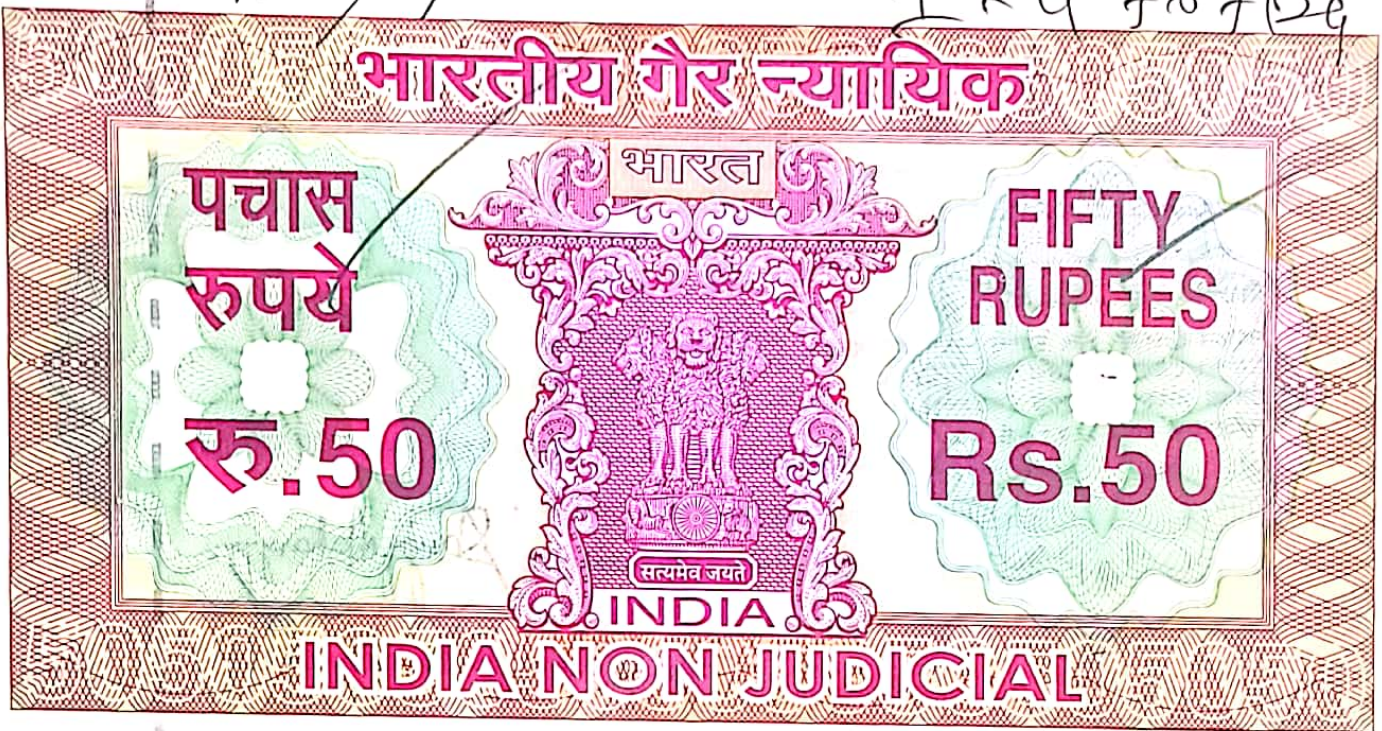


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अभिषेक पश्चिम बंगाल WEST BENGAL

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16/7/24

Badal Kumar Das
or Badal Das
Sudhas Das
Shib Samrat Das

MAA VAISHNO DEVI ENTERPRISE
Proprietor
1/1/2024

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

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT CONSTRUCTION
AGREEMENT

KNOW ALL MEN BY THESE presents that We,

Additional District Sub-Registrar
BURDWAN

(1) SRI BADAL KUMAR DAS @ BADAL DAS (PAN: ANLPD4356Q),
Son of Late Sudhir Kumar Das @ Sudhir Chandra Das,
Nationality- Indian, by faith- Hindu, by occupation- Business,
resident of Chotonilpur Ambagan, Balidanga G.S. Colony,
P.O.- Sripally, P.S.- Burdwan Sadar, District- Purba
Bardhaman, Pin- 713103 (W.B).

16 JUL 2024

Advocate

16 JUL 2024

Badal Kumar Das-
a Badal Das-
Subhas Das
Shib Shankar Das

MAA VAISHNO DEVI ENTERPRISE
Jitendra Saha
Proprietor

(2) **SRI SUBHAS DAS** (PAN: BAVPD4498R), Son of Late Sudhir Kumar Das @ Sudhir Chandra Das, Nationality- Indian, by faith- Hindu, by occupation- Business, resident of Chotonilpur Ambagan, Balidanga G.S. Colony, P.O.- Sripally, P.S.- Burdwan Sadar, District- Purba Bardhaman, Pin- 713103 (W.B).

