

1823/24

D-2233/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 929014

Notarized and the Signature Sheet's
attached to this document
are part of the Document

National District Sub-Registrar
BURDWAN

08/04/24

08 APR 2024

AXIOM
Gopal Barman
Partner

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS

I, SRI DEBASHISH BIRAJ PUTATUNDA, @SRI DEBASHISH BIRAJ MOHAN PUTATUNDA PAN: ASCPP5486D, son of Late Biraj Mohan Putatunda, by faith Hindu, by Nationality Indian, by occupation retired person, resident of 204, Trimurti Building, Telera

ক্রমিক নং 3098 তারিখ 15/3/2024,

ক্রেতা Axion

সং Rm-dm, জেলা

নং 100

বর্তমান ট্রেডারী-১

স্ট্যাম্প খরিন তারিখ

রবিশংকর খটক

স্ট্যাম্প ওজার, বর্তমান সদর জেলায় অফিস

আইসোল নং- ৮/৭৭-৭৮

Rhmm →



Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Debashish Biraj Putatunda
Debashish Biraj Putatunda

AXIOM
Gopal Bardhan
Partner

Nagar, Near Suruchi Hotel, Chinchwad, Pune, Maharashtra, PIN 411033, hereinafter referred as "**LANDOWNERS / PRINCIPALS / EXECUTANTS**", do hereby nominate, constitute and appoint "**AXIOM**", PAN :**AASFA5028J**, a partnership Firm, having it's registered office at Arabindapally (Nari Colony), P.O. & P.S. Burdwan, Dist. Purba Bardhaman, PIN 713101, represented by its Managing Partner **SRI GOPAL BARDHAN, PAN: AQBPB4633P**, son of Late Santosh Bardhan by caste Hindu, by occupation Business, residing at Arabinda Pally, (Nari Colony), P.O. & P.S. Burdwan, Dist. Purba Bardhaman, PIN 713101, hereinafter called as the Power of Holder, as my true, authorized and lawful Attorney for us in my names on my behalf and to exercise, execute and perform all and every / any of the acts, deeds, matters and things.

WHEREAS we are absolute owner of All that piece of land by measuring 0.10 acre more-less area of land being L.O.P. No. 73, R.S. Plot No. 522P and in the L.R.R.O.R, the Khatian No. 9935 and Plot No. 1239, classification of land Bastu, within Mouza Nari, J.L. No. 70, under P.S. Burdwan, Dist. Purba Bardhaman and being holding No. 410 within Ward No. 08, Hafijulla Berh Mahalla under Burdwan Municipality, morefully described in the Schedule of the development agreement, hereinafter called as the "**Said Property**".

AND WHEREAS I, SRI DEBASHISH BIRAJ PUTATUNDA has entered into a Registered Development Agreement in respect of the aforesaid land and more fully described in above, owned by me, with the said "**AXIOM**", PAN :**AASFA5028J**, a partnership Firm, having it's registered office at Arabindapally (Nari Colony), P.O. & P.S. Burdwan, Dist. Purba Bardhaman, PIN 713101, represented by its Managing Partner

SRI GOPAL BARDHAN, PAN: AQBPB4633P, son of Late Santosh

MOIX
15/03/24



Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Deedhich Brij' Putalendh
Deedhich Brij' Putalendh

AXIOM
Geetanjali Bardhan
Partner

Bardhan by caste Hindu, by occupation Business, residing at Arabinda Pally, (Nari Colony), P.O. & P.S. Burdwan, Dist. Purba Bardhaman, PIN 713101. The said Development Agreement has been registered on 15th day of March 2024 before the office of A.D. S.R. Burdwan, vide deed No. 1836 of 2024.

AND WHEREAS referencing the above Registered Agreement for Development, and for smooth development work, I, the Principals/Landowners appointing the SAID ATTORNEY HOLDER as my true authorized and lawful attorney for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Burdwan Municipality, W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said



MOI
208/2023
15/3/24



Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Deveshish Bishy Putalinda
Deveshish Bishy Putalinda

AXIOM
Gopal Barman
Partner

premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before Bardhaman Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said land.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our name as and when the same will become due and payable.
6. To enter into any Agreement for Sale, Memorandum of Understanding in favour of the intending purchaser/s In terms of the present Agreement for Development. The developer shall have right to give any signature in any mortgage paper in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding in respect of





Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Geleshish Bioraj Puta twode
Geleshish Bioraj twode Puta twode

AXIOM

Geleshish Bioraj
Partner

flats/s, shop/s, units and / or car parking spaces in the proposed building/s in favour of the intending purchaser/s be it mentioned here all such sale as well as conveyance document shall be execute by us as well as the Developer.

7. To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces of the Apartment be constructed at A schedule property and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement / contract for sale of flats, garages, covered spaces and car parking spaces.
9. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the commercial space, flats / units and car parking spaces in the said building/s in said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.





