

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the Document  
is Admitted to registration the  
Signature Sheet and the End-  
orsements Attached with this  
Documents are the Part of this  
Document.

Y 201863

12.03.17  
12.37  
bi

12 MAR 2019

A.D.S.R. Durgapur  
Burdwan

## DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I SRI. ANIRUDDHA PAL [PAN-AWXPP5040Q] Son of Sri. Bankim Chandra Pal, by faith Hindu, by occupation Business, by nationality Indian, resident of Village and Post- Bamunara, Durgapur, PIN-713212, District - District- Burdwan presently Paschim Bardhaman, State- West Bengal, India, do hereby state and declare as follows:-

bi



**WHEREAS** the present landowner owning and possessing of a land measuring about 4 Katha 8 Chhatak under Mouza- Bamunara, J.L.No-58, R.S. Plot no-1324, L.R. Plot no-1005, Khantian No. 586, L.R. Khatian No.-3242, under the jurisdiction of Gopalpur Gram Panchyat, Dist-Burdwan presently Paschim Bardhaman. The property more fully mentioned and describe in the First schedule is purchased property of the land owner he purchased the same vide deed no 3540 for the year 1999 A.D.S.R. Durgapur and the same also been recorded in the LR record of rights in the name of land owner.

**AND WHEREAS** We entered into a Development Agreement with "**AMRITA GREEN VIEW HOUSING PRIVATE LIMITED**" [PAN- AAKCA8090R] Having its registered office at B-132,Aldrin Path, P.O.- Bidhannagar, P.S. - New Township, Durgapur, District- Burdwan presently Paschim Bardhaman, State- West Bengal, PIN-713212, India, represented by its one of the **Director namely MR. MAHADEV PAUL [PAN - BIEPP3457M]** Son of Late Nakul Paul, by faith-Hindu, by occupation-Business, both are resident of Village- Bamunara, P.O.- Bamunara & P.S.- Kanksha, District- Burdwan presently Paschim Bardhaman, PIN- 713212, West Bengal, India and the same has been duly registered before the A.D.S.R. Durgapur vide deed no. **I-01613 for the year 2015, Serial No- 01698 for the year 2015 and Query No. 0206L000003097 for the year 2015.**

**AND WHEREAS** We do hereby nominate, constitute and appoint, **MR. MAHADEV PAUL [PAN - BIEPP3457M]** Son of Late Nakul Paul, by faith-Hindu, by occupation-Business, both are resident of Village- Bamunara, P.O.- Bamunara & P.S.- Kanksha, District- Burdwan presently Paschim Bardhaman, PIN- 713212, West Bengal, India **Director** of "**AMRITA GREEN VIEW HOUSING PRIVATE LIMITED**" [PAN- AAKCA8090R] Having its registered office at B-132,Aldrin Path, P.O.- Bidhannagar, P.S. - New Township, Durgapur, District- Burdwan presently Paschim Bardhaman, State- West Bengal, PIN-713212, India, as our Lawful Attorney to do and perform



the following acts, deeds and things on our behalf in connection with our Landed property either solely or jointly:

1. To apply, receive and modify sanctioned plan from Gopalpur Gram Panchyat and/or such other authority or authorities.
2. 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. **"AMRITA GREEN VIEW HOUSING PRIVATE LIMITED" [PAN-AAKCA8090R]. T**
3. To represent me before the A.D.S.R. Durgapur or before any other registering authority, to present agreement for 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 my Landed Property mentioned in the schedule save and excepts those Flats which are allotted in favour of Land Owners in the Development Agreement the same has been duly registered before the A.D.S.R. Durgapur vide deed vide deed no. **1-01613 for the year 2015, Serial No- 01698 for the year 2015 and Query No. 0206L000003097 for the year 2015.**
4. 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..
5. 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.
6. 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 behalf.

7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land
8. 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.

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 .

**FIRST SCHEDULE ABOVE REFERRED TO**  
**(Description of Land)**

**All That** piece or parcel of Baid Land measuring an area of **4 (Four) Katha 8 Chattak or more or less 7.425 Decimal** be the same a little, appertaining R.S. Plot No-1324, Khantian No. 586, **L.R. Plot No- 1005** comprised in, **L.R. Khatian No- 3242**, J. L. No. 58, situated within **Mouza-Bamunara, Police Station: Kanksa**, Additional District Sub Registration Office - Durgapur, Gopalpur Gram Panchayat. **The land is butted and bounded:**

On the North:Plot No. 1325

On the South:Plot No. 1372

On the East :Plot No. 1326

On the West:balance part of Plot No1324

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder 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 12<sup>th</sup> Day of March, 2019 before A.D.S.R. Durgapur in free and fare state of mind and health.

**WITNESSES :**

① Sanjit Maad  
Sh. Manjan Maad  
v. 16 - Argaapuri, Dist-15  
P.S - Cokerover Dist. Bardhaman  
presently residing in Bardhaman

② Subrata Mukherjee  
Sh. Subrata Mukherjee  
Durgapur, Durgapur - 7  
Dist - Bardhaman presently  
residing in Bardhaman.

