



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 969329

27.02.20
13.57
B

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, MRS. KAKALI MONDAL [PAN - AYOPM6072E] Wife of Sri. Sushil Mondal, by faith-Hindu, by nationality Indian, by occupation-Housewife, resident of Bubbud Nutan Pally, P.O.- Bub Bud, P.S.- Bub Bud, Dist- Purba Bardhaman, W.B, India, PIN- 713403, do hereby state and declare as follows:-

Sertified that the Document is Admitted to Registration the Sign-are Sheet and the Endr-ements Attached with this Documents are the Part of this Document.

A.B.K. Dargap
Bardwan

27 FEB 2020

7297 27/02/2020
Kakali Montal
Budbud
1000
List of functions of the stamps
Durgapur

04 FEB 2020

Shastri

Sub-Registrar
Durgapur
Office, Durgapur-72
Phone No. 120 8-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

27 FEB 2020

WHEREAS schedule mentioned property was recorded property of Gopal Chandra Gope, Gopal Chandra Gope transferred the same in favour of Tarapada Chakraborty Son of Late Sasnka Sekhar Chakraborty & Smt Nilima Chakraborty wife of Tarapada Chakraborty vide deed No- 4097 for the year 1984 of A.D.S.R. Durgapur and Tarapada Chakraborty Son of Late Sasnka Sekhar Chakraborty & Smt Nilima Chakraborty wife of Tarapada Chakraborty transferred the same by way of sale to Kakali Mondal Wife of Sri Sushil Mondal vide deed No- 4097 for the year 2001 of A.D.S.R. Durgapur and mutated her name in L.R.R.O.R. .

AND WHEREAS I entered into a Development Agreement "**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- Burdwan presently Paschim Bardhaman, PIN- 713213, West Bengal, India Represented by its ~~Partners~~ **namely (1) MR. TAPU DAS (PAN - AIDPD9515E)** Son of Mr. Gopinath Das, by faith-Hindu, by occupation-Business, by nationality Indian, resident of D-1/1, Vidyasagar Pally P.O.-Benachity , P.S.- Durgapur, District- Burdwan presently Paschim Bardhaman, PIN- 713213, West Bengal, India, **(2) MR. AMIT BANERJEE, (PAN - ANAPB0015B)** Son of Debasish Banerjee, by faith Hindu, by occupation Business, by Nationality- Indian, resident of: Village & Post-Fuljhore, P.S.- New Township, District- Burdwan, presently Paschim Barthaman, PIN- 713206, West Bengal, India and the same has been duly registered before the **A.D.S.R. Durgapur, vide deed no. I-020600549 for the year 2020, Serial No- 0206000579 for the year 2020, Volume No. 0206-2020, Page no. 18468 to 18495.**

AND WHEREAS I do hereby nominate, constitute and appoint, **1) MR. TAPU DAS (PAN - AIDPD9515E)** Son of Mr. Gopinath Das, by faith-Hindu, by occupation-Business, by nationality Indian, resident of D-1/1, Vidyasagar Pally P.O.-Benachity , P.S.- Durgapur, District- Burdwan presently Paschim Bardhaman, PIN- 713213, West Bengal, India, **(2) MR. AMIT BANERJEE, (PAN - ANAPB0015B)** Son of Debasish Banerjee, by faith Hindu, by



occupation Business, by Nationality- Indian, resident of: Village & Post-Fuljhore, P.S.- New Township, District- Burdwan, presently Paschim Barthaman, PIN- 713206, West Bengal, India **Partners of "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- Burdwan presently Paschim Barthaman, PIN- 713213, West Bengal, India as my Lawful 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 manage and supervise the construction of multi storied building to be raised on my 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"**.
2. To represent me before the concerned Registrar Office for registering, 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 those flat which are allotted in my favour through Development Agreement vide deed No **A.D.S.R. Durgapur, vide deed no. I-020600549 for the year 2020, Serial No- 0206000579 for the year 2020, Volume No. 0206-2020, Page no. 18468 to 18495.**
3. 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.
4. 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.



5. 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 that my behalf.
6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
7. To appear before any office or authority of the Govt. or Municipal Corporation or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.

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

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.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(SAID PREMISES)

That piece and parcel of a **Baid** land measuring **4 (Four) Katha** under **Mouza- Tetikhola**, R.S. Plot No- 7, **L.R. Plot No-59**, **L.R. Khatian No- 1463**, J.L No-96, L.R. J.L. No-111 Under P.S.- New Township and the Jurisdiction of Jemua Gram Panchyat, Dist- Burdwan presently Paschim Bardhaman, West Bengal, butted and bounded :-

On the North- Land of Malay Acharjee

On the South- House of Tapan Mukherjee

On the East- 20 feet wide Road

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


B.M.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holders 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 **27th Day of February, 2020** before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Ralindra Nath Pal.
S/o Manmathanath Pal.
vill+p.o - Nekre
P.S - Balacampur
Dist - Purulia

Kakali Mandal

EXECUTANTS

ARADHYA SPACE DEVELOPERS

Raju Das
Partner

ARADHYA SPACE DEVELOPERS

Ani Banerjee
Partner

② Subrata Kumar Mandal
12/16 Chingrei Ghata Lane
Wol - 700015

Late - Sridam Mandal

Signature of Attorney

Kakali Mandal

Attested by the Executants

Drafted and Typed at my office & I have 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 (Adv)

Design cont

Enr/11/10 - NB/506/2007



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/34/235/105066



Elector's Name : Pal Rabindranath
নির্বাচকের নাম : পাল রবীন্দ্রনাথ
Father/Mother/
Husband's Name : Manmath
পিতা/মাতা/স্বামীর নাম : মনুথ
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 20
১.১.১৯৯৫ -এ বয়স : ২০



Address :
Mouja-Genrhuya
P.S.-Balarampur

ঠিকানা
মৌজা-গেঁহুয়া
থানা-বলরামপুর

Facsimile Signature of
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক


For 235.Balarampur(ST) Assembly Constituency
২৩৫ বলরামপুর(তপঃউপঃ) বিধানসভা নির্বাচন ক্ষেত্র

Place : Sadar Purulia
স্থান : সদর পুরুলিয়া
Date : 17-04-1995
তারিখ : ১৭-০৪-১৯৯৫

Pal Rabindranath

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Kakali Mandel</i>	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:- <i>Kakali Mandel</i>					

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Papu Das</i>	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:- <i>Papu Das</i>					

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Anir Banerjee</i>	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:- <i>Anir Banerjee</i>					



Kakali Mondal





57 FEB 2020

आयकर विभाग
INCOME TAX DEPARTMENT
AMIT BANERJEE
DEBASISH BANERJEE

04/07/1985
Permanent Account Number
ANAPB0015B

Signature

भारत सरकार
GOVT OF INDIA



Amit Banerjee



57 FEB 2020





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TAPU DAS
GOPINATH DAS
10/08/1980
Permanent Account Number
AIDPD9515E

Tapu Das
Signature



Tapu Das
51 FEB 2020





ARADHYA SPACE DEVELOPERS

Papu Das
Partner

ARADHYA SPACE DEVELOPERS

Anil Kumar
Partner

5 FEB 2020

Major Information of the Deed




Deed No :	I-0206-01253/2020	Date of Registration	27/02/2020
Query No / Year	0206-1000368171/2020	Office where deed is registered	
Query Date	26/02/2020 11:43:13 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha,Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 7797737722, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 22,77,000/-		
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]:- 020600549/2020		

Land Details :

District: Burdwan, 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 :-)	LR-1463	Bastu	Baid	4 Katha	1/-	22,77,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	1 /-	22,77,000 /-	







Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs KAKALI MONDAL (Presentant) Wife of Mr SUSHIL MONDAL Executed by: Self, Date of Execution: 27/02/2020 , Admitted by: Self, Date of Admission: 27/02/2020 ,Place : Office			
		27/02/2020	LTI 27/02/2020	27/02/2020
Bubbud Nutan Pally, P.O:- BUD BUD, P.S:- Bud Bud, District:-Burdwan, West Bengal, India, PIN - 713403 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYOPM6072E, Aadhaar No: 81xxxxxxxx2191, Status :Individual, Executed by: Self, Date of Execution: 27/02/2020 , Admitted by: Self, Date of Admision: 27/02/2020 ,Place : Office				



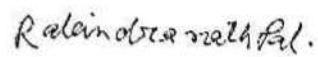
Agency Details :

Name,Address,Photo,Finger print and Signature	
1	ARADHYA SPACE DEVELOPERS 53, TAPOBAN HOUSING CO-OPERATIVE SOCIETY, P.O:- DURGAPUR, P.S:- Durgapur, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713213 , PAN No.:: ABQFA0571P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr TAPU DAS Son of Mr GOPINATH DAS Date of Execution - 27/02/2020, , Admitted by: Self, Date of Admission: 27/02/2020, Place of Admission of Execution: Office	 Feb 27 2020 2:30PM	 LTI 27/02/2020	 27/02/2020
D-1/1,Vidyasagar Pally, P.O:- BENACHITY, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIDPD9515E, Aadhaar No: 90xxxxxxxx4094 Status : Representative, Representative of : ARADHYA SPACE DEVELOPERS (as PARTNER)				
2	Mr AMIT BANERJEE Son of Mr DEBASISH BANERJEE Date of Execution - 27/02/2020, , Admitted by: Self, Date of Admission: 27/02/2020, Place of Admission of Execution: Office	 Feb 27 2020 2:32PM	 LTI 27/02/2020	 27/02/2020
Village -Fuljhore, P.O:- FULJHORE, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANAPB0015B, Aadhaar No: 54xxxxxxxx3440 Status : Representative, Representative of : ARADHYA SPACE DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rabindra Nath Pal Son of Late Manmatha Nath Pal Genura, P.O:- Nekre, P.S:- Balarampur, District:-Purulia, West Bengal, India, PIN - 723143	 27/02/2020	 27/02/2020	 27/02/2020
Identifier Of Mrs KAKALI MONDAL, Mr TAPU DAS, Mr AMIT BANERJEE			

Transfer of property for L1

From	To. with area (Name-Area)
Mrs KAKALI MONDAL	ARADHYA SPACE DEVELOPERS-6.6 Dec

Land Details as per Land Record

District: Burdwan, 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:- 1463	Owner:শ্রীমতী কাকলী মন্ডল, Gurdian:সুশীল , Address:বুদবুদ , Classification:বাইদ, Area:0.07000000 Acre,	Mrs KAKALI MONDAL

16-02-2020

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 2,77,000/-



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

On 27-02-2020

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 13:37 hrs on 27-02-2020, at the Office of the A.D.S.R. DURGAPUR by Mrs KAKALI MONDAL ,Executant.

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

Execution is admitted on 27/02/2020 by Mrs KAKALI MONDAL, Wife of Mr SUSHIL MONDAL, Bubbud Nutan Pally, P.O: BUD BUD, Thana: Bud Bud, , Burdwan, WEST BENGAL, India, PIN - 713403, by caste Hindu, by Profession House wife

Indetified by Mr Rabindra Nath Pal, , , Son of Late Manmatha Nath Pal, Genura, P.O: Nekre, Thana: Balarampur, , Purulia, WEST BENGAL, India, PIN - 723143, by caste Hindu, by profession Business

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

Execution is admitted on 27-02-2020 by Mr TAPU DAS, PARTNER, ARADHYA SPACE DEVELOPERS, 53, TAPOBAN HOUSING CO-OPERATIVE SOCIETY, P.O:- DURGAPUR, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr Rabindra Nath Pal, , , Son of Late Manmatha Nath Pal, Genura, P.O: Nekre, Thana: Balarampur, , Purulia, WEST BENGAL, India, PIN - 723143, by caste Hindu, by profession Business

Execution is admitted on 27-02-2020 by Mr AMIT BANERJEE, PARTNER, ARADHYA SPACE DEVELOPERS, 53, TAPOBAN HOUSING CO-OPERATIVE SOCIETY, P.O:- DURGAPUR, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr Rabindra Nath Pal, , , Son of Late Manmatha Nath Pal, Genura, P.O: Nekre, Thana: Balarampur, , Purulia, WEST BENGAL, India, PIN - 723143, by caste Hindu, by profession Business

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/-

Amount of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
Stamp: Type: Impressed, Serial no 7297, Amount: Rs.100/-, Date of Purchase: 27/02/2020, Vendor name: Somnath
Chatterjee



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

ate of Registration under section 60 and Rule 69.

tered in Book - I

me number 0206-2020, Page from 34126 to 34143
ng No 020601253 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.03.16 19:13:27 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/03/16 07:13:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)