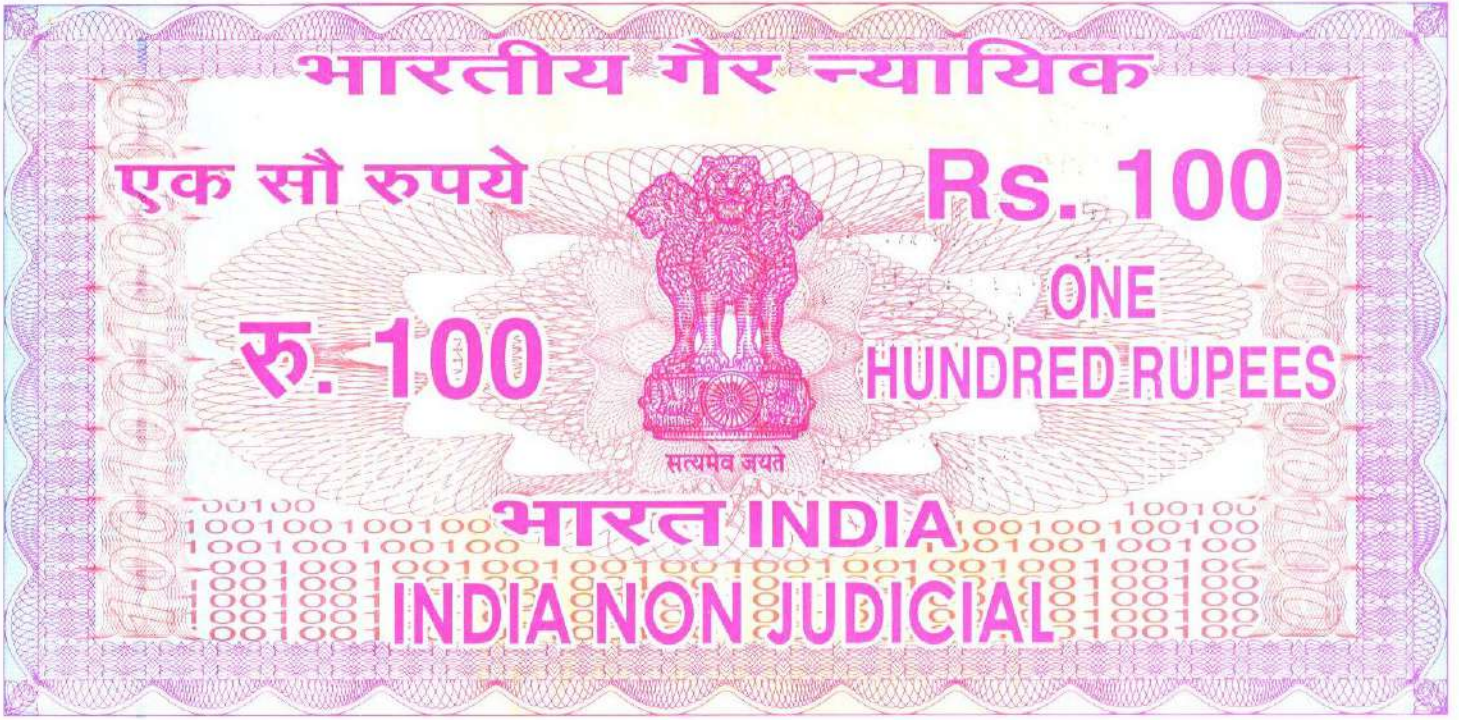


6494

①. 6423



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 965235

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.