Aniruddha Pal

EXECUTANTS

AMRITA OFFICE VIEW HOUSING PVT. LD  
Mahadev Paul.

Signature of Attorney Holders

Aniruddha Pal

Attested by the One of 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 विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

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

7372 4361 9968

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in



## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/ Fingers Print & Photo

বাম হাত Left Hand						 Maha dev Paul
	বৃহদাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Maha dev Paul

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Aniruddha Pal

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature \_\_\_\_\_

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature \_\_\_\_\_

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAHADEV PAUL

NAKUL PAUL

01/01/1969

Permanent Account Number

**BIEPP3457M**

Mahadev Paul

Signature

597

7

88919



Mahadev Paul.



2108 9 AM 5 P



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANIRUDDHA PAL  
BANKIM CHANDRA PAL  
29/08/1987  
Permanent Account Number  
AWXPP5040Q

*Aniruddha Pal*  
Signature



*Aniruddha Pal*



15 MAR 2018

## Major Information of the Deed




Deed No :	I-0206-01411/2019	Date of Registration	12/03/2019
Query No / Year	0206-1000038333/2019	Office where deed is registered	
Query Date	08/02/2019 2:25:22 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9434646560, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 21,56,220/-		
Stamp duty 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]:- 020601613/2015		

### Land Details :

District: Burdwan, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara 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-1005	LR-3242	Vastu	Baid	4.5 Katha	1/-	21,56,220/-	
<b>Grand Total :</b>					<b>7.425Dec</b>	<b>1 /-</b>	<b>21,56,220 /-</b>	

### Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Aniruddha Pal</b> <b>(Presentant)</b> Son of Mr Bankim Chandra Pal Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office	 <small>12/03/2019</small>	 <small>LTI 12/03/2019</small>	 <small>12/03/2019</small>
Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWXPP5040Q, Status :Individual, Executed by: Self, Date of Execution: 12/03/2019 , Admitted by: Self, Date of Admission: 12/03/2019 ,Place : Office				




Major Information of the Deed :- I-0206-01411/2019-12/03/2019






**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Amrita Green View Housing Private Limited</b> B-132, Aldrin Path, Bidhannagar, P.O:- Bidhannagar, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AAKCA8090R, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Mahadev Paul</b> Son of Late Nakul Paul Date of Execution - 12/03/2019, , Admitted by: Self, Date of Admission: 12/03/2019, Place of Admission of Execution: Office			
		Mar 12 2019 2:25PM	LTI 12/03/2019	12/03/2019
Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BIEPP3457M Status : Representative, Representative of : Amrita Green View Housing Private Limited (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Surajit Mondal</b> Son of Mr Manoranjan Mondal Angadpur, P.O:- Angadpur, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713215			
	12/03/2019	12/03/2019	12/03/2019
Identifier Of Mr Mahadev Paul, Mr Aniruddha Pal			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Aniruddha Pal	Amrita Green View Housing Private Limited-7.425 Dec

Endorsement For Deed Number : I - 020601411 / 2019

Major Information of the Deed :- I-0206-01411/2019-12/03/2019

On 08-02-2019

**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 21,56,220/-



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

On 12-03-2019

**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 12:37 hrs on 12-03-2019, at the Office of the A.D.S.R. DURGAPUR by Mr Aniruddha Pal ,Executant.

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

Execution is admitted on 12/03/2019 by Mr Aniruddha Pal, Son of Mr Bankim Chandra Pal, Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business 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 12-03-2019 by Mr Mahadev Paul, Director, Amrita Green View Housing Private Limited (Private Limited Company), B-132, Aldrin Path, Bidhannagar, P.O:- Bidhannagar, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713212

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

**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/-

Major Information of the Deed :- I-0206-01411/2019-12/03/2019



**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 1771, Amount: Rs.50/-, Date of Purchase: 08/03/2019, Vendor name: Jitendra Nath Mondal



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

Major Information of the Deed :- I-0206-01411/2019-12/03/2019

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0206-2019, Page from 32284 to 32299**

**being No 020601411 for the year 2019.**



Digitally signed by PARTHA BAIRAGGYA  
Date: 2019.03.19 11:55:02 +05:30  
Reason: Digital Signing of Deed.

**(Partha Bairaggya) 19-03-2019 11:54:52**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**West Bengal.**

**(This document is digitally signed.)**



1771 Date 21/3/19  
Name of the person to whom the stamp is sold: Anindya Pal  
Address: Durgapur - 12  
Value of Stamp: 50/-  
Date of Purchase of the Stamp  
Paper from Treasury  
Name of the Treasury from which purchased: 7 MAR 2019  
Purchase:- Durgapur

JITENDRANATH MONDAL  
Stamp Vender  
Durgapur Court, Durgapur  
Licence No-1/69



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

18 2 MAR 2019