

7504/2024

I-07580/2024

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 178060

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

Collingwood

District Sub-Registrar-I
Purba Bardhaman

30 AUG 2024

DEED OF DEVELOPER POWER OF ATTORNEY
after Registration of Development agreement

THIS DEED OF DEVELOPMENT POWER OF ATTORNEY is executed on this day of 30th day of August, in the year of two thousand twenty four in the Christian era by

TO ALL TO WHOM THESE PRESENTS SHALL COME that I, MR. AMIT PODDAR, PAN - ANUPP9819M, son of Rajendra Poddar, Indian by Nationality, Hindu by Religion, Business by Occupation, resident of 7 Hriday Sarkar Lane , Parapukur, P.O and P.S. Burdwan

Amit Poddar
Asst.

Contd.....Next Page

1005 28/08/2024

1. **पञ्चक**
 2. **कारिगरी**
 3. **रहीश**
 4. **रहीश**
 5. **रहीश**
 6. **रहीश**
 7. **रहीश**
 8. **रहीश**
 9. **रहीश**
 10. **रहीश**

27 AUG 2024



District Sub-Registrar-I
 Purba Bardhaman

30 AUG 2024

Page No. : 2

Sadar, District - Purba Bardhaman, Pin - 713101 is hereinafter called the Executant do hereby appoint, nominate and constitute

(1) Mr. Amit Poddar, PAN - ANUPP9819M, son of Rajendra Poddar and (2) Mr. Atul Poddar, PAN-AKCPP4765H, son of Rajendra Poddar, both are Indian by Nationality, Hindu by Religion, Business by Occupation, resident of 7 Hriday Sarkar Lane, Parapukur, P.O and P.S. Burdwan Sadar, District - Purba Bardhaman, Pin - 713101 are the present directors of "**PODDAR REALTORS PVT. LTD.**", CIN No. U70109WB2011PTC169550, PAN-AAGCP2937G a company Registered under the Companies Act, 1956 having its Registered office at 1No. Parcus Road, P.O and P.S Burdwan, District - Purba Bardhaman, Pin 713101, hereinafter called as **DEVELOPERS** as my constituted true and lawful attorney, in my name and on my behalf, to do perform and execute all or any of the following acts, deeds and things in respect of the properties described in the SCHEDULE below in my name and which the said attorney have agreed to do.

WHEREAS I am the sole and absolute owner and possessor of the immoveble property consisting of a plot of land thereon and which is more particularly described in schedule hereunder written and all that pieces and parcels of project buildings land measuring an area 12259 Sqft. out of 0.31 Acres, stand recorded in the name of aforesaid land owner namely Amit Poddar son of Rajendra Poddar, resident of

Amit Poddar
Adv.

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District Sub-Registrar-I
Purba Bardhaman

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7 Hriday Sarkar lane, Parapukur, P.O Burdwan, P.S Burdwan Sadar,
Dist. Purba Bardhaman, Pin 713101.

AND WHEREAS I, proposed to develop the said schedule mentioned property which is already mentioned in Registered Deed of Developemnt agreement and to construct a new multi-storied building consisting of several flats/units/car parking spaces and other units thereon and intended to sell/transfer the flats/units/car parking spaces and other units on ownership basis to the intending purchaser/purchasers.

AND WHEREAS I am unable to attain to all the matters necessary to develop of my property and to carry on such development & constructional work and other paper works relating to this property for proposed multi-storied building over the schedule mentioned property as well as to transfer the proposed flats/units/car parking spaces and other units as per terms & conditions of the Registered deed of development agreement, vide deed no. 1696 dated 29/02/2024, registered in the Book No.- I, Volume No. 0201-2024, Pages from 35311 to 36381, being deed no. 020101696 for the year 2024, which was registered in the office of the DSR-I, Burdwan entered into by me with the Developers namely "**PODDAR REALTORS PVT. LTD.**", a company Registered under the Companies Act, 1956 having its Registered office at 1No. Parcus Road, P.O and P.S Burdwan,

