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पश्चिम बंगाल WEST BENGAL
8-18/1154974/23
Signature should be attached to the document
are the part of this document

AL 281963

Addl. Dist. Sub-Registrar
TAMALUK

15 MAY 2023

- Anil-Rakesh -

- Indira Rakesh -

- Chandana Sinha -

ARU CONSTRUCTION

Anand Kumar Singh

Raj Kumar Singh, Partner

Coral Niti.

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

Handwritten signature/initials.

26
তারিখ ২০২১-০৫-২৬
মূল্য

মোঃ-খান বাজার লাইসেন্স নং-৪/১৫

ক্রেতার নাম Ananda Koro, Niyak.

গ্রাম Purbatapur.

ধান Tamruk. জেলা-পূর্ব মেদিনীপুর

কৈঃ

ক্রেতার নাম হরি গুরুজী (স্বাক্ষর)

1 Anil Rakshit

1 Anil Rakshit
L.T.I-288

2 Ishina Rakshit
L.T.I-289

3 Chandana Sinha.
L.T.I-290

4 Anandarum Nayan
L.T.I-291

5 Raj Kumar Singh.
L.T.I-292

6 Utpal Maht.
L.T.I-293



Addl. Dist. Sub-Registrar
TAMLUK

19 5 MAY 2021

8 MAY 2023

Anand Koro Niyak.
S/o - Anand Ch. Niyak.
Vill - Dhainda
P.O. & P.S. - Tamruk.
Dist - Purb Medinipur

Amil Parbatipuri -

2

Suhna Babashit.

Chandana Sinha.

ARU CONSTRUCTION

Anand Kumar Nayak
Raj Kumar Singha.

Partner
Utpal Maiti.

KNOW ALL MEN BY THESE PRESENTS we (1) **ANIT RAKSHIT [PAN. BNWPR1154G]**, son of Late Sujit Rakshit, grandson of Late Ardhendu Sekhar Rakshit, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, (2) **TUHINA RAKSHIT [PAN. ADFPR5878R]** daughter of Late Ardhendu Sekhar Rakshit, by faith - Hindu, by occupation - others, by nationality - Indian, residing at 13, Adwaita Mullick Lane, Liberty Cinema, P.O. Beadon Street, P.S. Beadon Street, District - Kolkata, Pin - 700006, West Bengal & (3) **CHANDANA SINHA [PAN. CHMPS4485E]**, wife of Vivekananda Saha, daughter of Late Ardhendu Sekhar Rakshit, by faith - Hindu, by occupation - House Wife., by nationality - Indian, residing at B.N. Sen Road, Khagra, P.S. Berhampore, District - Murshidabad, Pin - 742103, West Bengal, hereinafter called and referred to as the "**LANDOWNERS/PRINCIPALS/EXECUTANTS**", do hereby nominate, constitute and appoint **ARU CONSTRUCTION [PAN. ABWFA2569H]**, a Partnership Firm, having its office at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, represented by its Partners namely (1) **ANANDA KUMAR NAYAK [PAN. ACPPN9657D]**, son of Late Ranjan Kumar Nayak, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhma Temple, Ward No. 13, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, (2) **RAJKUMAR SINGHA [PAN. AKIPS3663H]**, son of Late Haranath Singha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhma Temple, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal & (3) **UTPAL MAITI [PAN. APEPM7235A]**, son of Late Manas Mohan Maiti, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Chalandika Para, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorised and lawful Attorney for us in my names on my behalf and to to exercise, execute and perform all and every / any of the acts, deeds, matters and things.



Anil-Rakshit-

3

Suhini Rakshit.
Chandana Sinha.

ARU CONSTRUCTION
Anand Kumar Nayak
Raj Kumar Singh.
Partner
Utpal Maiti.

WHEREAS we are the absolute joint owners of **ALL THAT** piece and parcel of Bastu land measuring undivided $3/6^{\text{th}}$ share of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less i.e 3.452 (Three point Four Five Two) Decimals be the same a little more or less, comprised in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 90 corresponding to L.R. Khatian Nos. [in the name of (1) Anil Rakshit, (2) Chandana Rakshit, (3) Chandana Sinha , Landowners herein], lying and situated at Mouza - Parbatipur, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality (formerly known as Tamluk Municipality), in Ward No. 13, in the District Purba Midnapore, Pin Code 721636, in the State of West Bengal, morefully described in the Schedule hereinafter written, hereinafter called and referred to as the "**SAID PROPERTY**".

