



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 428902

06.11.20
12.37
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Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
osements Attached with this
Document are the Part of this
Document.

A.D.S.R. Durgadev
Bareilly

09 NOV 2020

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, MR. PRITHVIRAJ
PANDEY [PAN- FKWPP4931E] Son of Sri. Tathagata Pandey,
By Faith: Hindu, By Occupation: Student, resident of 53/1/1B,
Ballygunge Place, P.O:- Ballygunge, P.S:- Bullygunge, District:-
South 24-Parganas, West Bengal, India, PIN - 700019, do
hereby state and declare as follows:-

(Handwritten signature)

Sl. No. 7184 25.9.20 Re. 1/2
Sold to Puthviraj Pandey
Add. S. 2h. Paramara
Stamp from
Assesol Treasury .

PRADIP KR. PANJA
Stamp Vendor
Assesol Court
Lic. No. 3435



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

06 NOV 2020

WHEREAS the schedule mentioned land was purchased property of Sri Mihir Ruidas Son of Late Radharaman Ruidas, he purchased the same from Shyamakanta Dey vide deed No- 4831 for the year 2003 of A.D.S.R. Durgapur and after that Sri Mihir Ruidas Son of Late Radharaman Ruidas recorded his name in L.R.R.O.R and thereafter Sri Mihir Ruidas Son of Late Radharaman Ruidas transferred the same by way of sale in favour of Utpal Kumar Samanta son of Sri Nabakumar Samanta vide deed No- 3220 for the year 2008 of A.D.S.R. Durgapur and mutated his name in L.R.R.O.R. in L.R. Khatian No- 1458 and after that said Utpal Kumar Samanta son of Sri Nabakumar Samanta transferred the same by way of sale vide deed No- 2660 for the year 2020 of A.D.S.R. Durgapur in favour of Mr. Prithviraj Pandey i.e. Landowners.

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-020603064 for the year 2020, Serial No- 3141 for the year 2020. Book No. I, CD Volume no. 0206-2020, Page no. 73883 to 73910.**

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-

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-020603064 for the year 2020, Serial No- 3141 for the year 2020. Book No. I, CD Volume no. 0206-2020, Page no. 73883 to 73910.**
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 **5 (Five) Decimal** be situated within **Mouza- Tetikhola**, J.L.No- 96, L.R. J.L. No. 111, Police Station: New Township, Additional District Sub Registration Office-Durgapur under Jemua Gram Panchyat. Out of 5 (Five) decimal land, **4 (Four) Decimal land** appertaining to **R.S. Plot No- 8/72 corrossponding L.R. Plot No-107, & 1 (One) Decimal land** appertaining to **R.S. Plot No- 7 corrossponding L.R. Plot No-59, L.R. Khatian No. 1458**, Entire Land is butted and bounded:

On the North : R.S. Plot No-8/72
On the South : R.S. Plot No-8/72
On the East : Vacant land of Kakali Mondal
On the West : 16 Feet wide Metal 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 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 **6th Day of November, 2020** before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Summit Mondal,
Ska Mammon Mondal,
v/u - Angaspur, Id-15
P.S - Cakem, Dist. Buxar
presently residing Baruan

Prithviveeraj Pandey

EXECUTANT

② Rajesh Chandra
S/o - Biswanath Chandra
Sunkarpur, D.G.P-12



ARADHYA SPACE DEVELOPERS

Raju Das

Partner

ARADHYA SPACE DEVELOPERS

Anil Kumar

Partner

Signature of Attorney

Prithviveeraj Pandey

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




 भारतीय विशिष्टता प्राधिकरण
Unique Identification Authority of India

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

7372 4361 9968

 help@uidai.gov.in

 www.uidai.gov.in

1947
1600 300 1947

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

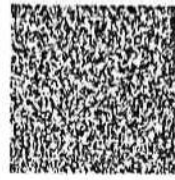
FKWPP4931E

नाम / Name
PRITHVIRAJ PANDEY

पिता का नाम / Father's Name
TATHAGATA PANDEY

जन्म की तिथि /
Date of Birth
21/08/2001

Prithviraj Pandey
हस्ताक्षर / Signature



Prithviraj Pandey

08 NOV 2001



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई-आयकर विभाग
e - Permanent Account Number Card

ABQFA0571P



नाम / Name
ARADHYA SPACE DEVELOPERS

दिनांक / Date of Incorporation/Formation
30/09/2019



ARADHYA SPACE DEVELOPERS

Handwritten signature

Partners




0 & NOV 2019

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

0 2 NOV 2001


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT BANERJEE
DEBASISH BANERJEE