12/12/19

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

0204-1000259856/2019 12 DEC 2019

DEVELOPMENT POWER OF ATTORNEY AFTER

REGISTERED DEVELOPMENT AGREEMENT

Sl. No. 7916 Date 11/12/2019
Sold to Aanya Developers
Address Dggan
Value of Stamp 100/-
Date of purchase of the stamp
Recd from Treasury
Name of the Treasury Office

06 DEC 2019

S. Khatun
Suman Chatterjee
Stamp Vendor
A.D.C.R. Office, Ujjainpur-18
Licence No. 1/20/18-17



[Handwritten signature]

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

12 DEC 2019

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT I : -

MR TAPAN KUMAR KUNDU (PAN No. ANVPK2165Q) [Aadhaar No.: 3585 0880 2495] Son of Late Kaliram Kundu, By Caste: Hindu, Occupation: Retired, and being the Resident of Station Road, P.O:- Andal, P.S:-Andal, District:- Paschim Bardhaman, West Bengal, India, PIN – 713321, India hereinafter referred to as the **LAND OWNER(s) / VENDOR(s)** hereinafter referred to as the **EXECUTANT(s) / ONE PART;**

Doth hereby nominate, constitute and appoint the stated Partner(s) of **M/s. AARYA DEVELOPERS [PAN: ABJFA1973C]** a Partnership Firm having its registered office at S-34 Shramik Mangal Co-op, P.O.: Bidhannagar, P.S.: New-township, Durgapur, Pin.: 713212, Dist.: Paschim Bardhaman, West Bengal, India represented by one of its Partner namely: - **MR RANAJIT MONDAL [PAN: ASGPM2072G] [Aadhaar No.: 9889 8922 0393]** S/o Late Narayan Chandra Mondal by occupation: Business, by faith: Hindu, resident of 16/18 Tansen Road, B-Zone, Durgapur – 713205, Dist.: Paschim Bardhaman, West Bengal, India to be my/our true and lawful attorney(s) in my/our name and on my/our behalf to do and/or execute all or any of the following acts, deeds, matters & things for me/us & on my/our behalf and in my/our name(s) and as per his/their Will hereinafter referred to as my/our **ATTORNEY(s) / OTHER PART.**

WHEREAS the First Party(s) as aforementioned is/are the absolute and lawful owner(s) of the immovable property as schedule below and since then he / they're in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the R.O.R; of which the said property was entered in the name(s) of the First Party in the records of the landlord, the State and which has being exercising all acts of ownership over said landed property without any disturbances from any corners and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto; along-with such other recitation and tenets as morefully stated vide the said underneath stated Registered Development Agreement (which property shall hereinafter for brevity's sake be referred to as 'THE PROPERTY').

WHEREAS by a Registered Development Agreement bearing **Deed No.: I-020405222** recorded in Volume No.: 0204-2019 from Pages 122703 to 122728 for the year 2019 before the A.D.S.R. Office, Raniganj duly executed by me/us of the **ONE PART** and the above mentioned Developers of the **OTHER PART;** we've agreed to develop the said part and parcel of the land admeasuring **9 Decimal** be the same a little more or less, hereinafter referred to as the said property, more particularly described in the Schedule hereunder.

AND WHEREAS in pursuance of the said Agreement, I/we've handed over the possession of the said property to the Developers on execution of the Development Agreement which they've accepted and now the Developer(s) are in lawful possession of the said property for development of the proposed building with such maximum floors subject to necessary approvals and/or as per sanctioned plan from the appropriate authority.

That the Owner has offered the total area of land thereon measuring **9 Decimal in Andal**

when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots.

KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT: -

1. To appear before the office of Andal Gram Panchayat or A.D.D.A. or B.L & L.R.O. Andal or any Govt. Office or any Offices for any purpose in connection of our above said plot thereon on our behalf.
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 competent authority or A.D.D.A. or B.L.& L.R.O. Andal or any Govt. office or any offices for any purposes in connection of our above said plot and thereon.
3. To deposit any fees or charges in the office of Andal Gram Panchayet or A.D.D.A. or B.L. & L.R.O. Andal or any Govt. office or any offices for any purpose in connection of our above said plot thereon in our name.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to us from any person or any office and after receive will execute any receipt in respect of our schedule landed property.
5. To receive the building plan or revised plan after sanction from the Panchayat office or competent authority on behalf of us.
6. To apply for any type of connection in our name without making us liable for loss or damage by reasons thereof.
7. To enter into agreement for renovation or reconstruction or painting of building with any contractor and to dismiss the said contractor if deems necessary.
8. To bring any proceeding or any suit on our behalf in connection with our said plot against any person or any authorities before any court of law.
9. To appear and act in all courts or any office and to sign verify and file plant, written statement, written objection, in connection with any case or proceeding of our said plot or in our name for our interest in connection of the said plot.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority in connection of our said plot.
11. To submit any application before office of District Magistrate, office of B.D.O. or D.L. & L.R.O. or B.L. & L.R.O. or Police Station or Court for any purpose in connection of our above said plot and construction thereon.
12. To execute any affidavit or bond or any document in favour of customer of office for our interest in connection of our above said plot thereon, without making us liable for loss or damage by reasons thereof.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building to that effect.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for the constructed multistoried building and flat therein.