(3) **SRI SHIB SHANKAR DAS** (PAN: BAVPD4498R), Son of Late Sudhir Kumar Das @ Sudhir Chandra Das, Nationality- Indian, by faith- Hindu, by occupation- Business, resident of Chotonilpur Ambagan, Balidanga G.S. Colony, P.O.- Sripally, P.S.- Burdwan Sadar, District- Purba Bardhaman, Pin- 713103 (W.B),

hereinafter referred to as the 'PRINCIPALS/EXECUTORS' which term shall unless excluded by or repugnant to context shall deemed to include his heirs, executors, successors & assigns- do hereby appoint, nominate and constitute.

SRI JITENDRA SAHA (PAN: AJMPS1601C), son of Badrinarayan Saha, Nationality- Indian, by faith- Hindu, by occupation- Business, resident of 82/1C, Mandir Road, Dum Dum Cantonment, P.S.- Dum Dum, Kolkata- 700028 (W.B), the sole proprietor of MAA VAISHNO DEVI ENTERPRISE (PAN: AJMPS1601C), a Proprietorship/Promoting & Developing Firm, having its office at 82/1C, Mandir Road, Dum Dum Cantonment, P.S.- Dum Dum, Kolkata- 700028 (W.B), hereinafter referred to as our constituted, true and lawful **ATTORNEY**, to do perform and execute, in our names and on our behalf, all or any of the following acts, deeds and things in respect of the properties described herein the Schedule below, together

M. A. Fro.
Advocate

Badal Kumar Das -
@ Badal Das -

Sudhas Das

Shib Samanta Das

MAA VAISHNO DEVI ENTERPRISE

Shib Samanta Das
Proprietor

with any future developments of structures thereon in pursuance of the registered Development/Construction Agreement entered into amongst us (as Land Owners/Owners) and our said ATTORNEY (as Developer) on on 02.09.2022 and the supplementary Development Agreement, in respect of all such our properties appertaining thereto, in our names, to as the ATTORNEY.

WHEREAS the piece and parcel of Bastu class of land (immoveable property) appertaining to C.S. Plot No. 1049, R.S. Plot No. 1049/2378, L.R. Plot No. 2572 under L.R. Khatian Nos. 9546, 9547, 9548 & 9761 of Mouza-Balidanga, J.L. No. 35, P.S.- Burdwan Sadar, District- Purba Bardhaman, measuring an area about 06 (Six) Cottah or 4333 sq.ft., more or less, being also a Lay Out Plot of the Balidanga G.S. Colony, Plotted & Numbered as LOP No. 166 by the Government of West Bengal for the purpose of Rehabilitating the refugees displaced from East Pakistan (now Bangladesh), was Gifted for the purpose to the predecessor father of the Owners, namely Sudhir Kumar Das @ Sudhir Chandra Das, son of Late Nepal Chandra Das, by the State of West Bengal, vide a Registered Deed of Indenture of Gift dated 11.11.1987, Registered before the Additional District Registrar, Burdwan, entered in Book No. 1, in Pages from No. 1 to 4, Being Deed No. 79 for the year 1987 of that office (however under the Schedule of the said Deed only the by number of the R.S. Plot Number has been mentioned as R.S. Plot No. 2378 instead of R.S. Plot No. 1049/2378, by the authority of the State of West Bengal concern).

AND WHEREAS the predecessor father of the Owners, namely said Sudhir Kumar Das @ Sudhir Chandra Das, son of Late Nepal Chandra Das thus

MAA Pro.
Advocate

Badal Kumar Das -
@ Badal Das -
Subhas Das
Shib Shankar Das

MAA VAISHNO DEVI ENTERPRISE
Vishnu Seth
Proprietor

by dint of that indenture of gift, lawfully acquired freehold right title and interest in the said plot of land and also after getting his name recorded in the L.R.R.O.R. under L.R. Khatian No. 2686 in respect of the said acquired plot (which has been numbered as L.R. Plot No. 2572, classified as "Bastu" therein) and thus while he was lawful owning & possessing the same, as said Sudhir Kumar Das @ Sudhir Chandra Das, son of Late Nepal Chandra Das out of natural love and affection towards his two sons namely Sri Badal Kumar Das @ Badal Das & Sri Shib Shankar Das, the Owners No. 1 & 3 herein, lawful and absolutely transferred unto them a defined & demarcated 2385 Sq. Ft. portion of the said plot of land together with the structures thereon by dint of a Registered Deed of Gift, executed on 14.08.2002, Registered before the A.D.S.R. Burdwan, being Deed No. 6280 for the year 2002, entered in Book No. 1, Volume No. 198, in Pages from No. 28 to No. 34 of that office.