AND WHEREAS we, the Landowners/Executants entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by us with the said **ARU CONSTRUCTION [PAN. ABWFA2569H]**, a Partnership Firm, having its office at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, represented by its Partners namely (1) **ANANDA KUMAR NAYAK [PAN. ACPN9657D]**, son of Late Ranjan Kumar Nayak, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhim Temple, Ward No. 13, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, (2) **RAJKUMAR SINGHA [PAN. AKIPS3663H]**, son of Late Haranath Singha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhim Temple, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal & (3) **UTPAL MAITI [PAN. APEPM7235A]** son of Late Manas Mohan Maiti, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Chalandika Para, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal.



Anil-Rakehil-

4

Sahna Rakeshul-

Bhandara Sanka,

ARU CONSTRUCTION

Anand Kumar Singh

Partner
C/O at Naiti,

The said Development Agreement was registered on 08-05-2023 , in the office of the A.D.S.R. Tamluk, and recorded as Deed No. 2684. for the year 2023.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners appointing the SAID ATTORNEY HOLDER as my true authorised and lawful attorney for my names 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 Tamluk Municipality, CESC Ltd./ 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 Development Agreement for allotment/registration and sale of flats, 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 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.

Avil-Pakshil- 5

Shina Pakshil.

Chandona Sinla.

ARU CONSTRUCTION
Anand Kumar Nayam
Raj Kumar Singh Partner
Chennai 600 011.

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 my said premises before Bidhannagr Municipal Corporation or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.

5. To pay all Municipal/Corporation and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.

6. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbour's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instrument and document in respect of sale of flats/s, units and / or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.



Anil-Rakesh-⁶

Shiva Rakesh.

Shandana Singh.

ARU CONSTRUCTION

Anand Kumar Singh
Raj Kumar Singh Partner
Chitwan, Nepal.

7. To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representative.

8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement / contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.

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 Development Agreement, as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building/s relating to Developer's Allocation in my 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.

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

Ani Rakshit - 7

Silva Prabhat.

Chandana Sinha.

ARU CONSTRUCTION

Anand Kumar Nigam
Rep. Karm Singh, Partner
Ctpr Miti.

anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That my Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement 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 my 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 Development Agreement.

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



Anil - Rakshit -

Tuhina Rakshit.

Chandana Sinha.

ARU CONSTRUCTION

Anand Kumar Singh

Rep Kumar Singh Partner

Chitpal Maithi.

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

AND we hereby ratify and confirm and agree or undertake the act whatsoever my 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 Development Agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring undivided 3/6th share of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less i.e 3.452 (Three Point Four Five Two) Decimals be the same a little more or less, comprised in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 90 corresponding to L.R. Khatian Nos. [in the name of (1) Anil Rakshit, (2) Tuhina Rakshit, (3) Chandana Sinha , Landowners herein], lying and situated at Mouza - Parbatipur, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality (formerly known as Tamluk Municipality), in Ward No. 13, in the District Purba Midnapore, Pin Code 721636, in the State of West Bengal. The plot of land is butted & bounded as follows :

Anil-Rakshit- 9

Indira Rakshit.

Charadma Sinha,

ARU CONSTRUCTION
Anand Kumar Nayan
Raj Kumar Singh, Partner
Utpal Maiti.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 8 th day of May, 2023 in presence of witnesses.

Drafted By -

Soumitra Kumar Bag

(Soumitra Kumar Bag)

Advocate

En. No - F1887/1985 of 1995

Bar Council of West Bengal

Witnesses -

1. Jagan Kanan Rakshit,
S/o. Late Ganshari Rakshit,
73. Sisio Bhatnagar Sarani,
Kolkata - 70006.

2. Panchanan Das.
S/o Late Jamini Panchanan Das.
40/B-2 Kashi Mitra Ghat St.
Kol-3.



(10)

Anil-Rakshit-

Tuhina Rakshit.

