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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 282037

14.53
8/1323879/23

Certified that the document is admitted to
Registration. The endorsement sheets and
Signature sheets attached to this document
are the part of this document

8/

Addl. Dist. Sub-Registrar
TAMLUK

23 MAY 2023

Kalyani Paul
ARU CONSTRUCTION
Anandaram Majhi
Raj Kumar Singh Partner
Chand Maiti.

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

8/1323879/23

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ক্রমিক নং তারিখ ১৪/৫/২৬
মূল্য

মোঃ-খদির বাজার লাইসেন্স নং-৪/১৫

ক্রেতার নাম ARU Construction

গ্রাম Panchalipur.

থানা Tamkur. জেলা-পূর্ব মেদিনীপুর

কৈঃ

ক্রেতার নাম ডাঃ মুদ্রা চারিধার

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ARU CONSTRUCTION



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Addl. Dist. Sub-Registrar
TAMKUR

23 MAY 2023

Kalyani Paul
ARU CONSTRUCTION
 Anand Kumar Nayak
 Raj Kumar Singha, Partner
 Utpal Maiti

KNOW ALL MEN BY THESE PRESENTS I, KALYANI PAUL [PAN. AOQPP8069Q], wife of Tapan Kumar Paul, by faith - Hindu, by occupation – House Wife , by nationality - Indian, residing at 11/B, Monilal Banerjee Road, Khiddipore, P.O. Khiddipore , P.S. Garden Reach , District - Kolkata, Pin - 700023, West Bengal, hereinafter called and referred to as the **"LANDOWNER/PRINCIPAL/EXECUTANT"**, 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 Bargabhima 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 Bargabhima 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.

WHEREAS I am the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring **01.356 (One point Three Five Six) Decimals** be the same a little more or less comprised in **R.S./L.R. Dag No. 663**, under **R.S. Khatian No. 183**, **L.R. Khatian No. 339** corresponding to **L.R. Khatian No. 1297 [in the name of Kalyani Paul, Landowner 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"**.

[Handwritten signature]

Kalyani Paul
ARU CONSTRUCTION
 Anand Kumar Nayak
 Raj Kumar Singh, Partner
 Utpal Maiti,

AND WHEREAS I, the Landowner/Executant 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. The said Development Agreement was registered on 23.05.2023, in the office of the A.D.S.R. Office Tamluk, and recorded as Deed No. 3026 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

[Signature]

Kalyani Paul

ARU CONSTRUCTION

Anand Kumar Singh

Raj Kumar Singh Partner

Chitra Nath

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.

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 Tamluk Municipality 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.
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

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Kalyani Paul

ARU CONSTRUCTION

Anand Kumar Singh

Raj Kumar Singh, Partner

C/ Pal Nait:

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 / contact 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 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.



Kalyani Paul
 ARU CONSTRUCTION
 Anand Kumar Nayak
 Raj Kumar Singh, Partner
 Chitpal Nayak.

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.

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 **01.356 (One point Three Five Six) Decimals be the same a little more or less** comprised in **R.S./L.R. Dag No. 663**, under R.S. Khatian No. 183, L.R. Khatian No. 339 corresponding to **L.R. Khatian No. 1297 [in the name of Kalyani Paul, Landowner 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 said plot of land is butted & bounded as follows :-

ON THE NORTH	:	R.S. & L.R. Dag No. 663.
ON THE SOUTH	:	R.S. & L.R. Dag No. 663.
ON THE EAST	:	R.S. & L.R. Dag No. 663
ON THE WEST	:	R.S. & L.R. Dag No. 663.

Page No.

Kalyani Paul

ARU CONSTRUCTION

Anand Kumar Nag

Raj Kumar Singh, Partner

Chaitanya Maiti

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 23 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

Kalyani Paul

Landowner/Principal

WITNESSES :-

1. Sukdev Singh
Barbotipura, Tamaluk

2. Arun K. Nag
Dharmada, Tamaluk

ARU CONSTRUCTION

Anand Kumar Nag

Raj Kumar Singh, Partner

Chaitanya Maiti

Attorney

[Signature]

Kalyani Paul

ARU CONSTRUCTION

Anand Kumar Nayak

Raj Kumar Singh, Partner

Chalait

Photo, Signature and Thumb Impression KALYANI PAUL :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Kalyani Paul