AND WHEREAS said Sudhir Kumar Das @ Sudhir Chandra Das, son of Late Nepal Chandra Das out of natural love and affection towards his another son namely Sri Subhas Das, the Owner No. 2 herein & also towards his grand-daughter (daughter of his daughter) namely Chaitali Dey also lawfully and absolutely transferred unto them a defined and demarcated 2406 Sq.Ft. portion of the said plot of land together with the structures thereon by dint of another Registered Deed of Gift, executed on 21.01.2004, Registered before the A.D.S.R. Burdwan, being Deed No. 4010 for the year 2005, entered in Book No. 1, Volume No. 142, in Pages from No. 104 to No. 110 of that office.

Advocate

Badal Kumar Das-
By Badal Das-
Subhas Das
Shib Samrat Das

MAA VAISHNO DEVI ENTERPRISE
Vitehokra 5, 1-
Proprietor

AND WHEREAS said Chaitali Dey thereafter by dint of another Registered Deed of Gift, executed on 19.09.2018, Registered before the A.D.S.R. Burdwan, being Deed No. 7752 for the year 2018, entered in Book No. 1, Volume No. 0203-2018, in Pages from No. 146022 to No. 146038 of that office absolutely transferred her undivided share in the said plot of land & building unto her mother Smt. Swapna Dey, wife of Late Dilip Kumar Dey.

AND WHEREAS said Smt. Swapna Dey thereafter by dint of Registered Deed of Gift, executed on 24.09.2018, Registered before the A.D.S.R. Burdwan, being Deed No. 7753 for the year 2018, entered in Book No. 1, Volume No. 0203-2018, in Pages from No. 146039 to No. 146055 of that office absolutely transferred her undivided share in the said plot of land & building (which she acquired from her said daughter as aforesaid) unto her brother said Badal Das, the Owner No. 1 herein. Thus the owners herein got their names mutated under the present L.R. Khatian Nos. 9546, 9547 & 9548 and the portion of aforesaid Swapna Dey though has been transferred to said Badal Das, the same till stand recorded in the name of the said Smt. Swapna Dey under L.R. Khatian No. 9595 (which is subject to be mutated in the name of Badal Das, the Owner No. 1 herein) are paying the settled Rents for their said plot of land towards the state of West Bengal and even the said property bears Burdwan Municipality Holding No. 16 of Mahalla C.N.P. South Para, of Ward No. 13 of the Burdwan Municipality; the Owners herein also got/ shall get their names mutated with the Burdwan Municipality and jointly are paying the tax towards the same. The Owners till date are in joint possession of the said property as aforesaid and as also more specifically described in the SCHEDULE below.

MAA Pro.
Advocate

Badal Kumar Das-
Badal Das-
Subhas Das
Shib Samrat Das

MAA VAISHNO DEVI ENTERPRISE
Tithi Das
Proprietor

The said Plot of land measuring an area about 06 (Six) Cottah or 4333 Sq. Ft. be a little more or less, under the jurisdiction of the Burdwan Municipality, is free from all encumbrances whatsoever and the Owners since acquisition of their freehold title therein, by possessing he said land continuously for more than twelve years adversely against others, without any hindrance whatsoever, also acquired therein a better title by way of adverse possession. However, the Owners herein got their names mutated under the present L.R. Khatian Nos. 9546, 9547, 9548 & 9761 respectively AND even for their better convenience of possession & enjoyment of their aforesaid property, also caused execution of a Deed of Partition on 17.01.2022 and also caused to get it Registered with the A.D.S.R. Burdwan, being Registered Deed No. 351 for the year 2022, entered in Volume No. 0203-2022, in Pages from No. 11904 to No. 11942 of that office.

AND WHEREAS we the Owners/principals with an intent to construct a Multi-storied Flat Building thereon our Schedule mentioned property (also on demolition of the existing structures thereon), accordingly mutated our respective name/s with the settlement authority & also with the Burdwan Municipality in respect of our said property in accordance to our respective share/s and even proposed to get a building plan sanctioned from the Burdwan Municipality authority/Competent authority in our names.

AND WHEREAS we the Owners/Principals herein with an intent to construct a Multi-storied Flat Building as per the building plan to be sanctioned by the Burdwan Municipality thereon our Schedule mentioned property (also on demolition of the existing structures thereon) and even

M. S. Das
Advocate

Bardal Kumar Dey -
@ Bardal Dey -
Subhas Dey
Shib Samanta Dey

MAA VAISHNO DEVI ENTERPRISE

Vishnu S, L
Proprietor

proposed to get a building plan sanctioned from the Burdwan Municipal authority/Competent authority in our names for the said purpose.

