West Bengal, India, PIN- 713213, Represented by its **Partners namely (1) MR. TAPU DAS(PAN - AIDPD9515E)**, son of Mr. Gopinath Das, by faith-Hindu, by occupation-Business resident of D-1/1,Vidyasagar Pally P.O.-Benachity , P.S.- Durgapur, District- Burdwan presently Paschim Barthaman, State- West Bengal, India, PIN- 713213, **(2) MR. AMIT BANERJEE, (PAN - ANAPB0015B)** Son of Mr. Debasish Banerjee, by faith Hindu, by occupation Business, by Nationality- Indian, resident of: Village & Post-Fuljhore, P.S.- New Township, District- Paschim Barthaman, State- West Bengal, India, PIN- 713206, and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I-230608215 for the year 2021, Serial No- 8425 for the year 2021, Page no. 203153 to 203177, Volume No. 2306-2021.**

AND WHEREAS I do hereby nominate, constitute and appoint, "**ARADHYA SPACE DEVELOPERS**" (PAN - ABQFA0571P) Being a Partnership Firm having its office at: 53, Tapoban Housing Co-Operative Society, POST - Benachity, & P.S.- Durgapur,



District- Paschim Barthaman, State- West Bengal, India, PIN- 713213, Represented by its Partners namely **(1) MR. TAPU DAS(PAN - AIDPD9515E)**, son of Mr. Gopinath Das, by faith-Hindu, by occupation-Business resident of D-1/1,Vidyasagar Pally P.O.- Benachity, P.S.- Durgapur, District- Paschim Barthaman, State- West Bengal, India, PIN- 713213, **(2) MR. AMIT BANERJEE, (PAN - ANAPB0015B)** Son of Mr. Debasish Banerjee, by faith Hindu, by occupation Business, by Nationality- Indian, resident of: Village & Post-Fuljhore, P.S.- New Township, District- Paschim Barthaman, State- West Bengal, India, PIN- 713206, as my Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property either solely or jointly:

1. To apply, receive and modify sanctioned plan from Jemua Gram Panchayat and/or such other authority or authorities.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. "**ARADHYA SPACE DEVELOPERS**".
3. To represent me before the concerned Registrar Office for registering, Sale/Sale/agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule save and except that flat which is allotted in my favour through Development Agreement **A.D.S.R. Durgapur vide deed no. I-230608215 for the year 2021, Serial No- 8425 for the year 2021, Page no. 203153 to 203177, Volume No. 2306-2021.**
4. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly



and/or in full consideration over the allocated portion of the Developers.

5. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned property.
6. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in their behalf.
7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
8. To appear before any office or authority of the Govt. or Jemua Gram Panchayat or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
9. To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Jemua Gram Panchayat or B.L.& L.R.O or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
10. To deposit any fees or charges in the office of Jemua Gram Panchayat or B.L & L.R.O or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.



11. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
12. To receive the any building plan or revised plan after sanction from the competent authority.
13. To apply for any type of connection either in their own name or in the name of firm.
14. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
15. To bring any proceeding or any suit on my behalf in connection with my said plot against any persons or any authorities before any court of law.
16. To appear and act in all court or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in my name or in the name of firm.
17. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
18. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
19. To execute any affidavit or bond or any documents in favour of customer or office.
20. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.



21. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
22. To execute any sale deed or agreement for sale in favour of their customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
23. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him/them.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF LAND)

That piece and parcel of a **Bastu** land measuring **3 (Three) Katha** under **Mouza- Tetikhola**, R.S. Plot No- 7, **L.R. Plot No-59, L.R. Khatian No- 1646**, J.L No-96, L.R. J.L. No-111 Under P.S-New Township and the Jurisdiction of Jemmua Gram Panchayat, Dist- Paschim Bardhaman, State- West Bengal, butted and bounded :-

On the North- Land of Prithiraj Pandey

On the South- House of Dilip Babu

On the East- R.S. Plot No-7(P)

On the West- 16 feet wide Road

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 25th Day of April, 2023 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

1) *Bonik Bonerji*
S/O-D Bonerji
Durgapur-06

Komal Lal Pandey

EXECUTANT

ARADHYA SPACE DEVELOPERS

Raju Das
Partner

ARADHYA SPACE DEVELOPERS

Anita Banerjee

Signature of Attorney

2) *Anon Kumar*
S/O R.P. Chaudhary
Kumilga 713323

Komal Lal Pandey

Attested by the Executant

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.

Subrata Mukherjee
SUBBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Kanai Lal Pandey

| (LEFT HAND) | | | | |
|-------------|------|--------|------|-------|
| Little | Ring | Middle | Fore | Thumb |
| | | | | |

| (RIGHT HAND) | | | | |
|--------------|------|--------|------|--------|
| Thumb | Fore | Middle | Ring | Little |
| | | | | |

Signature:- *Kanai Lal Pandey*

Signature of the Executants/presentation



Paper Das

| (LEFT HAND) | | | | |
|-------------|------|--------|------|-------|
| Little | Ring | Middle | Fore | Thumb |
| | | | | |

| (RIGHT HAND) | | | | |
|--------------|------|--------|------|--------|
| Thumb | Fore | Middle | Ring | Little |
| | | | | |

Signature:- *Paper Das*

Signature of the Executants/presentation



Anil Bandyopadhyay

| (LEFT HAND) | | | | |
|-------------|------|--------|------|-------|
| Little | Ring | Middle | Fore | Thumb |
| | | | | |

| (RIGHT HAND) | | | | |
|--------------|------|--------|------|--------|
| Thumb | Fore | Middle | Ring | Little |
| | | | | |