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 Singha



Kalyani Paul

ARU CONSTRUCTION

Anand Kumar Nayak

Raj Kumar Singh Partner
Utpal Maity

Photo, Signature and Thumb Impression UTPAL MAITY :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Utpal Maity

NAME OF IDENTIFIER :- ARUN KUMAR NAYAK

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Arun Kumar Nayak



Major Information of the Deed

Deed No :	I-1103-03040/2023	Date of Registration	23/05/2023
Query No / Year	1103-8001323879/2023	Office where deed is registered	
Query Date	23/05/2023 2:13:22 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 :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 25,08,036/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 28/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 110303026/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

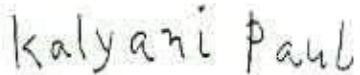
Land Details :

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

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-663	RS-1297	Commercial	Bastu	1.356 Dec		25,08,036/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					1.356Dec	0 /-	25,08,036 /-	



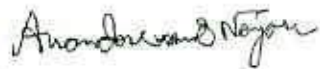
Principal Details :

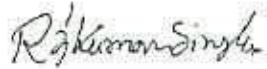
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Kalyani Paul (Presentant) Wife of Mr Tapan Kumar Pal Executed by: Self, Date of Execution: 23/05/2023 , Admitted by: Self, Date of Admission: 23/05/2023 ,Place : Office			
		23/05/2023	LTI 23/05/2023	23/05/2023
Village:- 11/b Monilal Banerjee Roa, P.O:- Khidirpur, P.S:-Garden Reach, District:-South24-Parganas, West Bengal, India, PIN:- 700023 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: aoxxxxxx9q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/05/2023 , Admitted by: Self, Date of Admission: 23/05/2023 ,Place : Office				

Attorney Details :

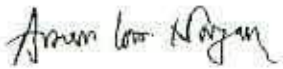
Sl No	Name,Address,Photo,Finger print and Signature			
1	Aru Construction Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 PAN No.: abxxxxxx9h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Ananda Kumar Nayak Son of Late Ranjan Kumar Nayak Date of Execution - 23/05/2023, , Admitted by: Self, Date of Admission: 23/05/2023, Place of Admission of Execution: Office			
		May 23 2023 3:20PM	LTI 23/05/2023	23/05/2023
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	Name Mr RajKumar Singh Son of Late Haranath Singha Date of Execution - 23/05/2023, , Admitted by: Self, Date of Admission: 23/05/2023, Place of Admission of Execution: Office	Photo  May 23 2023 3:21PM	Finger Print  LTI 23/05/2023	Signature  23/05/2023
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	Name Utpal Maiti Son of Late Manas Mohan Maiti Date of Execution - 23/05/2023, , Admitted by: Self, Date of Admission: 23/05/2023, Place of Admission of Execution: Office	Photo  May 23 2023 3:22PM	Finger Print  LTI 23/05/2023	Signature  23/05/2023
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
Shri Arun Kumar Nayak Son of Shri Bharat Chandra Nayak Village:- Dharinda, P.O:- Tamluk, P.S:- Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 72166			
	23/05/2023	23/05/2023	23/05/2023
Identifier Of Mrs Kalyani Paul, Ananda Kumar Nayak, Mr RajKumar Singh, Utpal Maiti			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kalyani Paul	Aru Construction-1.356 Dec

On 23-05-2023

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.

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

Presented for registration at 14:53 hrs on 23-05-2023, at the Office of the A.D.S.R. TAMLUK by Mrs Kalyani Paul ,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 25,08,036/-

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

Execution is admitted on 23/05/2023 by Mrs Kalyani Paul, Wife of Mr Tapan Kumar Pal, P.O: Khidirpur, Thana: Garden Reach, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession House wife

Indetified by Shri Arun Kumar Nayak, , Son of Shri Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 72166, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-05-2023 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 Shri Arun Kumar Nayak, , Son of Shri Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 72166, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-05-2023 by Mr RajKumar Singh, developer, Aru Construction, Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Shri Arun Kumar Nayak, , Son of Shri Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 72166, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-05-2023 by Utpal Maiti, developer, Aru Construction, Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Shri Arun Kumar Nayak, , Son of Shri Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 72166, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 28.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 487, Amount: Rs.100.00/-, Date of Purchase: 19/05/2023, 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

Volume number 1103-2023, Page from 56041 to 56056

being No 110303040 for the year 2023.



Digitally signed by KAUSHIK
BHATTACHARYYA
Date: 2023.05.23 16:58:38 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2023/05/23 04:58:38 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)