AND WHEREAS we the PRINCIPALS herein, as the Land Owners/Owners of the Schedule property, even now jointly with an intent thus to develop our said plot of land (also more particularly described under the Schedule herein below) together desired to give an effect to our said willingness being agreed to develop through the Developer/ also the Attorney as named herein of our schedule property, approached the Developer/our Attorney as named herein, for developing our Scheduled property and even entered into a Development/construction Agreement on 02.09.2022 and the Supplementary Agreement, under certain terms and conditions appearing therein and even got the said Development/Construction agreements Registered before the A.D.S.R. Bardhaman, being Registered Deed No. 020308919 for the year 2022, entered in Book No. 1, Volume No. 0203-2022, in Pages from No. 11904 to 11942 of that office.

AND WHEREAS WE hereby authorize our 'ATTORNEY' to execute and registered valid Deed, in respect of such part of the share of Owner's Allocation as well as the Developers Allocation, the details of which has been mentioned in the Supplementary Development Agreement, which will be adjusted against the aforesaid amount of money taken by us.

AND WHEREAS for the aforesaid purpose of Development/Construction & even now-a-days as it has become a great hardship for us to manage and look after our said property (as also described herein the Schedule below).

M. S. Dey.
Advocate

Badal Kumar Dey
@ Badal Das-

Sukhas Das

Shubhankar Das

MAA VAISHNO DEVI ENTERPRISE

Jitendra Saha
Proprietor

AND WHEREAS our most reliable, SRI JITENDRA SAHA (PAN: AJMPS1601C), Son of Badrinarayan Saha, Nationality-Indian, by faith-Hindu, by occupation- Business, resident of 82/1C Mandir Road, Dum Dum Cantonment, P.S.- Dum Dum, Kolkata- 700028 (W.B.), the proprietor of 'MAA VAISHNO DEVI ENTERPRISE' (PAN: AJMPS1601C), a Proprietorship/Promoting & Developing Firm, having its office at 82/1C Mandir Road, Dum Dum Cantonment, P.S.- Dum Dum, Kolkata- 700028 (W.B.), is well acquainted with all our said schedule properties and as the said Developer/Attorney is quite sincere and as he is always ready to look after the same, We, the Principals herein, after taking consent of our above named 'ATTORNEY' as have decided and also in pursuance of the said Registered Development/Construction Agreement dated 02.09.2022 and the subsequent Supplementary Agreement, also authorize and empower him (ATTORNEY) to act in our names and on our behalf to do inter alia the followings:-

1. To look after, manage, control, our said properties (as described in the Schedule below), in all respect.
2. To pay on our behalf all rents, taxes and charges in respect of our said Schedule properties.
3. To appear before any authority, office or Court of Law, the concerned Municipality/Municipal Corporation concerned B.L.& L.R.O. & D.L.R.O. offices, Income Tax, Sale Tax Offices etc. on my behalf and to make representation in relation to any matter concerning the said Schedule properties together with any proposed and/or additional constructions

Advocate

Badal Kumar Das-
By Badal Das-
Subhas Das
Shib Banerjee

MAA VAISHNO DEVI ENTERPRISE
Proprietor
Jitendra S. H.

thereto and for safeguarding our every interest thereto and even on our behalf to sign on & submit any proposed Plan, including any subsequent additional and/or alteration plan/s thereto for obtaining sanction from the concerned Municipality/Municipal Corporation/Competent authority.

4. To appoint engage advocate/s for any matter for safeguarding our every interest in our said Schedule properties including for filing suits, appeals, revisions, writ applications or any other proceeding in any appropriate Court of Law or in any and/or before any authority concern.
5. To execute Vakalatnama on our behalf and to sign petition(s), application(s), plaint(s), written statement(s), Memo of appeals and Affidavits on our behalf in respect of our said Schedule properties & any proposed or additional structures thereto.
6. To negotiate and enter into agreement/s, written or oral, with anybody for selling out and/or for transfer/convey our title and/or our interest whatsoever therein our said properties towards the intending purchaser/s and/or transferee/s of any portion regarding developers allocation of our said properties together with the structures/units/flats/parking spaces of the multi storied building to be erected thereon and/or to be constructed thereon (in pursuance of the said Registered Development Agreement dated 02.09.2022) and with any easement attached thereto, in any manner, for such consideration as may be agreed to by our Attorney in their/his/its absolute discretion

Advocate

Badal Kumar Das-
@ Badal Das-

Subhas Das

Shil Samrat Das

MAA VAISHNO DEVI ENTERPRISE
T. K. J. K.
Proprietor

and to receive on our behalf any consideration from such purchaser(s) and/or transferee(s) in every respect whatsoever and to issue valid receipt thereof for the Developer's Allocation.