04/07/1985
Permanent Account Number
ANAPB0015B

Amit Banerjee
Signature














Amit Banerjee




08/05/2014 2:10



SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Poo Thirraj Pandey					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- Poo Thirraj Pandey				

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Anil Bannari					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- Anil Bannari				

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

Major Information of the Deed




Deed No :	I-0206-05078/2020	Date of Registration	09/11/2020
Query No / Year	0206-8001400535/2020	Office where deed is registered	
Query Date	02/11/2020 2:23:56 PM	0206-8001400535/2020	
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. 2/-		Rs. 17,25,000/-	
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]:- 020603064/2020		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-8/72	RS-1458	Bastu	Baid	4 Dec	1/-	13,80,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-59	LR-1458	Bastu	Baid	1 Dec	1/-	3,45,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			5Dec	2 /-	17,25,000 /-	
		Grand Total :			5Dec	2 /-	17,25,000 /-	



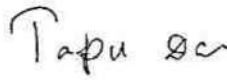
Principal Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRITHVIRAJ PANDEY (Presentant) Son of Mr TATHAGATA PANDEY Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office	 06/11/2020	 LTI 06/11/2020	 06/11/2020
53/1/1B, Ballygunge Place, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: FKxxxxxx1E, Aadhaar No: 77xxxxxxx5849, Status :Individual, Executed by: Self, Date of Execution: 06/11/2020 , Admitted by: Self, Date of Admission: 06/11/2020 ,Place : Office				

Attorney Details :



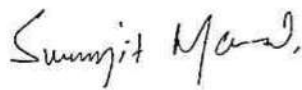
SI No	Name,Address,Photo,Finger print and Signature			
1	ARADHYA SPACE DEVELOPERS 53, Tapoban Housing Co-Operative Society, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 , PAN No.:: ABxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed 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 - 06/11/2020, , Admitted by: Self, Date of Admission: 06/11/2020, Place of Admission of Execution: Office	 Nov 6 2020 3:04PM	 LTI 06/11/2020	 06/11/2020
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)				

Name	Photo	Finger Print	Signature
Mr AMIT BANERJEE Son of Mr DEBASISH BANERJEE Date of Execution - 06/11/2020, , Admitted by: Self, Date of Admission: 06/11/2020, Place of Admission of Execution: Office			
	Nov 6 2020 3:04PM	LTI 06/11/2020	06/11/2020
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: 54xxxxxxxx3440 Status : Representative, Representative of : ARADHYA SPACE DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL ANGADPUR, P.O:- ANGADPUR, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713215			
	06/11/2020	06/11/2020	06/11/2020
Identifier Of Mr PRITHVIRAJ PANDEY, Mr TAPU DAS, Mr AMIT BANERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRITHVIRAJ PANDEY	ARADHYA SPACE DEVELOPERS-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr PRITHVIRAJ PANDEY	ARADHYA SPACE DEVELOPERS-1 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	RS Plot No:- 8/72, RS Khatian No:- 1458		Owner Name not selected by applicant.
L2	LR Plot No:- 59, LR Khatian No:- 1458	Owner: উত্তম পল কুমার সামন্ত, Gurdian: নবকুমার , Address: ডি-119 শান্তী এভিনিউ , দুর্গাপুর-12 , Classification: বাইদ, Area: 0.01000000 Acre,	Owner Name not selected by applicant.

On 02-11-2020

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 17,25,000/-



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

On 06-11-2020

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:37 hrs on 06-11-2020, at the Office of the A.D.S.R. DURGAPUR by Mr PRITHVIRAJ PANDEY ,Executant.

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

Execution is admitted on 06/11/2020 by Mr PRITHVIRAJ PANDEY, Son of Mr TATHAGATA PANDEY, 53/1/1B, Ballygunge Place, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Student

Indetified 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 06-11-2020 by Mr TAPU DAS, PARTNER, ARADHYA SPACE DEVELOPERS (Partnership Firm), 53, Tapoban Housing Co-Operative Society, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified 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 06-11-2020 by Mr AMIT BANERJEE, PARTNER, ARADHYA SPACE DEVELOPERS (Partnership Firm), 53, Tapoban Housing Co-Operative Society, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified 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



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

On 09-11-2020

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7184, Amount: Rs.100/-, Date of Purchase: 25/09/2020, Vendor name: Pradip Kr Panja



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2020, Page from 123152 to 123169

being No 020605078 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.12.01 16:44:07 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/12/01 04:44:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)