Signature
bww

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District Sub-Registrar-1
Purba Bardhaman

30 AUG 2024

Page No. : 4

District - Purba Bardhaman, Pin 713101, represented by its present directors namely (1) Mr. Amit Poddar, son of Rajendra Poddar and (2) Mr. Atul Poddar, son of Rajendra Poddar, both are resident of 7 Hriday Sarkar Lane, Parapukur, P.O and P.S. Burdwan Sadar, District - Purba Bardhaman, Pin - 713101, who has agreed to carry on the work of construction & development of proposed multi-storied residential building over the schedule property as per terms & conditions of the Registered deed of development agreement vide deed no. 1696 dated 29/02/2024, registered in the Book No.- I, Volume No. 0201-2024, Pages from 35311 to 36381, being deed no. 020101696 for the year 2024, which was registered in the office of the DSR-I, Burdwan as my attorney or agents with full power to develop proposed building by demolishing the old structure if any and to sell/ transfer the flats/ units/ car parking spaces and other units on ownership basis to the intending purchaser/ purchasers and hereafter stated on my behalf and in my name and which the said attorneys have agreed to do.

NOW KNOW ALL MEN BY THESE PRESENTS THAT

I, **MR. AMIT PODDAR**, son of Rajendra Poddar, resident of 7 Hriday Sarkar Lane, Parapukur, P.O and P.S. Burdwan Sadar, District - Purba Bardhaman, Pin - 713101 do hereby nominate constitute and appoint



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**District Sub-Registrar-I
Purba Bardhaman**

30 AUG 2024

(1) Mr. Amit Poddar, son of Rajendra Poddar and (2) Mr. Atul Poddar, son of Rajendra Poddar, both are resident of 7 Hriday Sarkar Lane , Parapukur, P.O and P.S. Burdwan Sadar, District - Purba Bardhaman, Pin - 713101 are the present directors of "PODDAR REALTORS PVT. LTD.", a company Registered under the Companies Act, 1956 having its Registered office at 1No. Parcus Road, P.O and P.S Burdwan, District - Purba Bardhaman, Pin 713101, to be my true & lawful Attorney with full authority & power to do and execute all acts, deeds and things mentioned below from and on my behalf and in my name viz.

1. To look after, work, manage, control, develop, supervise and administer the property mentioned in schedule below.
2. To appear before any Courts, Revenue Office, Block Land and Land Reform Office, Sub - Divisional Land and Land Reform Office, District Land and Land Reform Office, District Registrar office, Additional District Registrar Office, District Magistrate's Office, Sub - Divisional Office, District Board, Office of B. D. A, Electricity office, Panchayat Office/Zilla Parishad, Office of Guskara Municipality or any other office of local authority.
3. To apply in writing to the Competent Authority for grant of permission to develop the said property by demolishing the

Signature
b.m.



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existing structure thereon if any and constructing a new multi-storied building consisting of several flats/ units/ car parking spaces and other units thereon in its place and for that purpose to sign all applications and other to appear before the Competent Authority and to give him all the papers and Information as required and to do all acts and things necessary for the purpose of obtaining permission.

4. To appoint an architect and to get the plan of the proposed building sanctioned by the Appropriate Authority and other authorities concerned in respect of the new building proposed to be constructed thereon, under the present development rules, provided the plans, before they are submitted to the Appropriate Authority and/ or any other authorities concerned for approval, are also approved by me.
5. To make necessary applications and sign all papers, to appear before the Panchayat Authorities/ BDA/ Electricity Office/ Zila Parishad/ Municipal Authorities and/ or other authorities and to pay necessary fees & premium required for getting the plan sanctioned and to do all other acts & things as may be necessary for getting the plans of the proposed multi-storied building sanctioned by the Appropriate Authority and/ or any other authorities.