7. For more better and more effectual execution of the power and authorities aforesaid, our attorney shall be entitled to present and/or acknowledge any of the various deeds, documents, consents, applications, receipts and discharges for moneys received on our behalf, assurances or any other instrument requiring our signatures before the Notary, Oath Commissioner or other public authorities as if the same were duly executed by us and to do and perform all or any act(s), connection therewith, as may be necessary or expedient if such shall be necessary, as fully and effectually as could be done by us personally, in respect of the Developer's Allocation.
8. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on our behalf, assurances or any other instrument requiring our signatures and signed by the attorney under these presents and hand over the same to us for safe custody.
9. To represent us if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immoveable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on our behalf for the purpose of conducting the litigations, if any, as our said attorney shall think fit & proper to do so, whether as

Shri. P. K. Das
Advocate

Badal Kumar Das-
By Badal Das-
Subhas Das
Shib Samanta Das

MAA VAISHNO DEVI ENTERPRISE
Tender Set
Proprietor

plaintiff/s or defendant/s or as appellant/s or respondent/s, as the case may be.

10. To sign, verify and affirm by affidavit if the occasion so arise, of all complaints, written statements, petitions, Memorandum of Appeal, stay applications and all other deed or documents or receipts or discharges of money received on our behalf or any other instrument requiring our signatures in connection with and all acts deeds and things in connection therewith and lawfully done by our said attorney shall be construed as being signed and/or executed by us and/or done by us.
11. To execute and effect demolition of the existing structures as mentioned in the Schedule below, all repairs, alterations, constructions, major or minor that may be deemed necessary for the purpose of maintenance of the Schedule mentioned property including any additional structures thereto and to appoint surveyors, to engage plumbers, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for the same in our names.
12. To pay all the taxes to the concerned authority relating to the said property until the completion of the said building.
13. To file and receive back documents, to deposit money by challan or receipt and to withdraw money from any Court cases or from any office or offices and to grant proper acknowledgement receipt and to receive the consideration amount from the intending purchasers.

Shri J. K. Das
Advocate

Badal Kumar Das-
By Badal Das-
Subhas Das
Shil Kumar Das

MAA VAISHNO DEVI ENTERPRISE

Vitendra S. L.
Proprietor

14. To apply for inspection of and to inspect and judicial records any records of any office or offices in our names and on our behalf to sign and execute any document and/or any agreement, deed of conveyance or conveyances of transfer of our said Schedule properties and/or any part thereof towards the intending purchaser/s and/or transferee/s of any portion of our said properties together with the structures/units/flats/parking spaces/ basement/commercial unit of the building to be erected thereon and/or to be constructed thereon (in pursuance of the said Registered Development Agreement dated 02.09.2022) and along with proportionate share/s of the scheduled land & any easement attached thereto, in any manner, for such consideration as may be agreed to by our Attorney in their/his/its absolute discretion and to present the said document/s and/or the said agreement/s and/or to present the said deed/s of conveyance or conveyances of transfer before any Registrar (having proper jurisdiction) for registration of the same for conveying our every interest thereto fully and effectually.

However, though our said Attorney on our behalf shall negotiate, settle and accept any consideration amount from the intending purchaser/s and/or the transferee/s, they/he it shall in every case of such acceptance, shall keep a proper accounts for the same and shall only be entitled to sell and/or transfer its/ his /their allocation/s (as mentioned in the said Registered Development/Construction Agreement Dated 02.09.2022, being Registered Deed No. 020308919 for the year 2022 of A.D.S.R. Burdwan) and the subsequent Supplementary Development Agreement and to execute, present and cause register a valid Sale deed

M. S. Rao,
Advocate

Badal Kumar Dey -
@ Badal Dey -

Sudhansu

Shibsuman

MAA VAISHNO DEVI ENTERPRISE

Titendra Singh
Proprietor

before the competent Registry Office. Be it mentioned here that the Owner's and Developer's Allocation has been specifically mentioned in the Supplementary Development Agreement which has been reiterated as under;

15. We, further, authorize our Attorney to negotiate, settle and accept any consideration amount from the intending purchaser/s and/or the transferee/s, to execute, present and cause register a valid Sale deed before the competent Registry Office, in respect of all the Flats of the proposed Apartment, including a part of the share of the Owner's Allocation, which has been specifically mentioned in the Supplementary Development Agreement and reiterated the same as under;

Flat no. 4D, situated on the south-east side of the 4th Floor of the apartment, "Bimala Bina Residency", measuring a Super Build-up area of more or less 565.51 sq. ft., corresponding to more or less 361.66 Sq. Ft. Covered area.

Further, our said Attorney in pursuance of the said Registered Development/Construction Agreement Dated 02.09.2022, being Deed No. 020308919 For the year 2022 of A.D.S.R., Bardhaman and the subsequent, registered Supplementary Development Agreement(s), being Deed No. 04751 of 2024, shall always have the power to make development of our said Schedule ~~property~~/properties in all intent.