Additional District Sub-Registrar
BURDWAN

15 MAR 2024

செல்வாச்சு பிச்சு புதலிங்க
தெலங்க பிச்சு புதலிங்க

AXIOM

Griffith
Partner

11. To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Agreement for Development on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Agreement for Development.

For all or any of the purposes arising out of the said Registered Agreement for Development and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

Griffith



Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Jeashish Bhowmik Puta Tinda
Geeshik Burdwan Puta Tinda

AXIOM
Gopal Bardhan
Partner

AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as i could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Agreement for Development.

FIRST / (A) SCHEDULE

All that piece of land by measuring 0.10 acre more-less area of land being L.O.P. No. 73, R.S. Plot No. 522P, R.S. Khatian No. 2612 and in the L.R.R.O.R, the Khatian No. 9935 and Plot No. 1239, classification of land Bastu, within Mouza Nari, J.L. No. 70, under P.S. Burdwan, Dist. Purba Bardhaman and being holding No. 410 within Ward No. 08, Hafijulla Berh Mahalla under Burdwan Municipality.

The property butted and bounded by:

NORTH	:	House of Asok Ganguly.
SOUTH	:	House of Tapan Ghosh.
EAST	:	House of Manik Bhoumik.
WEST	:	17 ft wide Unmamed Municilpal Road.

SECOND SCHEDULE

The proposed (G+III) storied residential building to be constructed.

[Signature]

6/3



Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Deborah Plooy Placation
Deborah Placation Placation

AXIOM

Grady Barham
Partner

THIRD SCHEDULE

LAND OWNER'S ALLOCATION shall mean - 40% over the project, out of which one flat being marked C at first floor and two flats A & B at 2nd floor and two parking space at ground floor.

FORTH SCHEDULE

DEVELOPERS ALLOCATION shall mean the area on the said premises as 60% allocation in the building as well as in parking space, after 40% allocation to the land owner, with proportionate share in land as well as to common facilities and amenities on prorata basis.

FIFTH SCHEDULE

The flat as mentioned in the owner's allocation for the owner shall make
Specification of construction by ISI brand material

FOUNDATION (Structure):	R.C.C. Frame (Conc. Grade M20) and Steel (Grade Fe500)
DOORS:	Flash Door and PVC Door in Bathroom.
WINDOW:	Aluminum Channel.
GRILL:	MS Grill with Uniform design in Window, Ventilation and Varanda.
ELECTRICALS:	Conceal wearing with PVC Pipe & ISI Branded Switch and Copper wiring in every room.
FLOORING:	Total Marble flooring
TOILET:	Tiles Up to (Door Height) or 7 feet on walls white sanitary ware (ISI brand) and separate pipe of hot and normal water
KITCHEN:	Granite stone Kitchen top with sink Anti-skid tiles, Tiles Up to 2'-0" ft. height from kitchen top.



Additional District Sub-Registrar
BURDWAN
15 MAR 2024

Sheshik Prayata
Sheshik Prayata

AXIOM
Group of Companies
Partner

DRIVE WAY / PARKING:	Petty Stone
ROOF:	Roof with water resistant.
INTERNAL DESIGN:	Internal wall is with Wall Putty.
EXTERNAL DESIGN:	Elevation with anethetically design and painting.
LIFT:	Semi Automatic Lift.
WATER:	24 hours water supplying system from the overhead tank by Submersible
PARKING:	Parking space with cooperation of Developer and Land Owner

N.B. ANY EXTRA WORK EXCEPT THE ABOVE MENTIONED TERMS AND CONDITIONS OF THE ITEMS THE COST WILL BEAR BY LAND OWNER AS WELL AS PURCHASER/ FLAT OWNER WITH THE PRIOR PERMISSION OF DEVELOPER. IN CASE OF ANY EXTRA WORK THAT WOULD BE PLACED BEFORE THE DEVELOPER IN WRITTEN AND SIGNED BY THE LAND OWNER AS WELL AS PURCHASER FOR PERMISSION OF THE DEVELOPER.

SIXTH SCHEDULE

- i) COMMON SERVICE
- a) Deep tube well of adequate capacity to ensure round the clock water supply.
- b) By maintaining standard quality for the lift
- ii) Marble and/or V- tiles at stair case with proper reling.
- iii) Adequate lighting system at every part of the common place.
- iv) Adequate place for meter board in respect of meter to each flat owner.
- v) Any extra amenities with extra cost