M. J. K.
Law.



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6. To apply for and obtain I.O.D. and Commencement Certificate for construction of the building from the competent authorities and for that purpose to sign applications and other papers and to pay necessary fees and all other acts and things necessary for that purpose and in that behalf.
7. To demolish the existing building or structure/s if any on the said property after the N.O.C is obtained and building plans are sanctioned and to remove all the other material therefrom and to sell such building materials at the best price available.
8. To construct proposed Multi storied apartment/building consisting of several flats/units/car parking spaces and other units on the said plot as per the sanctioned plan/s and according to specifications and other requirements of the Panachayat Authority or BDA, Electricity Office or Zilla Parishad or of the Municipal Authority or any other competent authorities and for that purpose to employ Contractors, Architects, Structural Engineers, Surveyors and other professionals as may be required in the construction of the building.
9. To enter into and sign and contract with the Contractor or Contractors for construction as well as Contractors for labour and to sign such agreements.

Signature
dm



**District Sub-Registrar-I
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10. To enter upon the said property as my licensee for the purpose of carrying on the construction work as aforesaid.
11. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally required for a building.
12. To obtain occupation and completion certificate from the Appropriate Authority, or from Guskara Municipality or BDA or any other competent authorities after the building is completed in all respects.
13. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of this present or to or in which we are or may be party or any way interested as per terms and conditions of the registered Development Agreement.
14. To negotiate for sale of the proposed flats/units/car parking space and other units at the best price available and to settle the consideration amount with the intending purchaser/s in respect of the Developer's Allocation as per terms and

Signature
K.M.



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condition of the registered deed of development agreement.

15. To enter into an agreement for sale with the intending purchasers and to enter into agreements in the prescribed form if any under the Apartment Ownership Act, or otherwise with such modifications therein as may be necessary and to execute the agreement for sale by receiving the advance amount and if required, to appear before the registering authority and presenting the same & shall admit execution and registration in respect of the Developer's Allocation as per terms and condition of the registered deed of development agreement.
16. To execute the sale deed/Sale registration or any transfer deed of the whole project save and except the Owner's Allocation i.e. Seven numbers of flats and Four Numbers of garages in (30% allocation) are as follows :
 - (i) Flat No. 1A and 1 E in First Floor, Flat being No. '2B' ; '2H' and '2G' in the Second Floor, and Flat being No. '3C' ; and '3G' in the Third Floor, in total Seven numbers of Flats as per Municipal Sanction building Plan,
 - (ii) Four numbers of Garages/Car Parking Space in the Ground Floor, as per Municipal Sanctioned plan in favour of the prospective purchasers and out of the above mentioned the developer have full right to receive

*Signature
b.w.*



**District Sub-Registrar-I
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consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution there of on our behalf and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority. And except these flats and Garages, balance area as per their respective allocation will be adjusted on the selling price in between the developer, and the Land Owners, and Developer have legal right and authority to sell/transfer the entire project buildings except abovementioned flats.

17. Be it mentioned here that the developer shall also get the legal right and authority to sell / transfer of his allocated portion without any interference from the land owner, to the intending purchaser/s of the Multi storied Building, as per their respective allocation ratio of both the parties. The Land owners shall be entitled only 30% of the built up area shall be paid or accepted subject to on condition of their adjustment with the final allocation and also get the legal right and authority to sell / transfer of the Owner's allocated portion of the flat in respect of the above mentioned Seven numbers of residential flat area and Four Garages as per said sanctioned plan of the


kw.



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Multistoried building and adjusted with their allocation shares, and the owner will get 30% shares **TOGETHER WITH** proportionate undivided impartible share and/ or interests of the Land and right, title, interest in the land of common facilities and Amenities including the right to use thereof in the proposed building.

For every first advance booking amount collected from the intending purchaser/s of each units/flats in the said proposed buildings, the developer shall be entitled to collect the advance money as per development allocation at the time of execution of the relevant agreements for sale. The owner shall be entitled only 30% of the built up area shall, be paid or accepted subject to on condition of their adjustment with the final allocation and or consideration amount which may be due and payable to the owner.

