

S.L.No. 2228/2025

P-010202244/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 553462

27.05.25
15.54

S.No 800/453893/2025

DEVELOPMENT POWER OF ATTORNEY

Certified that the document is admitted for registration The signature sheet and the endorsement sheet (s) attached with the document are the part of this document

Additional District Sub-Registrar
Bankura

27 MAY 2025

[Handwritten signature]

KNOWN ALL MEN BY THIS PRESENT SRI SANJOY DANA, (PAN No. BAEPD4207R), Son of Chittaranjan Dana, by Occupation Business, by faith- Hindu, by Nationality- Indian, residing at Village- Kankata, P.O. Kenduadihi, Police Station & District- Bankura, Pin-722102, hereinafter called the 'OWNER'.

Contd. Page-2

Contd. Page-3

ক্রমিক নং 3391 ই জা 2605.2025
নাম Anvesha Construction
বান্ধন Kenduadihi
থানা Bankura জেলা Bankura
ফল 100/

[Signature]
সহকারী ডিউটি, বাকুড়া



[Handwritten signature]

Additional District Sub-Registrar
Bankura

27 MAY 2025

2605 2025

Snehasish Majumdar.
Solate Jitendra Nath Majumdar.
At Katjuidanga.
PO- Kenduadihi
PS & Dist- Bankura
Pin- 722102

(2)

AND

ANWESHA CONSTRUCTION, (PAN No. ABRFA5269K), a Partnership Firm, having its office at Post Office- Kenduadihi, Police Station and District- Bankura, Pin No.- 722102, represented by its Partners 1. MR. DIPAK PATRA, (PAN No. BDQPP1033G), Son of Sri Nakul Chandra Patra AND 2. MRS. ANINDITA PATRA, (PAN No. CQKPP1273Q), D/O Sri Alope Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Lokepur Post Office Lane, Post Office- Kenduadihi, Police Station and District- Bankura, Pin- 722102, hereinafter called the 'DEVELOPER/BUILDER'.

WHEREAS the above named owner is the absolute owner of ALL THAT land area measuring about 11 decimal lying and situate in Mouza- Kenduadihi, J.L. No. 213, comprising at Sabek Dag No. 1007, L.R. Dag No. 1867 under Sabek Khatian No. 449, Sabek Dag No. 1008, L.R. Dag No. 1866, and Sabek Dag No. 1008, L.R. Dag No. 1865, L.R. Khatian No. 6996, total area 22.96 Satak or 10002 square feet within Post Office- Kenduadihi, Police Station and District- Bankura, Pin- 722102 under Ward No. 15 of the Bankura Municipality. The below mentioned schedule property was originally belonged to Pratap Dana and Ashu Dana both are son of Pachai Dana of Kankata, Bankura and the property of Pratap Dana inherited by his only legal heir Dhrubataran Dana and Dhrubataran Dana gifted the below mentioned Schedule property to his son Adityaranjan Dana bearing Gift Deed No. 4240 dated 27.03.1974 and Adityaranjan Dana gifted the below mentioned Schedule property to his elder brother Chittaranjan Dana bearing Gift Deed No. 1196/2012

Contd. Page-3

(3)

dated 15.05.2012. Chittaranjan Dana gifted such property to his son Sanjoy Dana bearing Gift Deed No. 1236/2012 dated 21.05.2012. Thus, Sanjoy Dana became the absolute owner of the Schedule "A" Property. Be it mentioned that one amicable family settlement made between said Adityaranjan Dana and the legal heir of said Ashutosh Dana namely Sudhir Chandra Dana, Sunil Kumar Dana and Sri Madan Dana and from that time they are in separate possession over the below mentioned schedule plots.

AND WHEREAS the owner herein with the intention of developing his said plot of land measuring about 22.96 Satak or 10002 square feet in Mouza- Kenduadihi (Detailed in Schedule "A" hereunder written) by constructing a multi storied building thereon containing several units/flats/car parking spaces proposed to the Developer/ Builder herein of the Other Part to undertake the development work of her aforesaid property and construction of a multi-storied building thereon.

