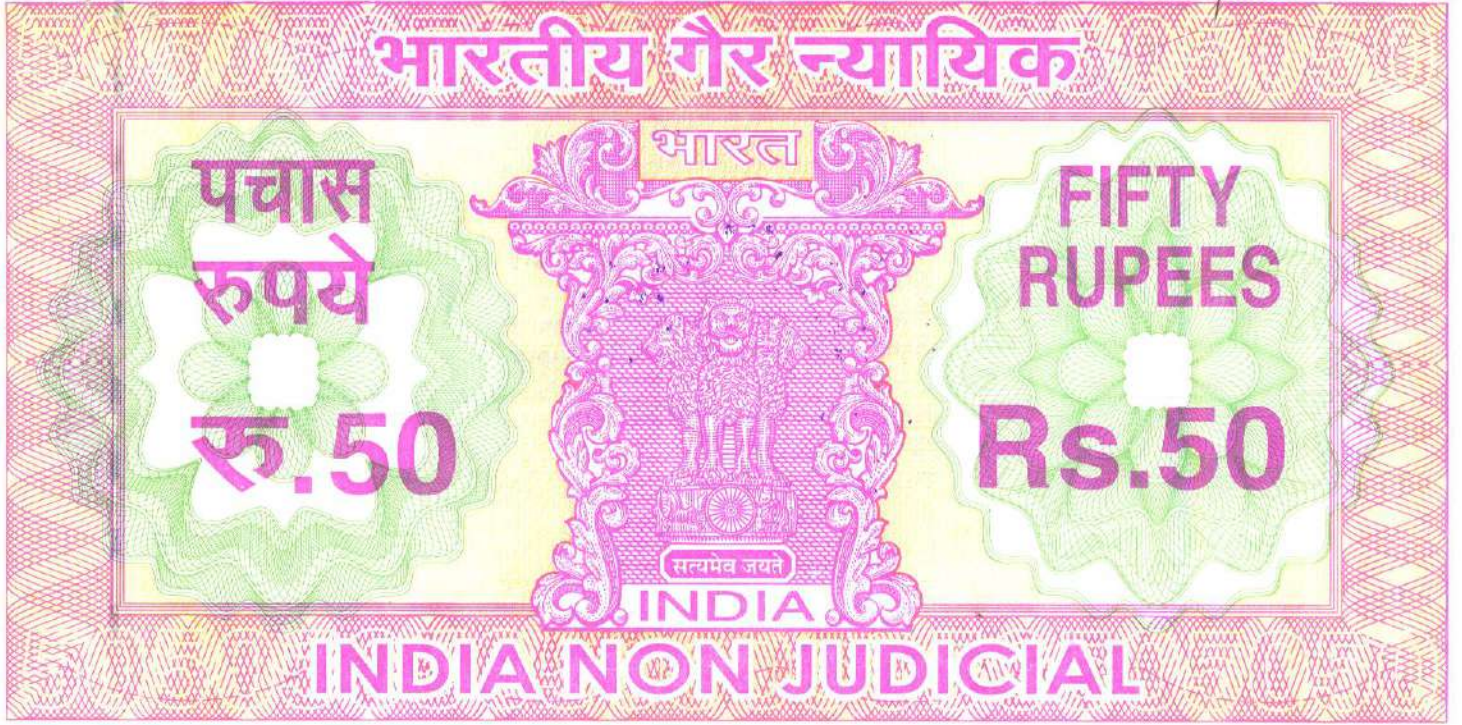


020600251

Q 020600227/18



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

W 245457

Q-20164
19/1/2018

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
osements attached with the
Documents are the Part of the
Document.

A.D.S.R. (19/1/2018)
Registrar

19 JAN 2018

DEVELOPMENT POWER OF ATTORNEY

Contd. Page-02

Dev
Actv

14 DEC 2017

4619

No. Date

Sold to..... *Balaje Developers*

Address.....