Advocate

AND the Power-of-Attorney Holders shall handover all the consideration money, in respect of the Flats of the Owner's Allocation, if any payable to the

Badal Kumar Das-
@ Badal Das-

Subhas Das

Shib Sampran

MAA VAISHNO DEVI ENTERPRISE

Titendra S. L.
Proprietor

Owners, after adjusting the amount as mentioned in the Development agreement dated 22.08.2022 and the Supplementary Development Agreement.

AND GENERALLY, to do execute and perform any other act, matter of things whatsoever as may be considered necessary by our said attorney in relation to the said Scheduled properties as fully and effectually in all respect as we ourselves could do the same if we were personally present.

And We, hereby agree and undertake to ratify and confirm all and whatsoever the ATTORNEY shall do or purport to do by virtue of this General Power of Attorney/Development Power-of-Attorney in respect of the said property/properties as also mentioned in the Schedule herein below, together with any structures there on.

SCHEDULE (ABOVE REFERRED TO)

All that the "Bastu" class of land (with structures) measuring a total area of 4308 Sq. Ft. or 06 (Six) Cottah (more or less) lying and situated within the Burdwan Municipality bearing Holding No. 16 of Ward No. 13, Mohalla- C.N.P. South Para, also appertaining to C.S. Plot No. 1049, Balidanga G.S. Colony LOP No. 166, R.S. Plot No. 1049/2378 (One thousand forty nine/ Two thousand three hundred seventy eight), L.R. Plot No. 2572 (Two thousand five hundred seventy two) under present L.R. Khatian Nos. 9546, 9547, 9548 & 9761 of Mouza- Balidanga, J.L. No. 35, P.S.- Burdwan Sadar, District- Purba Bardhaman, along with building thereon, measuring a total constructed area more or less 1930 sq. ft..

Mr. Ma.
Adus Cete

Butte and bounded:

to the North by Average 42 ft. wide Sarishadanga Road (Metal).

Badal Kumar Das -
@ Badal Das -

Subhas Das

Shib Samkar Das

MAA VAISHNO DEVI ENTERPRISE

Titendra Das
Proprietor

to the South by Plot No. 1049/2379.

to the East by common open land of the Owners.

to the West by about Average 29 ft. wide Ambagan Colony Road (Metal).

IN WITNESS WHEREOF We, the Principals above named, have executed this General Power of Attorney on this the 16th Day of July, 2024.

In the presence of Witnesses

Badal Kumar Das -
@ Badal Das -

Subhas Das

Shib Samkar Das

(Signatures of the Principals/Executors)

MAA VAISHNO DEVI ENTERPRISE

Titendra Das

Proprietor

(Signature/s of the Attorney)

Drafted by me

Santi Ranjan Das,

Advocate

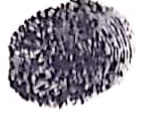
Enrollment no. WB/281/2005

District Judges Court, at Burdwan, Purba Bardhaman

1. Syed Qutub Hossain
S/O - Syed Liakat Hossain
at Goda, P.O. - Lakshmi
Dist - Purba Bardhaman

2. Sayyid Saman
C/O Mr. Swaraj Ch Saman
100 Shreehari Puri
P. Burdwan - 3

Finger Print and Photo

Left Hand						 <i>Badal Kumar Das</i>
	Thumb	Index	Middle	Ring	Little	
Right Hand						

The above-mentioned Photo & Finger

Prints are attested by me

Signature Badal Kumar Das @ Badal Das -

Left Hand						 <i>Subhas Das</i>
	Thumb	Index	Middle	Ring	Little	
Right Hand						

The above-mentioned Photo & Finger

Prints are attested by me

Signature Subhas Das

Left Hand						 <i>Shub Samrat Das</i>
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Right Hand						

The above-mentioned Photo & Finger

Prints are attested by me

Signature Shub Samrat Das

Left Hand						 <i>Jitendra Sat</i>
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Right Hand						

The above-mentioned Photo & Finger

Prints are attested by me

Signature Jitendra Sat

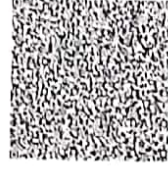
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ANLPD4356Q



नाम / Name
BADAL KUMAR DAS

पिता का नाम / Father's Name
SUDHIR DAS

जन्म की तारीख
Date of Birth
14/02/1964

Badal Kumar Das
हस्ताक्षर / Signature

13102020

Badal Kumar Das—
@ Badal Das—

भारत सरकार
Government of India

आधार

Issue Date: 12/09/2013



Badal Kumar Das
DOB: 14/02/1964
Male





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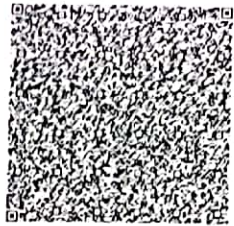
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार

Print Date: 14/08/2022

Address: S/O: Sudhir Das, CHOTONILPUR
AMBAGAN, Burdwan - I, Bardhaman, West
Bengal, 713103



9837 1154 9484

1947 help@uidai.gov.in www.uidai.gov.in

Badal Kumar Das—
@ Badal Das—

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBHAS DAS
SUDHIR DAS

21/01/1963
Permanent Account Number
BINPD9191D

Signature



Subhas Das



भारत सरकार



आधार

भारत सरकार
Government of India

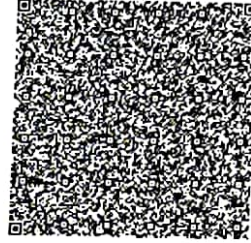
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0000/00657/12229

To
Subhas Das
S/O: Sudhir Das
CHOTONILPUR AMBAGAN
Burdwan - I
Bardhaman West Bengal - 713103
8250728705

Signature valid

Digitally signed by
SUBHAS DAS
Unique Identification
Authority of India
Date: 2023.03.15 12:08:43
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

5442 9587 8233

VID : 9122 9696 6094 0886

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



आधार

Issue Date: 12/09/2013



Subhas Das
Date of Birth/DOB: 21/01/1963
Male/ MALE

5442 9587 8233

VID : 9122 9696 6094 0886

मेरा आधार, मेरी पहचान

Subhas Das

आयकर विभाग
INCOME TAX DEPARTMENT
SHIB SANKAR DAS
SUDHIR KR DAS
15/11/1967
Permanent Account Number
BAVPD4498R
Signature
शिव संकर सरकार
भारत सरकार
GOVT. OF INDIA



Shib Sankar Das



भारत सरकार
Government of India

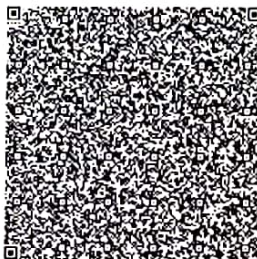
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0667/00259/94953

To
Shib Sankar Das
S/O: Sudhir Kumar Das
CHOTONILPUR AMBAGAN
Burdwan - I
Bardhaman West Bengal - 713103
9775372436

Signature valid

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 05
Date: 2022.11.15 05:32:30
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

4552 5179 2329

VID : 9132 2976 9707 2209

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 12/09/2013



Shib Sankar Das
Date of Birth/DOB: 15/11/1967
Male/ MALE

4552 5179 2329

VID : 9132 2976 9707 2209

मेरा आधार, मेरी पहचान

Shib Sankar Das

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJMPS1601C



नाम /NAME

JITENDRA SAHA

पिता का नाम /FATHER'S NAME

BADRI NARAYAN SAHA

जन्म तिथि /DATE OF BIRTH

08-10-1969

हस्ताक्षर /SIGNATURE

Jitendra Saha

[Handwritten signature]

आयकर आयुक्त, प.ब.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

[Handwritten signature]

ভারত সরকার
Government of India
সৈয়দ সাবির হোসেন
Syed Sabir Hossain
জন্মতারিখ / DOB 26/08/1992
পুরুষ / Male
4947 0625 5434
আধার - সাধারণ মানুষের অধিকার

ভারতীয় বৈশিষ্ট্য পরিচয়-প্রাধিকরণ
Unique Identification Authority of India
ঠিকানা: /- সৈয়দ লিয়াকত হোসেন
পোদা, কয়েততলা, বিরুলিকুড়ি, লাকুর্ডি
বর্ধমান, পশ্চিম বঙ্গ,
Address S/O Syed Liakat
Hossain, goda, koyettala,
Birulikuri, Lakurdi,
Bardhaman, West Bengal,
713102
4947 0625 5434
1947
www.uidai.gov.in

Syed Sabir Hossain

Major Information of the Deed

Deed No :	I-0203-04767/2024	Date of Registration	16/07/2024
Query No / Year	0203-8001885391/2024	Office where deed is registered	
Query Date	16/07/2024 2:22:02 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SANTI RANJAN HAZRA Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 7029254141, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 92,36,948/-		
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]:- 020304751/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

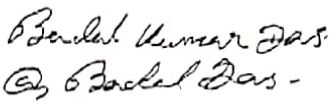
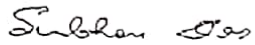
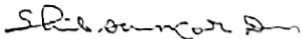
District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Sarisadanga Road, Mouza: Balidanga, Ward No. 13 Pin Code : 713103