Chandana Sinha.

ARU CONSTRUCTION

Anand Kumar Nayan

Raj Kumar Singh Partner

Chopal Mohi.

Photo, Signature and Thumb Impression ANIL RAKSHIT :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Anil-Rakshit

Photo, Signature and Thumb Impression TUHINA RAKSHIT :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Tuhina Rakshit.

Photo, Signature and Thumb Impression CHANDANA SINHA :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Chandana Sinha.


Anil

(11)

Anil-Rakshit-

Thina Rakshit.

Randana Sinha

ARU CONSTRUCTION

Anand Kumar Nayak

Raj Kumar Singh. Partner

Utpal Maiti.

Photo, Signature and Thumb Impression ANANDA KUMAR NAYAK :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Anand Kumar Nayak

Photo, Signature and Thumb Impression RAJKUMAR SINGHA :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Raj Kumar Singh

Photo, Signature and Thumb Impression UTPAL MAITI :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Utpal Maiti.


Anil-Rakshit

(12)

Anil - Rakshit -

Indira Prashit.

Chandana Linda.

ARUN KUMAR SINGH
ARU CONSTRUCTION

Raj Kumar Singh.
Partner
Gopal Naiti,

Photo , Signature and Thum Impression of Identifier - Arun Kumar Nayak :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Arun kumar. Nayak.





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. TAMLUK, District Name :Purba Midnapore

Signature / LTI Sheet of Query No/Year 11038001154974/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Anit Rakshit Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636	Principal		 L.T.I-288	Anit Rakshit 08/5/23
2	Tuhina Rakshit 13 Adwaita Mullick Lane Liberty Cinema, City:- Not Specified, P.O:- Beadon Street, P.S:- Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700006	Principal		 L.T.I-289	Tuhina Rakshit 08/5/23
3	Chandana Sinha B.n Sen Road Khagra, City:- Not Specified, P.O:- Berhampore, P.S:- Berhampore, District:- Murshidabad, West Bengal, India, PIN:- 742103	Principal		 L.T.I-290	Chandana Sinha 08/5/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Ananda Kumar Nayak Village:- Parbatipur, P.O:- Tamluk, P.S:- Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636	Represent ative of Attorney [Aru Constructi on]			<i>Ananda Kumar Nayak</i> 08/5/23 L.T.-292
5	RajKumar Singha Village:- Parbatipur, P.O:- Tamluk, P.S:- Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636	Represent ative of Attorney [Aru Constructi on]			<i>Raj Kumar Singha</i> 08/5/23 L.T.-292
6	Utpal Maiti Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636	Represent ative of Attorney [Aru Constructi on]			<i>Utpal Maiti</i> 08/5/23 L.T.-292
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Arun Kumar Nayak Son of Mr Bharat Chandra Nayak Village:- Dharinda, P.O:- Tamluk, P.S:- Tamluk, District:- Purba Midnapore, West Bengal, India, PIN:- 721636	Anit Rakshit, Tuhina Rakshit, Chandana Sinha, Ananda Kumar Nayak, RajKumar Singha, Utpal Maiti			<i>Arun Mr. Nayak</i> 08/5/23

(Kaushik Bhattacharya)
ADDITIONAL DISTRICT
SUB-REGISTRAR

Major Information of the Deed

Deed No :	I-1103-02840/2023	Date of Registration	15/05/2023
Query No / Year	1103-8001154974/2023	Office where deed is registered	
Query Date	08/05/2023 3:40:16 PM	A.D.S.R. TAMLUK, District: Purba Midnapore	
Applicant Name, Address & Other Details	Arun Kumar Nayak Tamluk, Thana : Tamluk, District : Purba Midnapore, WEST BENGAL, PIN -721636, Mobile No. : 9734217841, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 63,79,658/-		
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]:- 110302684/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Panskura Bus Stand to Barobazar Road (Parbatpur), Road Zone : (Bus Stand -- PC. Chandra) , Mouza: Parbatipur, Pin Code : 721636