AND WHEREAS we are entered into a Development agreement with ANWESHA CONSTRUCTION a partnership firm, having its office at Post Office- Kenduadihi, Police Station and District- Bankura, Pin- 722102, and the same has been duly registered a Development Agreement of deed no. 010202188/2025 dated on 23/05/2025 for registration at A.D.S.R. Bankura

AND WHEREAS we do hereby Nominate, constitute and appoint ANWESHA CONSTRUCTION, (PAN No. ABRFA5269K), a partnership firm, having its office at Post Office- Kenduadihi, Police Station and District- Bankura, Pin- 722102, represented by its Partners MR. DIPAK PATRA., (PAN No. BDQPP1033G), Son of Sri Nakul Chandra Patra,

Contd. Page-4

(4)

AND

PARTNER MRS. ANINDITA PATRA, (PAN No. CQKPP1273Q), D/O Sri Alope Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Lokepur Post Office Lane, Post Office- Kenduadihi, Police Station and District- Bankura, Pin- 722102, as our Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property (details of which has given in the schedule below).

1. To apply and received sanctioned plan from Bankura Municipality and or any other concerned authority.
2. To manage and supervise the construction of Multi storied building to be raised on our landed property (details of which has been given in the schedule below). That will be constructed at the cost of the Developer i.e. ANWESHA CONSTRUCTION.
3. To represent us before the D.S.R. Bankura or A.D.S.R. Bankura to present the agreement for sale, sale deeds of the respective flats Apartments to be constructed on our landed property (details of which has given in the schedule below) excluding the owners allocation as described in "B" schedule in Development Agreement Deed No. 010202188/2025 dated 23.05.2025 for registration at Additional District Sub Registrar, Bankura Office.
4. To make sign and verify all 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 properties.

Contd. Page-5

(5)

5. 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 us in connection with the same project, to prosecute and defend such legal proceedings 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.
6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned and
7. Appear before any office or authority of the Govt. or Municipality or Labour Dept. or Land Revenue Office or Income Tax or any other act to represent the matters regarding the proposed development & construction.

And we do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him. This Power of Attorney is revocable at our will.

SCHEDULE

ALL THAT land total area measuring about 22.96 satak or thereon lying and situate in Mouza- Kenduadihi, J.L. No. 213, comprising at Sabek Dag No. 1007 L.R. Dag No. 1867, area 4139 sq.ft or 0.0950 acre, under Sabek Khatian No. 449, Sabek Dag No. 1008, L.R. Dag No. 1866, area 4139 sq.ft or 0.0950 acre, and Sabek Dag No. 1008, L.R. Dag No. 1865, area 1724 sq.ft. or 0.0396 acre, L.R. Khatian No. 6996 i.e. a total area of 10002 sq.ft. or 0.2296 acre or 22.96 satak,

Contd. Page-6

(6)

Post Office- Kenduadihi, Police Station and District- Bankura, Pin- 722102 under Ward No. 15 of the Bankura Municipality and the said property is butted and bounded by :

- ON THE NORTH** :: 34' feet wide S.K. Sahana Road.
ON THE SOUTH :: Owner's balance area of L.R. Plot No. 1865.
ON THE EAST :: 12' feet wide road.
ON THE WEST :: House of Pranab Kumar Sarkar and house of Arjun Kumar Patra.

IN WITNESS WHEREOF the executant and the Attorney set and subscribed their respective hands on this the 27th day of May, 2025 before A.D.S.R./D.S.R. Bankura in free and fair state of mind and health.

WITNESSES:-

1) Sukhasish Majumdar
S/O Lakshmitendra Nath
Majumdar
at Balguri danga
PO - Kenduadihi
PS L.D.S.R. Bankura

Sanjoy Dama.