15. To appear before the office of A.D.S.R. Ranigani or any Registration office having

with erected flat to prospective purchaser only out of Developers Allocation as per Development Agreement on our behalf but our attorney shall have no right to transfer our allocation of flat as mentioned in the Development Agreement.

16. To execute Agreement for sale in favour of their customer or intending purchaser without making us liable on any account under any circumstances or for any loss or damage by reasons thereof.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage which is allocated as DEVELOPER SHARE over our above said landed property.
18. And Generally to do all acts deeds and things which our said Attorney may 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 shall lawfully do or cause to be done by virtue of the said as if we are personally present.
19. By this Power of Attorney no right, title interest is hereby transferred to the attorney/s.
20. It is worth stated that there is no restriction imposed by any Court, Government or Semi-Government authority or any other Local Authority for executing & registering the power of attorney or if it is found our said attorney/s will abide by all the rules and regulations imposed by the authority and this power of attorney is REVOCABLE.

THE SCHEDULE – I ABOVE REFERRED
DESCRIPTION OF THE LAND

ALL THAT Piece and Parcel of the Plot of Land measuring a total of 9 Decimal under the nature and character as 'Danga' situated under the jurisdiction of Andal Gram Panchayat under Andal Police Station within Mouza: Andal, J.L No.: 52, within A.D.S.R. Office and Sub-division at Raniganj, District: Burdwan (Now Paschim Bardhaman), West Bengal, India expounded under heads as hereto:

1. R.S. / L.R. Plot No.: 3060 in LR Khatian No.: 2654 admeasuring an area Being 4 Decimal;
2. R.S. / L.R. Plot No.: 3061 in LR Khatian No.: 2654 admeasuring an area Being 5 Decimal;

That the total land measuring as aforementioned is hereby delivered to the aforesated Developer for construction of multi-storied building complex(s) by the Vendor(s) which is **Butted and Bounded as hereto:-**

On the North	Plot No.: 3060, 3061.
On the South	22" wide Metal Road.
On the East	22" wide Metal Road.
On the West	Plot No.: 3061.

It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of the Executant and Attorney Holders(s) are attested in additional pages in this indenture being No.: 1(a) and therefore these shall be treated as part of this Legal Document.

IN WITNESS WHEREOF the Executants and Attorney Holders(s) hereto have set their hands on being aware of legal terminology on this the **12th Day of December, 2019** in presence of the undersigned witnesses and as such explained this indenture in mother-tongue before all parties and thereafter affixed and formulated their respective signatures after satisfaction with full of mental and physical competencies.

SIGNED, SEALED & DELIVERED
IN PRESENCE OF: -

WITNESSES:

1. *Asish Das.*
s/o - Subodh Ch. Das.
Srirampur, Andal
Paschim Bardhaman

Pinku Mandal
S/o late Tapan Mandal
Andal More
PO + PS - Andal.

