

09 JAN 2019

No. 2276
Sole to Basundhara Construction
Address Durgapur-6
Value of Stamp
Date of Purchase of this Stamp Paper from Treasurer
Name of the Treasury where Stamp Paper Purchase-Durgapur

07 JAN 2019

KHIDIRAM CHANDI
Stamp Vendor
Durgapur Court
City Centre Durgapur 74
W. Bengal



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 JAN 2019

[1] Mrs. Minati Dutta [Pan No-BPUPD4064D] wife of Late Mrityunjoy Dutta, by Occupation-Housewife,

[2] Smt. Piali Joy @ Piyali Joy [Pan No-AOMPJ5824K] wife of Nabendu Joy daughter of Late Mrityunjoy Kumar Dutta, by Occupation-Housewife,

[3] Mr. Ajana Kumar Dutta [Pan No-AOGPD3800D] son of Late Mrityunjoy Dutta, by Occupation-Service,

All are by Nationality: Indian, by faith: Hindu, and residing at Vill-Tetikhola, P.O-Arrah, Durgapur-713212, P.S-Newtownship, Dist-Burdwan, West Bengal.

{ Hereinafter refereed to and called as "LANDOWNERS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives and assigns) of the ONE PART.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

"BASUNDHARA CONSTRUCTION" [Pan No-AAPFB5588F] a Partnership firm having its principle place of business at IDBI Bank Building, Shankarpur, P.O-Durgapur-06, P.S-Newtownship, Dist-Burdwan, West Bengal represented by one of its Partner Mr. Sanjit Kumar Kar son of Late Monaranjan Kar, by faith:Hindu, by occupation:Business, residing at 12/2, Chandidas Avenue, B-Zone, P.O-Durgapur-05, P.S- Durgapur, Dist-Burdwan, West Bengal.

WHEREAS schedule below gifted property originally belonged to Nihar Ranjan Sikdar which he acquired by way of regd deed of sale being no-6009 of 1979 and thereafter Nihar Ranjan Sikdar transferred an area of 8.25 decimal by way of Regd deed of Sale being no-7375 of 1982 in favour of Mrityunjoy Kumar Dutta and after demise of Mrityunjoy Kumar Dutta his property devolves upon his legal heirs namely Minati Dutta Smt. Piyali Jay & Ajana Dutta and their names was duly recorded in LR records of rights under Khatian no-LR-1995,1996,1997 .

Whereas the present LANDOWNER owning, possessing and seizing In the District of Burdwan, under Police Station: Newtownship, Mouza-Tetikhola, J.L. No-111, a piece and parcel of **Bastu Land, Area of 8.25 Decimal** comprising in Plot No-LR-194, RS-43/67 under Khatian No-RS-67, LR-1995,1996,1997 under Jemuya Gram Panchayat, West Bengal. which is Butted & Bounded As Follows: North: House of Sukumar Mahato, South: 12 ft wide road, East : 38 ft wide road, West : House of Bireshwar Chakraborty.

AND WHEREAS we have already entered with an agreement for development of a land and by construction of a multi-storied building up to maximum limit of floors consisting of so many flats, and garages, etc. by the Gram Panchayat and/or any other concerned Authority / Authorities but due to engagement in other affairs and lack of sufficient times we will not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such we are need to execute this power of attorney by appointing our developer company and its Partners .

By force of this Power of Attorney our lawful attorney shall be able to do any acts as follows: -

1. To appear before the office of Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. To submit any building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before 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.
3. To deposit any fees or charges in the office of Gram Panchyat 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.

4. To recover and receive any debt or any rent or to demand any amount or dues owing to us any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in his own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in our name or in the name of company.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. 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.
12. To execute any affidavit or bond or any documents in favour of customer or office;
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.

15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of developer's allocation.
16. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of developer's allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of developer's allocation.
18. By force of Registered development Agreement being no- **020607163 of 2018, Vol No-0206-2018, Page-134280 to 134310** our attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. This power of attorney is revocable in nature.

And Generally to do all acts deeds and thing which our said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as we could do the same.

AND we hereby whatsoever our said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if we are personally present.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER and all the partners of Developer company are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

In witnesses whereof the Executant put his signature on this 10th day of January 2019 at office of ADSR, at Durgapur.

Witnesses:

1.
Dulal Sen
90 Lal Nabinidra Nath Sen
Durgapur Court
Dgp-16

Minati Datta
Piali Joy (Aka Piyali Joy)
Ajma Kumar Datta

SIGNATURE OF THE EXECUTANT

2. Kaushik Chakraborty.
S/o Paritosh Chakraborty.
Dakshin pally.
Durgapur-10.

Basundhara Construction
Bongot Kumar Kes.

Signature of our attorney duly Partner

Attested by us

Minati Datta
Piali Joy (@ Piyali Joy)
Ajma Kumar Datta

SIGNATURE OF THE EXECUTANT

Drafted and typed by me



Jnanendra Nath Sinha

Advocate, WB-468/80

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJIT KUMAR KAR
MONARANJAN KAR
10/11/1971

Permanent Account Number
AWUPK8786H

Sanjit K. Kar
Signature



Sanjit Kumar Kar.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LJK0867358



নির্বাচকের নাম : মিনতি দত্ত

Elector's Name : Minati Dutta

স্বামীর নাম : মৃতাঞ্জয় দত্ত

Husband's Name : Mrityunjay Dutta

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : XX / XX / 1955

Date of Birth

LJK0867358

ত্রিকানা:
টেকখালা গ্রাম জেমুয়া নিউটাউনশিপ বর্দমান
713212

Address:
Tekkhala Gram Jemuya Newtownship
Burdwan 713212

Date: 04/08/2007

265-নং-2 নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for
265-Dur, Burdwan - II Constituency

ত্রিকানা পরিবর্তন হলে নতুন ত্রিকানায় জোড়ায় সিটে নাম
চোলা ও 40ই নম্বরের নতুন অধিগ্রহণের পাঠ্যপত্র
কিনা নির্দেশিত নতুন এই পরিবর্তনের নতুনকপি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the new address and to obtain the card
with same name etc.