SIGNATURE OF THE EXECUTANT

Arjun Patra

2) Arjun Kumar Bagal
S/O Sri Suresh Kumar Bagal
at Kenduadihi
PO - Kenduadihi
PS L.D.S.R. Bankura

Arindita Patra

SIGNATURE OF THE ATTORNEY

Photograph and Finger prints of
all parties are affixed in separate
sheets which is part of the Deed.

Drafted & prepared by:

Sanjoy Dama
Advocate, Bankura.

Enrollment No - F-1346/998/98

SPECIMEN FORM FOR TEN FINGERPRINTS



SELLER

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|-------|
| Left Hand | | | | | |
| Right Hand | | | | | |

Signature Banjoy Bana



SELLER/ BUYER

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|-------|
| Left Hand | | | | | |
| Right Hand | | | | | |

Signature Dipan Patra



SELLER/ BUYER

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|-------|
| Left Hand | | | | | |
| Right Hand | | | | | |

Signature Anindita Patra



SELLER/ BUYER

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|-------|
| Left Hand | | | | | |
| Right Hand | | | | | |

Signature.....

Major Information of the Deed



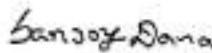
| | | | |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------|
| Deed No : | I-0102-02244/2025 | Date of Registration | 27/05/2025 |
| Query No / Year | 0102-8001453893/2025 | Office where deed is registered | |
| Query Date | 26/05/2025 12:24:57 PM | A.D.S.R. BANKURA, District: Bankura | |
| Applicant Name, Address & Other Details | Snehasish Majumdar Katjuridanga, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9800824320, Status :Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4308] Other than Immovable Property, Agreement (No of Agreement : 5) | | |
| Set Forth value | Market Value | | |
| | Rs. 1,06,19,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 42/- (Article E, E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 010202168/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: S. K. Sahana Ropad, Road Zone : (Ward no 15 -- Ward no 15) , Mouza: Kanduyadhi, Pin Code : 722102

| Sch No | Plot Number | Khatlan Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|-------|-----------------|-------------------------|-----------------------|--------------------------------------------------------------------------|
| L1 | LR-1867 | LR-6996 | Bastu | Tara | 0.095 Acre | | 43,93,750/- | Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name : |
| L2 | LR-1866 | LR-6996 | Bastu | Baide | 0.095 Acre | | 43,93,750/- | Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name : |
| L3 | LR-1865 | LR-6996 | Bastu | Baide | 0.0396 Acre | | 18,31,500/- | Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name : |
| TOTAL : | | | | | 22.96Dec | 0/- | 106,19,000 /- | |
| Grand Total : | | | | | 22.96Dec | 0/- | 106,19,000 /- | |




Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Sanjoy Dana (Presentant) Son of Chittaranjan Dana Executed by: Self, Date of Execution: 27/05/2025 , Admitted by: Self, Date of Admission: 27/05/2025 ,Place : Office |  <small>27/05/2025</small> |  <small>LTI</small> <small>27/05/2025</small> |  <small>27/05/2025</small> |
| Kankata, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: baxxxxxx7r, Aadhaar No: 88xxxxxxxx5604, Status :Individual, Executed by: Self, Date of Execution: 27/05/2025 , Admitted by: Self, Date of Admission: 27/05/2025 ,Place : Office | | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1 | ANWESHA CONSTRUCTION Kenduadihi, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 Date of Incorporation:XX-XX-2XX0 , PAN No.:: abxxxxxx9k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Dipak Patra Son of Shri Nakul Chandra Patra Date of Execution - 27/05/2025, , Admitted by: Self, Date of Admission: 27/05/2025, Place of Admission of Execution: Office |  <small>May 27 2025 3:40PM</small> |  <small>LTI</small> <small>27/05/2025</small> |  <small>27/05/2025</small> |
| Lokepur Post Office Lane, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: BDxxxxxx3G, Aadhaar No: 32xxxxxxxx8095 Status : Representative, Representative of : ANWESHA CONSTRUCTION (as Partner) | | | | |