Tapan Kumar Mandal

SIGNATURE OF THE EXECUTANT(S)

AARYA DEVELOPERS

Ranajit Ghoshal
Partner

SIGNATURE(S) OF THE ATTORNEY(S)

Drafted by me & computerized at my Office as per requisition, proforma, information received and such stipulations from the Executant(s) and Attorney Holder(s); Read-over, Made-over, Explained and Interpreted to each one of the party(s) until unmitigated contentment to this Document:


RAKESH CHAKRABORTY
ADVOCATE

E. No.: 22 / 06 of 2013.
DURGAPUR COURT.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation

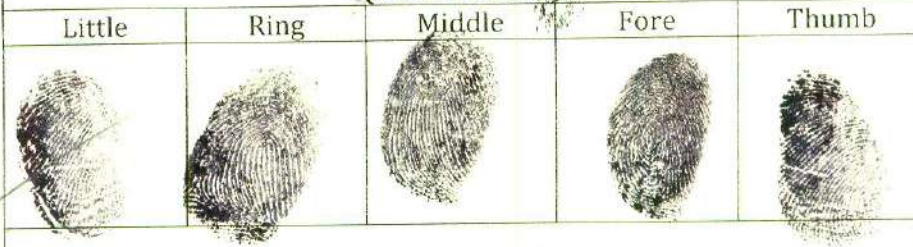


Tapan Vinay Wankar

(LEFT HAND)



(RIGHT HAND)



Signature:- *Tapan Vinay Wankar*

Signature of the Executants/presentation



Ranajit Wankar

(LEFT HAND)



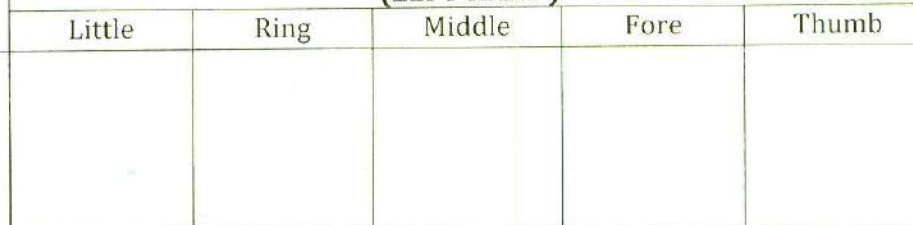
(RIGHT HAND)



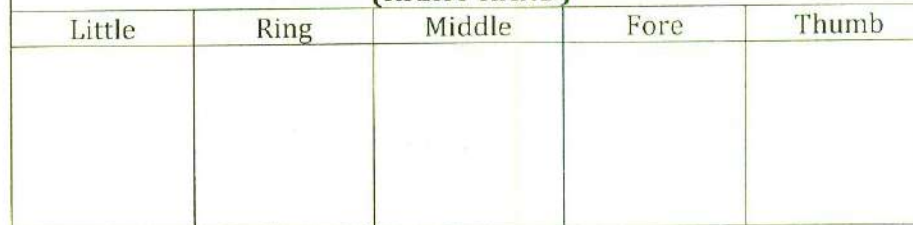
Signature:- *Ranajit Wankar*

Signature of the Executants/presentation

(LEFT HAND)



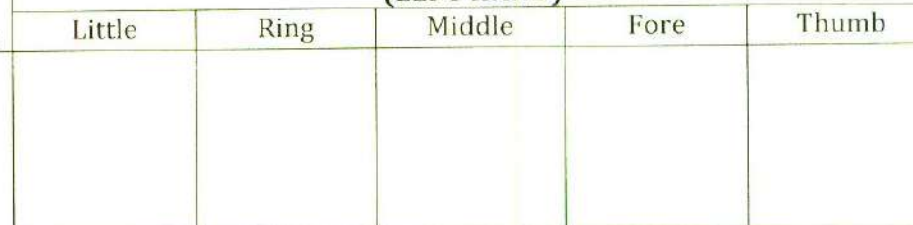
(RIGHT HAND)



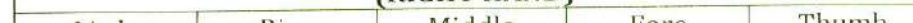
Signature:-

Signature of the Executants/presentation

(LEFT HAND)



(RIGHT HAND)





ভারত সরকার
Government of India



তপন কুমার কুন্দু
Tapan Kumar Kundu
জন্মতারিখ/DOB: 25/01/1961
পুংস্ব/ MALE



3585 0880 2495

VID: 9163 2347 7618 2209

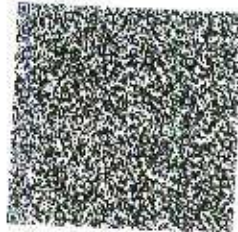
আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
স্টেশন রোড, অন্ডাল, ভারত, বর্ধমান,
পশ্চিমবঙ্গ - 713321

Address:
STATION ROAD, ANDAL, Ondal,
Bardhaman,
West Bengal - 713321



OR Scan with PhotoScan

3585 0880 2495

VID: 9163 2347 7618 2209



Tapan Kumar Kundu

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TAPAN KUMAR KUNDU
KALIRAM KUNDU

25/01/1961
Permanent Account Number
ANVPK2165Q

Signature



Tapan Kumar Kundu


ভারত সরকার
Government of India



রাজিৎ মন্ডল
Ranajit Mondal
 পিতা : নারায়ণ চন্দ্র মন্ডল
Father : NARAYAN CHANDRA MONDAL

জন্মতারিখ/DOB: 31/10/1982
 পুরুষ / Male

9889 8922 0393



আধার - সাধারণ মানুষের অধিকার


আধার
Unique Identification Authority of India

ঠিকানা: 7, তানসেন রোড
 দুর্গাপুর, দুর্গাপুর (ইসি কর্প)
 দুর্গাপুর স্টীল টাউন কর্পোরেশন, বর্ধমান
 পশ্চিম বঙ্গ

Address: 16/18, TANSEN
 ROAD, DURGAPUR,
 Durgapur (m Corp.),
 Durgapur Steel Town East,
 Bardhaman, West Bengal,
 713205

9889 8922 0393





Ranajit Mondal


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD
WB/38/263/780517
পরিচয় পত্র



Elector's Name : Tapan Kundu
নির্বাচকের নাম : তপন কুন্ডু
Father/Mother :
Husband's Name: Kaliram Kunda
পিতা/মাতা/স্বামীর নাম: কালিরাম কুন্ডু
Sex : Male
সঙ্গ : পুরুষ
Age as on 01.01.95 : 35
১.১.১৯৯৫এ বয়স : ৩৫

Address : Andal More
Post.- Andal
Dist.- Burdwan

ঠিকানা : অন্ডাল মোড়
পোস্ট— অন্ডাল
জেলা— বর্ধমান

Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক

263 Ukhra (sc) Assembly Constituency

২৬৩ উখড়া (সস) বিধানসভা নির্বাচন কেন্দ্র

Place : Ukhra
স্থান : উখড়া
Date : 21.02.95
তারিখ : ২১.০২.৯৫

Tapan Kundu



Ranajit Mondal



भारत सरकार
Government of India



Pinku Mondal
Father: Tapan Mondal
DOB: 07/10/1980
Male
6867 7218 1409



आधार - आम आदमी का अधिकार



भारत सरकार, नई दिल्ली
Unique Identification Authority of India

Address: ANDAL MORE,
ANDAL MORE, Ondal,
Bardhaman, Andhra Pradesh,
Bengal, 713321

6867 7218 1409

1847
800-300-1047

help@uidai.gov.in

www.uidai.gov.in

Pinku Mondal

Major Information of the Deed

Deed No :	I-0204-06423/2019	Date of Registration	12/12/2019
Query No / Year	0204-1000259856/2019	Office where deed is registered	
Query Date	11/12/2019 2:23:47 PM	A.D.S.R. RANIGANJ, District: Burdwan	
Applicant Name, Address & Other Details	Rakesh Chakraborty Durgapur, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9474777815, 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], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 14,90,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 2,014/- (Article:E, E, B)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020405222/2019		

Land Details :



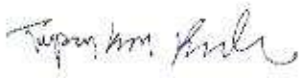
District: Burdwan, P.S:- Andol, Gram Panchayat: ANDAL, Mouza: Andol, Pin Code : 713321

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-3060	LR-2654	Vastu	Danga	4 Dec	1/-	6,62,400/-	Width of Approach Road: 44 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-3061	LR-2654	Vastu	Danga	5 Dec	1/-	8,28,000/-	Width of Approach Road: 44 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			9Dec	2 /-	14,90,400 /-	
		Grand Total :			9Dec	2 /-	14,90,400 /-	

17/12/2019 Query No:-02041000259856 / 2019 Deed No :I - 020406423 / 2019, Document is digitally signed.