Signature:- *Anil Bandyopadhyay*

Major Information of the Deed



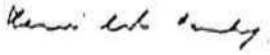
| | | | |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No : | I-2306-03636/2023 | Date of Registration | 25/04/2023 |
| Query No / Year | 2306-8001033685/2023 | Office where deed is registered | |
| Query Date | 25/04/2023 11:04:38 AM | A.D.S.R. DURGAPUR, District: Paschim Bardhaman | |
| Applicant Name, Address & Other Details | Subrata Mukherjee Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8101891226, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| Rs. 1/- | Rs. 15,36,975/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 7/- (Article:E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230608215/2021 | | |

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, 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 | LR-59 (RS :-7) | LR-1646 | Bastu | Bastu | 3 Katha | 1/- | 15,36,975/- | Width of Approach Road: 16 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 4.95Dec | 1 /- | 15,36,975 /- | |



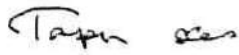


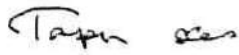


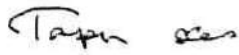
Name, Address, Photo, Finger print and Signature



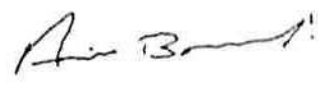
| Name | Photo | Finger Print | Signature |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Mr KANAI LAL PANDEY (Presentant) Son of Late GANAPOTI PANDEY Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Office |  |  |  |
| | 25/04/2023 | LTI 25/04/2023 | 25/04/2023 |
| S-IV/188, Bidhannagar Housing Colony, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx0F, Aadhaar No: 32xxxxxxxx7791, Status :Individual, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Office | | | |

Attorney Details :



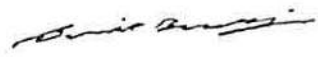
| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | ARADHYA SPACE DEVELOPERS 53, Tapoban Housing Co-Operative Society, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: ABxxxxxx1P,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> Mr TAPU DAS Son of Mr GOPINATH DAS Date of Execution - 25/04/2023, , Admitted by: Self, Date of Admission: 25/04/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Apr 25 2023 3:26PM</td> <td>LTI 25/04/2023</td> <td>25/04/2023</td> </tr> </tbody> </table> | Name | Photo | Finger Print | Signature | Mr TAPU DAS Son of Mr GOPINATH DAS Date of Execution - 25/04/2023, , Admitted by: Self, Date of Admission: 25/04/2023, Place of Admission of Execution: Office |  |  |  | | Apr 25 2023 3:26PM | LTI 25/04/2023 | 25/04/2023 |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Mr TAPU DAS Son of Mr GOPINATH DAS Date of Execution - 25/04/2023, , Admitted by: Self, Date of Admission: 25/04/2023, Place of Admission of Execution: Office |  |  |  | | | | | | | | | | |
| | Apr 25 2023 3:26PM | LTI 25/04/2023 | 25/04/2023 | | | | | | | | | | |
| D-1/1,Vidyasagar Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5E, Aadhaar No: 90xxxxxxxx4094 Status : Representative, Representative of : ARADHYA SPACE DEVELOPERS (as PARTNER) | | | | | | | | | | | | | |

| Name | Photo | Finger Print | Signature |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Mr AMIT BANERJEE Son of Mr DEBASISH BANERJEE Date of Execution - 25/04/2023, , Admitted by: Self, Date of Admission: 25/04/2023, Place of Admission of Execution: Office |  Apr 25 2023 3:27PM |  LTI 25/04/2023 |  25/04/2023 |
| Village -Fuljhore, City:- Durgapur, P.O:- Fuljhore, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx5B, Aadhaar No: 54xxxxxxxx3440 Status : Representative, Representative of : ARADHYA SPACE DEVELOPERS (as PARTNER) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Mr SUMIT BANERJEE Son of DEBASISH BANERJEE FULJHORE, City:- Durgapur, P.O:- FULJHORE, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 |  25/04/2023 |  25/04/2023 |  25/04/2023 |
| Identifier Of Mr KANAI LAL PANDEY, Mr TAPU DAS, Mr AMIT BANERJEE | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|---------------------|-----------------------------------|
| 1 | Mr KANAI LAL PANDEY | ARADHYA SPACE DEVELOPERS-4.95 Dec |

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, Pin Code : 713212

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1 | LR Plot No:- 59, LR Khatian No:- 1646 | Owner: কানাই লাল পান্ডে, Gurdian: গনপতি , Address: নিজ , Classification: বাইদ, Area: 0.05000000 Acre, | Mr KANAI LAL PANDEY |

Endorsement For Deed Number : I - 230603636 / 2023

25-04-2023

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 13:01 hrs on 25-04-2023, at the Office of the A.D.S.R. DURGAPUR by Mr KANAI LAL PANDEY ,Executant.

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 15,36,975/-

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

Execution is admitted on 25/04/2023 by Mr KANAI LAL PANDEY, Son of Late GANAPOTI PANDEY, S-IV/188, Bidhannagar Housing Colony, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Retired Person

Identified by Mr SUMIT BANERJEE, , Son of DEBASISH BANERJEE, FULJHORE, P.O: FULJHORE, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

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

Execution is admitted on 25-04-2023 by Mr TAPU DAS, PARTNER, ARADHYA SPACE DEVELOPERS, 53, Tapoban Housing Co-Operative Society, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SUMIT BANERJEE, , Son of DEBASISH BANERJEE, FULJHORE, P.O: FULJHORE, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Execution is admitted on 25-04-2023 by Mr AMIT BANERJEE, PARTNER, ARADHYA SPACE DEVELOPERS, 53, Tapoban Housing Co-Operative Society, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SUMIT BANERJEE, , Son of DEBASISH BANERJEE, FULJHORE, P.O: FULJHORE, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 1534, Amount: Rs.100.00/-, Date of Purchase: 18/04/2023, Vendor name: SOMNATH CHATTERJEE

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal