



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 428903

25.09.20
13.22
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certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
gements Attached with this
Documents are the Part of this
Document.

A.D.S. D. S. D.
D. S. D.

25 SEP 2020

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, MR. SHAYAN
KUMAR DEY [PAN- EXQPD0238C] S/o. Mr. Madan Mahon
Dey, by faith Hindu, by Nationality-Indian, by occupation
Student, residing at Rudrapur, Kumra, P.O. Kumra Kashipur,
P.S. Habra, District:- North 24-Parganas, West Bengal, India,
PIN - 743271, do hereby state and declare as follows:-

(Handwritten signature)

WHEREAS the Schedule mentioned property is purchased by Ardhendu Bikash Chakraborty son of Sri Sasanka Sekhar Chakraborty & Smt. Laxmi Chakraborty wife of Sri Ardhendu Bikash Chakraborty vide deed No- 4096 for the year 1984 of A.D.S.R. Durgapur and after that Ardhendu Bikash Chakraborty son of Sri Sasanka Sekhar Chakraborty & Smt. Laxmi Chakraborty wife of Sri Ardhendu Bikash Chakraborty sold the schedule mentioned land in favour of present vendor i.e. Tarun Kumar Sanyal vide deed No- 3680 for the year 2001 of A.D.S.R. Durgapur and mutated his name in L.R.R.O.R. and after that said Tarun Kumar Sanyal son of Late Sunil Kumar Sanyal transferred the same by way of sale vide deed No- 933 for the year 2020 of A.D.S.R. Durgapur in favour of present Vendor i.e. Shayan Kumar Dey Son of Mr. Madan Mahon Dey.

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- Burdwan presently Paschim Barthaman, PIN- 713213, West Bengal, India, represented by its **Partners (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, 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-020603063 for the year 2020, Serial No- 3140 for the year 2020. Book No. I, CD Volume no. 0206-2020, Page no. 73855 to 73882.**

AND WHEREAS I do hereby nominate, constitute and appoint "**ARADHYA SPACE DEVELOPERS**" represented by its **Partner (1) MR. TAPU DAS [PAN - AIDPD9515E]** Son of Mr. Gopinath Das, by faith-Hindu, by occupation-Business resident of D-


BEN.

1/1, Vidyasagar Pally P.O.-Benachity , P.S.- Durgapur, District- Burdwan presently Paschim Barthaman, 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, 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/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 our 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-020603063 for the year 2020, Serial No- 3140 for the year 2020. Book No. I, CD Volume no. 0206-2020, Page no. 73855 to 73882.**
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 our 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 us 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 on my behalf.

6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
7. To appear for me before any office or authority of the Govt. or Panchayat 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 them.

That by virtue of this power of attorney my said attorney shall not acquire 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)

All That piece or parcel of **Baid** Land measuring an area of **4 (Four) Katha** be the same a little more or less, appertaining to **R.S. Plot No. 7, corresponding L.R. Plot No-59** comprised in **L.R. Khatian No. 1398**, L.R. J.L. No. 111, situated within **Mouza- Tetikhola**, Police Station: New Township, District- Burdwan presently Paschim Bardhaman, A.D.S.R. Office-Durgapur, Jemua Gram Panchyat, Entire Land is 'butted and bounded:

- | | |
|--------------|----------------------------------|
| On the North | : Land of Kakali Mondal |
| On the South | : House of Tapan Kumar Mukherjee |
| On the East | : 20 Feet wide Pucca Road |
| On the West | : R.S. Plot No-7 (P) |

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 25th Day of September, 2020 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Summit Mond.
Sh. Monmoyon Mond.
Vill - Angapara, Dist-15
P.S - Calcutta. Sd/- Bishwanath
presently residing Barshaman

② Rajesh Bhattacharya
s/o - Bishwanath Bhattacharya
Shankarpur, D.G.P-12
RS- N.T.P.S - Dist Barshaman

Shayam Kumar Dey

EXECUTANT

ARADHYA SPACE DEVELOPERS
Tapan Das Partner
ARADHYA SPACE DEVELOPERS
Anil Das Partner

Signature of Attorney

Shayam Kumar Dey

Attested by the Executant

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

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

भारत सरकार
Government of India

Surajit Mondal
Father : Manoranjan Mondal
DOB : 15/07/1993
Male



7372 4361 9968

आधार - आम आदमी का अधिकार

Surajit Mondal



Surajit Mondal

भारतीय अतिरिक्त पहचान प्राधिकरण
Unique Identification Authority of India

Address:
ANGADPUR, DURGAPUR -15, Durgapur (m Corp.),
Angadpur, Barddhaman, West Bengal, 713215

7372 4361 9968












1547
1800 300 1947












help@uidai.gov.in

www.uidai.gov.in

SPECIMEN FORM FOR TEN FINGER PRINTS

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EXQPD0238C



नाम / Name
SHAYANKUMAR DEY

पिता का नाम / Father's Name
MADAN MAHON DEY

जन्म की तारीख / Date of Birth
04/09/2000

Shayam Kumar Dey
हस्ताक्षर / Signature

Shayam Kumar Dey




5 2 SEP 2020

INCOME TAX DEPARTMENT
 GOVERNMENT OF INDIA

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

Tapu Das
 Signature



Tapu Das

If card is lost/stolen, found, needs inform / replace
 Contact: PAN Services Unit, IITTSI
 Plot No. 1, Sector 11, Gurgaon
 New Delhi - 400 614
 संपर्क करें: पैन सेवा इकाई, आईटीटीएस
 प्लॉट नं. 1, सेक्टर 11, गुर्गाँव
 नई दिल्ली - 400 614

5 9 265 2050

आयकर विभाग
INCOME TAX DEPARTMENT
AMIT BANERJEE
DEBASISH BANERJEE
04/07/1985
Permanent Account Number
ANAPB0015B
Signature


Amit Banerjee



15 2 SEP 2020

Major Information of the Deed



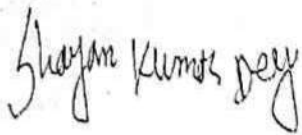
Deed No :	I-0206-04210/2020	Date of Registration	25/09/2020
Query No / Year	0206-8001150308/2020	Office where deed is registered	
Query Date	18/09/2020 4:48:46 PM	0206-8001150308/2020	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713207, Mobile No. : 7797737722, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 22,77,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020603063/2020		

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-59	LR-1398	Bastu	Baid	4 Katha	1/-	22,77,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					6.6Dec	1 /-	22,77,000 /-	

Principal Details :



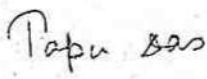


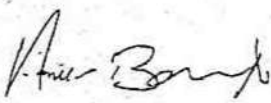
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHAYAN KUMAR DEY (Presentant) Son of Mr MADAN MAHON DEY Executed by: Self, Date of Execution: 25/09/2020 , Admitted by: Self, Date of Admission: 25/09/2020 ,Place : Office	 <small>25/09/2020</small>	 <small>LYI 25/09/2020</small>	 <small>25/09/2020</small>

drapur, Kumra, P.O:- Kumra Kashipur, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743271 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: EXxxxxxx8C, Aadhaar No: 65xxxxxxx3861, Status :Individual, Executed by: Self, Date of Execution: 25/09/2020
 , Admitted by: Self, Date of Admisslon: 25/09/2020 ,Place : Office



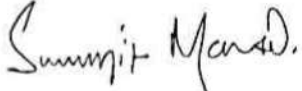
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ARADHYA SPACE DEVELOPERS 53, Tapoban Housing Co-Operative Society, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 , PAN No.:: ABxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TAPU DAS Son of Mr GOPINATH DAS Date of Execution - 25/09/2020 , Admitted by: Self, Date of Admission: 25/09/2020, Place of Admission of Execution: Office			 25/09/2020
	Sep 25 2020 2:48PM	LTI 25/09/2020		
	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.:: Alxxxxxx5E, Aadhaar No: 90xxxxxxx4094 Status : Representative, Representative of : ARADHYA SPACE DEVELOPERS (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr AMIT BANERJEE Son of Mr DEBASISH BANERJEE Date of Execution - 25/09/2020 , Admitted by: Self, Date of Admission: 25/09/2020, Place of Admission of Execution: Office			 25/09/2020
	Sep 25 2020 2:49PM	LTI 25/09/2020		
	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.:: ANxxxxxx5B, Aadhaar No: 54xxxxxxx3440 Status : Representative, Representative of : ARADHYA SPACE DEVELOPERS (as PARTNER)			

er Details :

	Photo	Finger Print	Signature
Surajit Mondal of Mr Manoranjan Mondal Angadpur, P.O:- Angadpur, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713215			
	25/09/2020	25/09/2020	25/09/2020
Identifier Of Mr SHAYAN KUMAR DEY, Mr TAPU DAS, Mr AMIT BANERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SHAYAN KUMAR DEY	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 : 713206

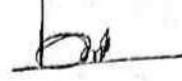
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 59, LR Khatian No:- 1398	Owner:শ্রী তরুন কুমার সান্যাল, Gurdian:সুনী কুমা, Address:ধানবাদ , Classification:বাইদ, Area:0.07000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020604210 / 2020

1-09-2020

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 22,77,000/-



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

On 25-09-2020

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 13:22 hrs on 25-09-2020, at the Office of the A.D.S.R. DURGAPUR by Mr SHAYAN KUMAR DEY ,Executant.

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

Execution is admitted on 25/09/2020 by Mr SHAYAN KUMAR DEY, Son of Mr MADAN MAHON DEY, Rudrapur, Kumra, P.O: Kumra Kashipur, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743271, by caste Hindu, by Profession Student

Identified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-09-2020 by Mr TAPU DAS, PARTNER, ARADHYA SPACE DEVELOPERS, 53, Tapoban Housing Co-Operative Society, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Identified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-09-2020 by Mr AMIT BANERJEE, PARTNER, ARADHYA SPACE DEVELOPERS, 53, Tapoban Housing Co-Operative Society, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

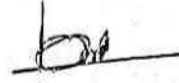
Identified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu; by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

nt of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
cription of Stamp
Stamp: Type: Impressed, Serial no 7183, Amount: Rs.100/-, Date of Purchase: 25/09/2020, Vendor name: Pradip Kr
anja



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 100279 to 100296
ing No 020604210 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.09.30 12:33:05 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/09/30 12:33:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R, DURGAPUR
West Bengal.

(This document is digitally signed.)