D - 11 640



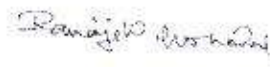
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Tapan Kumar Kundu (Presentant) Son of Late Kaliram Kundu Executed by: Self, Date of Execution: 12/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office	Photo  12/12/2019	Finger Print  LTI 12/12/2019	Signature  12/12/2019
Station Road, P.O:- Andal, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANVPK2165Q, Aadhaar No: 35xxxxxxxx2495, Status :Individual, Executed by: Self, Date of Execution: 12/12/2019 , Admitted by: Self, Date of Admission: 12/12/2019 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	AARYA DEVELOPERS S-34 Shramik Mangal Co-op, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ABJFA1973C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ranajit Mondal Son of Late Narayan Chandra Mondal Date of Execution - 12/12/2019, , Admitted by: Self, Date of Admission: 12/12/2019, Place of Admission of Execution: Office	Photo  Dec 12 2019 2:18PM	Finger Print  LTI 12/12/2019	Signature  12/12/2019
16/18 Tansen Road, P.O:- Bzone, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASGPM2072G, Aadhaar No: 98xxxxxxxx0393 Status : Representative, Representative of : AARYA DEVELOPERS (as Partner)				

17/12/2019 Query No:-02041000259856 / 2019 Deed No :I - 020406423 / 2019, Document is digitally signed.

D. 15. 140

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pinku Mondal Son of Late Tapan Mondal Andal More, P.O:- Andal, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321			
	12/12/2019	12/12/2019	12/12/2019

Identifier Of Mr Tapan Kumar Kundu, Mr Ranajit Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tapan Kumar Kundu	AARYA DEVELOPERS-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Tapan Kumar Kundu	AARYA DEVELOPERS-5 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Andal, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3060, LR Khatian No:- 2654	Owner:তপন কুণ্ডু, Gurdian:কালিরাম , Address:ভাদুর , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3061, LR Khatian No:- 2654	Owner:তপন কুণ্ডু, Gurdian:কালিরাম , Address:ভাদুর , Classification:ডাঙ্গা, Area:0.05000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020406423 / 2019

On 12-12-2019

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.

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

Presented for registration at 13:53 hrs on 12-12-2019, at the Office of the A.D.S.R. RANIGANJ by Mr Tapan Kumar Kundu ,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 14,90,400/-

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

Execution is admitted on 12/12/2019 by Mr Tapan Kumar Kundu, Son of Late Kaliram Kundu, Station Road, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Others

17/12/2019 Query No:-02041000259856 / 2019 Deed No :I - 020406423 / 2019, Document is digitally signed.

10 140

Identified by Mr Pinku Mondal, , Son of Late Tapan Mondal, Andal More, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

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

Execution is admitted on 12-12-2019 by Mr Ranajit Mondal, Partner, AARYA DEVELOPERS, S-34 Shramik Mangal Co-op, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Pinku Mondal, , Son of Late Tapan Mondal, Andal More, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,014/- (B = Rs 2,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 2,014/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 61/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7916, Amount: Rs.100/-, Date of Purchase: 11/12/2019, Vendor name: S Chatterjee



AVIJIT SIKDAR
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0204-2019, Page from 146919 to 146936
being No 020406423 for the year 2019.



Digitally signed by AVIJIT SIKDAR
Date: 2019.12.17 16:42:57 +05:30
Reason: Digital Signing of Deed.

Sikdar

(AVIJIT SIKDAR) 2019/12/17 04:42:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)

17/12/2019 Query No:-02041000259856 / 2019 Deed No :I - 020406423 / 2019, Document is digitally signed.

Page 10 of 10