| Name | Photo | Finger Print | Signature |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Mrs Anindita Patra Daughter of Shri Aloke Ganguly Date of Execution - 27/05/2025, , Admitted by: Self, Date of Admission: 27/05/2025, Place of Admission of Execution: Office |  May 27 2025 3:41PM |  Captured LTI 27/05/2025 |  27/05/2025 |
| Lokepur Post Office Lane, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: CQxxxxxx3Q, Aadhaar No: 56xxxxxxxx7225 Status : Representative, Representative of : ANWESHA CONSTRUCTION (as Partner) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Shri Snehasish Majumdar Son of Late Jitendranath Majumdar Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102 |  27/05/2025 |  Captured 27/05/2025 |  27/05/2025 |
| Identifier Of Shri Sanjoy Dana, Mr Dipak Patra, Mrs Anindita Patra | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|------------------------------|
| 1 | Shri Sanjoy Dana | ANWESHA CONSTRUCTION-9.5 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|------------------------------|
| 1 | Shri Sanjoy Dana | ANWESHA CONSTRUCTION-9.5 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|-------------------------------|
| 1 | Shri Sanjoy Dana | ANWESHA CONSTRUCTION-3.96 Dec |

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: S. K. Sahana Ropad, Road Zone : (Ward no 15 – Ward no 15) , Mouza: Kenduyadihi, Pin Code : 722102

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1 | LR Plot No:- 1867, LR Khatian No:- 6996 | Owner:স্বয়ং দাশ, Gurdian:স্বয়ংদাশ , Address:কলকতা জেলায় কলকতা, Classification:স্বয়ং, Area:0.09500000 Acre, | Owner Name not selected by applicant. |
| L2 | LR Plot No:- 1866, LR Khatian No:- 6996 | Owner:স্বয়ং দাশ, Gurdian:স্বয়ংদাশ , Address:কলকতা জেলায় কলকতা, Classification:স্বয়ং, Area:0.09500000 Acre, | Owner Name not selected by applicant. |

| | | | |
|----|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| L3 | LR Plot No:- 1865, LR Khatian No:- 6996 | Owner: ਸ੍ਰੀ ਗੁਰਦੀਪ ਸਿੰਘ , Address: ਗੁਰਦੀਪ ਸਿੰਘ Classification: ਸ , Area: 0.09200000 Acre, | Owner Name not selected by applicant. |
|----|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|

Endorsement For Deed Number : I - 010202244 / 2025

On 27-05-2025

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 13:54 hrs on 27-05-2025, at the Office of the A.D.S.R. BANKURA by Shri Sanjoy Dana ,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 1,06,19,000/-

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

Execution is admitted on 27/05/2025 by Shri Sanjoy Dana, Son of Chittaranjan Dana, Kankala, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by Profession Business

Identified by Shri Snehasish Majumdar, . . Son of Late Jitendranath Majumdar, Kaljuridanga, P.O: Kenduadihi, Thana: Bankura, . City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-05-2025 by Mr Dipak Patra, Partner, ANWESHA CONSTRUCTION, Kenduadihi, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Identified by Shri Snehasish Majumdar, . . Son of Late Jitendranath Majumdar, Kaljuridanga, P.O: Kenduadihi, Thana: Bankura, . City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-05-2025 by Mrs Anindita Patra, Partner, ANWESHA CONSTRUCTION, Kenduadihi, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Identified by Shri Snehasish Majumdar, . . Son of Late Jitendranath Majumdar, Kaljuridanga, P.O: Kenduadihi, Thana: Bankura, . City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42.00/- (E = Rs 42.00/-) and Registration Fees paid by Cash Rs 42.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3391, Amount: Rs.100.00/-, Date of Purchase: 26/05/2025, Vendor name: PRANAB KUMAR HALDAR



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0102-2025, Page from 37442 to 37455
being No 010202244 for the year 2025.



ba

Digitally signed by PARTHA BAIRAGGYA
Date: 2025.06.02 15:07:20 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 02/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.

ADDITIONAL D.S.R.