Minati Dutta

आयकर विभाग
INCOME TAX DEPARTMENT
AJANA KUMAR DUTTA
MRITYUNJAY DUTTA



भारत सरकार
GOVT. OF INDIA

09/02/1979
Permanent Account Number
AOGPD3800D


Signature



Ajana Kumar Dutta

হস্তাসূত্রের টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Signature Sanjit Kumar

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Sanjit Kumar

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Signature Manali Dutta

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Manali Dutta

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Signature Prachi Joy @ Prachi Joy

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Prachi Joy @ Prachi Joy

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Signature Ajans Kumar Dutta

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Ajans Kumar Dutta

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PIALI JOY

MRITUNJOY KUMAR DUTTA

24/03/1977

Permanent Account Number

AOMPJ5824K

Piali Joy

Signature



Piali Joy

Major Information of the Deed



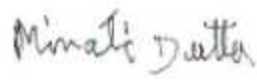
Deed No :	I-0206-00221/2019	Date of Registration	11/01/2019
Query No / Year	0206-1000006126/2019	Office where deed is registered	
Query Date	08/01/2019 12:44:30 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	J N Sinha Durgapur Court,Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9434251507, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 28,46,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020607163/2018		

Land Details :



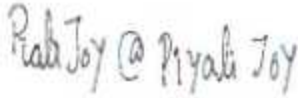



District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-43/67	RS-67	Vastu	Vastu	8.25 Dec	1/-	28,46,250/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	1 /-	28,46,250 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Minati Dutta (Presentant) Wife of Late Mrityunjoy Dutta Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Office			
		10/01/2019	LTI 10/01/2019	10/01/2019
VIII Tetikhola, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPUPD4054D, Status :Individual, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Office				



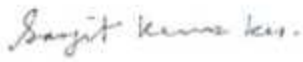
Major Information of the Deed :- I-0206-00221/2019-11/01/2019

2	Name	Photo	Fingerprint	Signature
	Piali Joy, (Alias: Piyali Joy) Daughter of Late Mrityunjoy Kumar Dutta Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Office	 10/01/2019	 LTI 10/01/2019	 10/01/2019
Vill Tetikhola, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOMPJ5824K, Status :Individual, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Ajana Kumar Dutta Son of Late Mrityunjoy Dutta Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Office	 10/01/2019	 LTI 10/01/2019	 10/01/2019
Vill Tetikhola, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AOGPD3800D, Status :Individual, Executed by: Self, Date of Execution: 10/01/2019 , Admitted by: Self, Date of Admission: 10/01/2019 ,Place : Office				

Attorney Details :

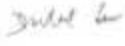
Sl No	Name,Address,Photo,Finger print and Signature
1	Basundhara Construction I D B I Bank Building, Shankarpur, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 , PAN No.:: AAPFB5588F, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sanjit Kumar Kar Son of Late Monaranjan Kar Date of Execution - 10/01/2019, , Admitted by: Self, Date of Admission: 10/01/2019, Place of Admission of Execution: Office	 Jan 10 2019 3:25PM	 LTI 10/01/2019	 10/01/2019
12/2, Chandidas Ave., B Zone, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWUPK8786H Status : Representative, Representative of : Basundhara Construction (as partner)				

Major Information of the Deed :- I-0206-00221/2019-11/01/2019

Identifier Details :

Name & address	
Mr Dulal Sur Son of Late Manindra Nath Sur Durgapur Court, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Minati Dutta, Piali Joy, Ajana Kumar Dutta, Mr Sanjit Kumar Kar	
	10/01/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Minati Dutta	Basundhara Construction-2.75 Dec
2	Piali Joy	Basundhara Construction-2.75 Dec
3	Ajana Kumar Dutta	Basundhara Construction-2.75 Dec

Endorsement For Deed Number : I - 020600221 / 2019**On 08-01-2019****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 28,46,250/-



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

On 10-01-2019**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:57 hrs on 10-01-2019, at the Office of the A.D.S.R. DURGAPUR by Minati Dutta , one of the Executants.

Major Information of the Deed :- I-0206-00221/2019-11/01/2019

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

Execution is admitted on 10/01/2019 by 1. Minati Dutta, Wife of Late Mrityunjoy Dutta, Vill Tetikhola, P.O: Arrah, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 2. Piali Joy, Alias Piyali Joy, Daughter of Late Mrityunjoy Kumar Dutta, Vill Tetikhola, P.O: Arrah, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 3. Ajana Kumar Dutta, Son of Late Mrityunjoy Dutta, Vill Tetikhola, P.O: Arrah, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service

Identified by Mr Dulal Sur, , Son of Late Manindra Nath Sur, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

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

Execution is admitted on 10-01-2019 by Mr Sanjit Kumar Kar, partner, Basundhara Construction, I D B I Bank Building, Shankarpur, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206

Identified by Mr Dulal Sur, , Son of Late Manindra Nath Sur, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others



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

On 11-01-2019

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 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2276, Amount: Rs.50/-, Date of Purchase: 09/01/2019, Vendor name: KHUDIRAM MONDAL



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

Major Information of the Deed :- I-0206-00221/2019-11/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 6359 to 6376
being No 020600221 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.01.16 15:07:51 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 16-01-2019 15:07:19
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)