Value of Stamp *50/-*

Kot - 12

Date of Purchase of this

Stamp Paper from Treasurer.....

12 DEC 2017

Name of the Treasury where

Stamp Paper Purchase-Durgapur

(Kshudiram Mandal)
KHUDIRAM MONDAL

Stamp Vendor

Durgapur Court

City Centre, Durgapur-16

L No. 1



[Handwritten Signature]

Addl. Dist. Sub-Registrar
Durgapur, Burdwan

19 JAN 2018

KNOW ALL MEN BY THESE PRESENTS THAT WE

[1] Mrs. KRISHNAMOYEE POBI [Pan No-APXPP2931B] [Aadhaar No-598631199016] wife of Mr. Sanjib Pobi residing at AN-1, Malcos Sarani, Sector 2C, Bidhannagar, P.O: Durgapur-12, P.S-New Township, District-Burdwan, West Bengal, Pin-713212.

[2] Mrs. RAMA MANDAL [Pan No-AQOPM4556B] [Aadhaar No-934574964447] wife of Mr. Sushanta Kumar Mandal residing at Flat No-123, Aster Vijaya Gardens, Baridih, P.O: Baridih, District-Purbi Singhbhum, Jharkhand, Pin - 831017.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

[1] Mr. PANKAJ MUKHERJEE [Pan No-AJOPM7641Q] [Aadhaar No-672187918111] son of Late Swapan Kumar Mukherjee, by faith: Hindu, By Nationality: Indian, By Occupation: Business, resident of B-132, Aldrin Path, Bidhannagar, P.O-Durgapur-12, P.S-Newtownship, Dist-Burdwan, West Bengal,

[2] Mr. ARUP GOSWAMI [Pan No-AKBPG6791M] [Aadhaar No-996518220685] son of Lalmohan Goswami by faith: Hindu, By Nationality: Indian, By Occupation: Business, resident of Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Burdwan, West Bengal,

[3] Mr. MAHADEV PAUL [Pan No-BIEPP3457M] [Aadhaar No-832823946856] son of Late Nakul Paul, by faith: Hindu, By Nationality: Indian, By Occupation: Business, resident of Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Burdwan, West Bengal

Srl.No-1 to 3 all are partners of BALAJEE DEVELOPERS [Pan No-AAPFB6600C] having its regd. Office at Flat No. 2a, 23, Gangadhar Basu Lane, Post Office: Bowbazar, Bowbazar, Kolkata, District-Kolkata, West Bengal, Pin-700012. as our lawful attorney.

WHEREAS We are owning, possessing and seizing the schedule below property by way of purchase All That piece or parcel of Land measuring an area of [Total Bastu Land measuring 22 decimal] comprising in RS Plot No-926, 927 under Mouza-Bamunara, J.L. No-58, as follows :

Plot No	Khatian No	Area
Plot No-LR-720	LR-5830	4 decimal
Plot No-LR-720	LR-5831	3 decimal
Plot No-LR-721	LR-5830	7 decimal
Plot No-LR-721	LR-5831	8 decimal

Under P.S-Kanksa, Dist-Burdwan, West Bengal, Additional District Sub Registration Office Durgapur, under Gopalpur Gram Panchayat, Durgapur-12 District-Burdwan, West Bengal which is Butted and bounded as follows :North: Plot No-802. South: Plot No-831. East: Plot No-926,927. West: 12 ft wide road.

AND WHEREAS We already entered with an agreement for development of a land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Gram Panchayat or Zila Parishad and/or any other concerned Authority/Authorities but due to our engagement in other affairs and lack of sufficient times we are 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 in 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 either singly or jointly :-

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 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.
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 me 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 their 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 firm.
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 developers 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 developers allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of developers allocation.
18. By force of Registered Development Agreement being no-020600195 of 2018 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 were 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 LANDOWNERS and Developers 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.

Deed
Act

IN WITNESS WHEREOF the parties have executed on this 19th day of January 2018.