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-662	RS-90	Commercial	Bastu	3.32 Dec		61,40,621/- Width of Approach Road: 18 Ft., Adjacent to Metal Road,, Project Name :
L2	RS-663	RS-90	Commercial	Bastu	0.078 Dec		1,44,267/- Width of Approach Road: 18 Ft., Adjacent to Metal Road,, Project Name :
L3	RS-664	RS-90	Commercial	Bastu	0.054 Dec		94,770/- Width of Approach Road: 18 Ft., Project Name :
		TOTAL :			3.452Dec	0 /-	63,79,658 /-
		Grand Total :			3.452Dec	0 /-	63,79,658 /-

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Anit Rakshit (Presentant) Son of Late Sujit Rakshit Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bnxxxxxx4g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence
2	Tuhina Rakshit Daughter of Late Ardhendu Sekhar Rakshit 13 Adwaita Mullick Lane Liberty Cinema, City:- Not Specified, P.O:- Beadon Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:-700006 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: adxxxxxx8r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence
3	Chandana Sinha Daughter of Late Ardhendu Sekhar Rakshit B.n Sen Road Khagra, City:- Not Specified, P.O:- Berhampore, P.S:- Berhampore, District:-Murshidabad, West Bengal, India, PIN:- 742103 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: chxxxxxx5e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Aru Construction Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 PAN No.:: abxxxxxx9h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ananda Kumar Nayak Son of Late Ranjan Kumar Nayak Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx7d,Aadhaar No Not Provided Status : Representative, Representative of : Aru Construction (as developer)
2	RajKumar Singha Son of Late Haranath Singha Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx3h,Aadhaar No Not Provided Status : Representative, Representative of : Aru Construction (as developer)
3	Utpal Maiti Son of Late Manas Mohan Maiti Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxxx5a,Aadhaar No Not Provided Status : Representative, Representative of : Aru Construction (as developer)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arun Kumar Nayak Son of Mr Bharat Chandra Nayak Village:- Dharinda, P.O:- Tamluk, P.S:- Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636			
Identifier Of Anit Rakshit, Tuhina Rakshit, Chandana Sinha, Ananda Kumar Nayak, RajKumar Singha, Utpal Maiti			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Anit Rakshit	Aru Construction-1.10667 Dec
2	Tuhina Rakshit	Aru Construction-1.10667 Dec
3	Chandana Sinha	Aru Construction-1.10667 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Anit Rakshit	Aru Construction-0.026 Dec
2	Tuhina Rakshit	Aru Construction-0.026 Dec
3	Chandana Sinha	Aru Construction-0.026 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Anit Rakshit	Aru Construction-0.018 Dec
2	Tuhina Rakshit	Aru Construction-0.018 Dec
3	Chandana Sinha	Aru Construction-0.018 Dec

On 08-05-2023

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

Presented for registration at 16:10 hrs on 08-05-2023, at the Private residence by Anit Rakshit , 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 63,79,658/-

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

Execution is admitted on 08/05/2023 by 1. Anit Rakshit, Son of Late Sujit Rakshit, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business, 2. Tuhina Rakshit, Daughter of Late Ardhendu Sekhar Rakshit, 13 Adwaita Mullick Lane Liberty Cinema, P.O: Beadon Street, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 3. Chandana Sinha, Daughter of Late Ardhendu Sekhar Rakshit, B.n Sen Road Khagra, P.O: Berhampore, Thana: Berhampore, , Murshidabad, WEST BENGAL, India, PIN - 742103, by caste Hindu, by Profession Others

Indetified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-05-2023 by Ananda Kumar Nayak, developer, Aru Construction, Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-05-2023 by RajKumar Singha, developer, Aru Construction, Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-05-2023 by Utpal Maiti, developer, Aru Construction, Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
Purba Midnapore, West Bengal

On 15-05-2023

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.

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 23, Amount: Rs.100.00/-, Date of Purchase: 04/05/2023, Vendor name:
Madhusudan Adhikary



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
Purba Midnapore, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 110302840 for the year 2023.



Digitally signed by KAUSHIK
BHATTACHARYYA
Date: 2023.05.15 16:39:23 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2023/05/15 04:39:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
West Bengal.

(This document is digitally signed.)