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-1049/2378	RS-9747	Bastu	Bastu	4308 Sq Ft	1/-	78,98,011/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					9.8725Dec	1 /-	78,98,011 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1030 Sq Ft.	1/-	7,14,562/-	Structure Type: Structure
Gr. Floor, Area of floor : 1030 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	900 Sq Ft.	1/-	6,24,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1930 sq ft	2 /-	13,38,937 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri BADAL KUMAR DAS, (Alias: Mr BADAL DAS) (Presentant) Son of Late SUDHIR KUMAR DAS Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office	Photo  16/07/2024	Finger Print  Captured LTI 16/07/2024	Signature  16/07/2024
CHOTONILPUR AMBAGAN BALIDANGA, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ANxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				
2	Name Shri SUBHAS DAS Son of Late SUDHIR KUMAR DAS Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office	Photo  16/07/2024	Finger Print  Captured LTI 16/07/2024	Signature  16/07/2024
CHOTONILPUR AMBAGAN BALIDANGA, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: BIxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				
3	Name Shri SHIB SANKAR DAS Son of Late SUDHIR KUMAR DAS Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office	Photo  16/07/2024	Finger Print  Captured LTI 16/07/2024	Signature  16/07/2024
CHOTONILPUR AMBAGAN BALIDANGA, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: BAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				

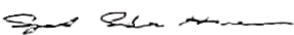
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA VAISHNO DEVI ENTERPRISE 82/1 MANDIR ROAD DUM DUM, City:- Not Specified, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AJxxxxxx1C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JITENDRA SAHA Son of BADRINARAYAN SAHA Date of Execution - 16/07/2024, , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office	 Jul 16 2024 3:04PM	 Captured LTI 16/07/2024	 16/07/2024
82/1C MANDIR ROAD DU DUM, City:- Not Specified, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AJxxxxxx1C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA VAISHNO DEVI ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SK SABIR HOSSAIN Son of Mr LIYAKAT HOSSAIN LAKURDI, City - Burdwan, P.O:- LAKURDI, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN - 713102	 16/07/2024	 Captured 16/07/2024	 16/07/2024
Identifier Of Shri BADAL KUMAR DAS, Shri SUBHAS DAS, Shri SHIB SANKAR DAS, Mr JITENDRA SAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri BADAL KUMAR DAS	MAA VAISHNO DEVI ENTERPRISE-2584 Sq Ft
2	Shri SUBHAS DAS	MAA VAISHNO DEVI ENTERPRISE-862 Sq Ft
3	Shri SHIB SANKAR DAS	MAA VAISHNO DEVI ENTERPRISE-862 Sq Ft
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri BADAL KUMAR DAS	MAA VAISHNO DEVI ENTERPRISE-400.00000000 Sq Ft
2	Shri SUBHAS DAS	MAA VAISHNO DEVI ENTERPRISE-500.00000000 Sq Ft
3	Shri SHIB SANKAR DAS	MAA VAISHNO DEVI ENTERPRISE-130.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Shri SUBHAS DAS	MAA VAISHNO DEVI ENTERPRISE-400.00000000 Sq Ft
2	Shri SHIB SANKAR DAS	MAA VAISHNO DEVI ENTERPRISE-500.00000000 Sq Ft

On 16-07-2024

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.

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

Presented for registration at 14 00 hrs on 16-07-2024, at the Office of the A.D.S.R. Bardhaman by Shri BADAL KUMAR DAS Alias Mr BADAL DAS, one of the Executants.

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 92,36,948/-

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

Execution is admitted on 16/07/2024 by 1. Shri BADAL KUMAR DAS, Alias Mr BADAL DAS, Son of Late SUDHIR KUMAR DAS, CHOTONILPUR AMBAGAN BALIDANGA, P.O: SRIPALLY, Thana: Bardhaman , , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 2. Shri SUBHAS DAS, Son of Late SUDHIR KUMAR DAS, CHOTONILPUR AMBAGAN BALIDANGA, P.O: SRIPALLY, Thana: Bardhaman

, , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 3. Shri SHIB SANKAR DAS, Son of Late SUDHIR KUMAR DAS, CHOTONILPUR AMBAGAN BALIDANGA, P.O: SRIPALLY, Thana: Bardhaman , , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business

Indetified by Mr SK SABIR HOSSAIN, , Son of Mr LIYAKAT HOSSAIN, LAKURDI, P.O: LAKURDI, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by profession Business

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

Execution is admitted on 16-07-2024 by Mr JITENDRA SAHA, PROPRIETOR, MAA VAISHNO DEVI ENTERPRISE, 82/1 MANDIR ROAD DUM DUM, City:- Not Specified, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr SK SABIR HOSSAIN, , Son of Mr LIYAKAT HOSSAIN, LAKURDI, P.O: LAKURDI, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, 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 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7561, Amount: Rs.50.00/-, Date of Purchase: 30/04/2024, Vendor name: Sanjay Acharyya



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 153760 to 153791
being No 020304767 for the year 2024.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2024.09.05 15:55:41 +05.30
Reason: Digital Signing of Deed

(Sanjit Sardar) 05/09/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.