Witnesses:

1. Bhakta Lal
S/o - Baidyouth Lal
Durgapur Court-16

2. Sanjib Pabi.
S/o - Lt. Dr. Jitendra Nath Pabi
Bidhan Nagar, Durgapur-12.

1. Krishnamoyee Pabi

2. Rama Mandal

SIGNATURE OF THE EXECUTANT
BALAJEE DEVELOPERS

Bijoy M
Partner

BALAJEE DEVELOPERS

Krup Gaswami
Partner

BALAJEE DEVELOPERS

Maha dev Paul
Partner



- 1.
- 2.
- 3.

Signature of our attorney duly

Attested by us

1. Krishnamoyee Pabi

2. Rama Mandal

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Prasanta Bandyopadhyay

Prasanta Bandyopadhyay
Advocate, Durgapur Court

En No-F-413/399 of 2011.

FINGER PRINT & PHOTOCOPY

Left hand						 Krishna moyee Pobi L F
	Thumb	fore	Middle	Ring	Little	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Krishna moyee Pobi

Left hand						 Rama Mandala
	Thumb	fore	Middle	Ring	Little	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Rama Mandala

Left hand						 Pannu M
	Thumb	fore	Middle	Ring	Little	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Pannu M
Arup Goswami

Left hand						 Arup Goswami
	Thumb	fore	Middle	Ring	Little	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Arup Goswami

FINGER PRINT & PHOTOCOPY

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me.

Maha dev Paul.

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

DVM2926202



নির্বাচকের নাম : ভক্ত পাল

Elector's Name : Bhakta Pal

পিতার নাম : বৈদ্যনাথ পাল

Father's Name : Baidyanath Pal

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ / Date of Birth : XX / XX / 1987



Bhakta Pal

Bhakta Pal

DVM2926202

ঠিকানা:
গৌরবাজার পূর্ববঙ্গা গৌরবাজার ফরিদপুর বর্ধমান
713377

Address:
Gourbazar Purbangsa Gourbazar
Faridpur Burdwan 713377

Date: 02/02/2008
264-দুর্গাপুর - I নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
স্বাক্ষরিত্বের প্রাপ্তির অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for
264-Durgapur - I Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানাঘ ডেটার লিটে নাম
ডোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নতুনটি উল্লেখ করুন
In the relevant Form for including your name on
roll at the changed address and to obtain the card
with same number.

Major Information of the Deed



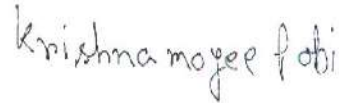
Deed No :	I-0206-00227/2018	Date of Registration	19/01/2018
Query No / Year	0206-1000020164/2018	Office where deed is registered	
Query Date	19/01/2018 11:43:54 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Prasanta Banerjee Durgapur Court, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 8436913332, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 4/-	Rs. 50,33,644/-		
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]:- 020600195/2018		

Land Details :



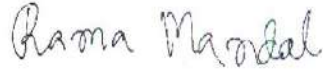
District: Burdwan, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara

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-720	LR-5830	Vastu	Vastu	4 Dec	1/-	9,15,208/-	Width of Approach Road: 12 Ft.,
L2	LR-720	LR-5831	Vastu	Vastu	3 Dec	1/-	6,86,406/-	Width of Approach Road: 12 Ft.,
L3	LR-721	LR-5830	Vastu	Vastu	7 Dec	1/-	16,01,614/-	Width of Approach Road: 12 Ft.,
L4	LR-721	LR-5831	Vastu	Vastu	8 Dec	1/-	18,30,416/-	Width of Approach Road: 12 Ft.,
		TOTAL :			22Dec	4 /-	50,33,644 /-	
Grand Total :					22Dec	4 /-	50,33,644 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Mrs Krishnamoyee Pobi (Presentant) Wife of Mr Sanjib Pobi Executed by: Self, Date of Execution: 19/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office	 19/01/2018	 LTI 19/01/2018	 19/01/2018
AN-1, Malcos Sarani, Sector-2C, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: APXPP2931B, Status :Individual, Executed by: Self, Date of Execution: 19/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office				