Sheshik



Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Jeshashish Biring Puttawade

SIGNATURE

Jeshashish Biring Puttawade
Jeshashish Biring Puttawade

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Gopal Bandhan

SIGNATURE

Gopal Bandhan



Additional District Sub-Registrar
BURDWAN

15 MAR 2024

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBASHISH B PUTATUNDA

BIRAMOHAN NISHIKANT PUTATUNDA

21/04/1963

Permanent Account Number

ASCPP5486D



Signature

15082007

आयकर विभाग
INCOME TAX DEPARTMENT



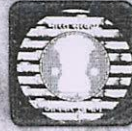
भारत सरकार
GOVT. OF INDIA

AXIOM

13/10/2010

Permanent Account Number

AASFA5028J



Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOPAL BARDHAN

SANTOSH BARDHAN

15/05/1967

Permanent Account Number
AQBPB4633P

Gopal Bardhan
Signature





30052008


Duplicate

ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

BXX1984079



নির্বাচকের নাম : ভোলানাথ দাস
Elector's Name : Bholanath Das
পিতার নাম : উদয় চন্দ্র দাস
Father's Name : Uday Chandra Das
লিঙ্গ/Sex : পুরুষ/ M
জন্ম তারিখ/Date of Birth : XX/XX/1982

ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

Address:
 RAYAN PASHCHIM PARAR ANGSH,
 RAYAN, BURDWAN (SADAR),
 BURDWAN-713101

Date: 12/10/2012

266-বর্ধমান উত্তর (উপনির্বাচনী জায়গা) নির্বাচন কেন্দ্রের নির্বাচক
 নিবন্ধন অধিকারকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
 266-Burdwan Uttar (SC) Constituency

বিজ্ঞপ্তি: পরিবর্তন হলে নতুন ঠিকানার খোঁজের নিমিত্ত সর্বদা এই কার্ড
 লগ্নির নতুন সঠিক পরিচয়পত্র প্রদানের জন্য নির্বাচন কমিশন
 পরিচয়পত্রের নম্বরটি 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 changed address and to obtain the card
 at the new address.

Major Information of the Deed

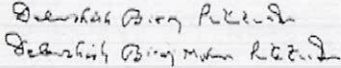
Deed No :	I-0203-02233/2024	Date of Registration	08/04/2024
Query No / Year	0203-8000725737/2024	Office where deed is registered	
Query Date	15/03/2024 2:37:46 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	ASHISH KUMAR PAL Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9434331339, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 65,45,457/-		Rs. 65,45,457/-	
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]:- 020301836/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W8, Mouza: Nari, Pin Code : 713101

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-522	RS-2612	Bastu	Bastu	0.1 Acre	65,45,457/-	65,45,457/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					10Dec	65,45,457 /-	65,45,457 /-	

Principal Details :

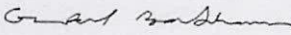
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Debashish Biraj Mohan Putatunda (Presentant) Son of Late Biraj Mohan Putatunda Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
		15/03/2024	LTI 15/03/2024	15/03/2024

204, Trimurti Building, Telera Nagar, Near Suruchi Hotel, City:- , P.O:- Chinchwad, P.S:-Chinchwad, District:-Pune, Maharashtra, India, PIN:- 411033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: asxxxxxx6d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office

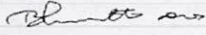
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AXIOM Arabinda Pally, Nari Colony, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: aaxxxxxx8j,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 Gopal Bardhan Son of Late Santosh Bardhan Date of Execution - 15/03/2024, , Admitted by: Self, Date of Admission: 15/03/2024, Place of Admission of Execution: Office		 Captured Mar 15 2024 3:51PM LTI 15/03/2024	 15/03/2024
	Arabinda Pally, Nari Colony, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx3p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AXIOM (as Managing Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BHOLANATH DAS Son of Late UDAY CHANDRA DAS RAYAN, City:- , P.O:- RAYAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured 15/03/2024	 15/03/2024
Identifier Of Mr Debashish Biraj Mohan Putatunda, Mr Gopal Bardhan			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Debashish Biraj Mohan Putatunda	AXIOM-10 Dec

Endorsement For Deed Number : I - 020302233 / 2024

On 15-03-2024

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 14:00 hrs on 15-03-2024, at the Office of the A.D.S.R. Bardhaman by Mr Debashish Biraj Mohan Putatunda ,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 65,45,457/-

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

Execution is admitted on 15/03/2024 by Mr Debashish Biraj Mohan Putatunda, Son of Late Biraj Mohan Putatunda, 204, Trimurti Building, Telera Nagar, Near Suruchi Hotel, P.O: Chinchwad, Thana: Chinchwad, , Pune, MAHARASHTRA, India, PIN - 411033, by caste Hindu, by Profession Service

Indetified by Mr BHOLANATH DAS, , , Son of Late UDAY CHANDRA DAS, RAYAN, P.O: RAYAN, Thana: Bardhaman , , Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Business

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

Execution is admitted on 15-03-2024 by Mr Gopal Bardhan, Managing Partner, AXIOM, Arabinda Pally, Nari Colony, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr BHOLANATH DAS, , , Son of Late UDAY CHANDRA DAS, RAYAN, P.O: RAYAN, Thana: Bardhaman , , Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3098, Amount: Rs.100.00/-, Date of Purchase: 15/03/2024, Vendor name: Rabisankar Ghatak



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 08-04-2024

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.



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 56134 to 56153

being No 020302233 for the year 2024.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2024.04.09 13:32:57 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 09/04/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.