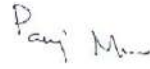


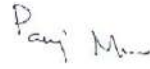


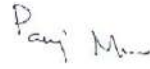











2	Name	Photo	Fingerprint	Signature
	Mrs Rama Mandal Wife of Mr Sushanta Kumar Mandal Executed by: Self, Date of Execution: 19/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office	 19/01/2018	 LTI 19/01/2018	 19/01/2018
Aster Bijoya Garden, Baridihi, Flat No: 123, P.O:- Baridihi, P.S:- GOLMURI, District:-Purbi Singhbhum, Jharkhand, India, PIN - 831017 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQOPM4556B, Status :Individual, Executed by: Self, Date of Execution: 19/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office				



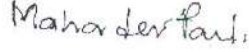
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Balajee Developers Gangadhar Basu Lane, Flat No: 2A, 23, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 , PAN No.:: AAPFB6600C, Status :Organization, Executed by: Representative

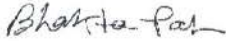
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Pankaj Mukherjee Son of Late Swapan Kumar Mukherjee Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office </td> <td>  Jan 19 2018 2:41PM </td> <td>  LTI 19/01/2018 </td> <td>  19/01/2018 </td> </tr> </tbody> </table> <p>B-132, Aldrin Path, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJOPM7641Q Status : Representative, Representative of : Balajee Developers (as partner)</p>	Name	Photo	Finger Print	Signature	Mr Pankaj Mukherjee Son of Late Swapan Kumar Mukherjee Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office	 Jan 19 2018 2:41PM	 LTI 19/01/2018	 19/01/2018
Name	Photo	Finger Print	Signature						
Mr Pankaj Mukherjee Son of Late Swapan Kumar Mukherjee Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office	 Jan 19 2018 2:41PM	 LTI 19/01/2018	 19/01/2018						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Arup Goswami Son of Mr Lalmohan Goswami Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office </td> <td>  Jan 19 2018 2:41PM </td> <td>  LTI 19/01/2018 </td> <td>  19/01/2018 </td> </tr> </tbody> </table> <p>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.:: AKBPG6791M Status : Representative, Representative of : Balajee Developers (as partner)</p>	Name	Photo	Finger Print	Signature	Mr Arup Goswami Son of Mr Lalmohan Goswami Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office	 Jan 19 2018 2:41PM	 LTI 19/01/2018	 19/01/2018
Name	Photo	Finger Print	Signature						
Mr Arup Goswami Son of Mr Lalmohan Goswami Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office	 Jan 19 2018 2:41PM	 LTI 19/01/2018	 19/01/2018						



3	Name	Photo	Finger Print	Signature
	Mr Mahadev Paul Son of Late Nakul Paul Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office	 <small>Jan 19 2018 3:14PM</small>	 <small>LTI 19/01/2018</small>	 <small>19/01/2018</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.:: BIEPP3457M Status : Representative, Representative of : Balajee Developers (as partner)				

Identifier Details :

Name & address	
Mr Bhakta Pal Son of Baidyanath Pal 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 Mrs Krishnamoyee Pobi, Mrs Rama Mandal, Mr Pankaj Mukherjee, Mr Arup Goswami, Mr Mahadev Paul	
	<small>19/01/2018</small>

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs Rama Mandal	Balajee Developers-4 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mrs Krishnamoyee Pobi	Balajee Developers-3 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mrs Rama Mandal	Balajee Developers-7 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mrs Krishnamoyee Pobi	Balajee Developers-8 Dec

Endorsement For Deed Number : I - 020600227 / 2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 4834 to 4848

being No 020600227 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2018.01.24 15:54:55 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 24-01-2018 15:53:48
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)