No monetary transaction in between the Land owner and the developer except the abovementioned allocation.

18. To open an account with any Bank in our name and to credit all the sale proceeds in respect of the flats / car parking and other premises received by the attorneys' in the said account and to withdraw from such account such monies as may be required from time to time for meeting the cost of construction

Handwritten signature
A.S.V.



District Sub-Registrar-I
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and other incidental costs.

19. To file or defend any suit on our behalf regarding the schedule property and sign, verify complaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any Court of law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on my behalf.
20. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
21. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
22. To file and receive back any documents and 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 acknowledgment receipt.
23. To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal, or before any office whatsoever.
24. To apply for the inspection of and to inspect any Judicial records or any records of any office or offices.
25. To form Co-Operative Housing Society / Association of the flat purchasers in the said new building registered under the Co-

*W. J. ...
Law.*



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operative Societies Act or Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate.

26. To engage any advocate or solicitor for the purpose of taking advice and for preparation and execution of different documents required to be executed pursuant to these powers and to pay their fees.
27. To pay all the Municipal and other taxes relating to the said property payable until the completion of the building and transfer thereof to the proposed Co-operative Housing Society/ Association.

That no restriction has been imposed by the State Government of West Bengal or any other Semi- Government regarding the property and no consideration money is paid to the Owner by the Attorney Holder till today.

That the Power of Attorney will be in force till the completion of the proposed project and registration in favour of the prospective purchasers in respect of the Developer's Allocation as per the Development Agreement, vide deed No. 1696 dated 29/02/2024.





District Sub-Registrar-I
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Generally to Act as my Attorney or agent in relation to the matter aforesaid and all other matters in which I may be interested or concerned and on my behalf to execute and to do all deeds, acts or things as fully and effectual in all respect as myself to do if personally present.

I agree to ratify and confirm whatsoever my said attorney shall lawfully do or cause to be done and by virtue of this presents.

This is the Developer Power of Attorney and as per the market value of this property, which is the subject mater of the Registered deed of development Agreement has been assessed at Rs. 34,13,371/- (Rupees thirty four Lakh thirteen Thousand three hundred seventy one) only and the parties have been paid stamp duty and registration fees assessed by the Govt. and the present deed of Power of Attorney has been prepared on the basis of registered deed of development agreement and hence the present deed has been prepared upon the stamp valued at Rs. 50/- (Rupees Fifty) Only in favour of D.S.R-I. Burdwan according to permission of the D.S.R-I. Burdwan.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the pieces and parcel of Land situated at District - Purba Bardhaman, P.S. Ausgram, of Mouza - Guskara, J.L No. 110, appertaining to R.S and L.R Plot No. 3839, corresponding to Previous L.R Khatian No. 1220 (Nepal Chandra Roy) and 13175 (Tapan Kumar

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Roy), Present L.R Khatian No. 13751 (Amit Poddar), classification as Bastu, total measuring an area 0.31 acres, Project measuring an area 12259 Sqft. within Ward No. 06, Mahalla - Gokul Sundari Primary School Road, Holding No. 29/ A, under Guskara Municipality, P.O Guskara, P.S. Ausgram & District - Purba Bardhaman, along with a 16 feet wide Municipal Metal Road, situated on the Eastern side which is morefully described in the schedule herein below and defined, delineated and marked in the sketch map attached to these presents.

PROJECT CATEGORY ground floor with III STD (G+III) Residential Flat Building at Mouza Guskara, J.L No. 110, Mahalla - Gokul Sundari Primary School Road, of Ward no. 06 under Guskara Municipality and construction over the said land with sanctioned plan by the Guskara Municipality, TOGETHER WITH all liberties, privileges and Easement, common facilities and amenities, appurtenant thereto and over and beneath the road/ common passage and TOGETHER WITH all rights, title, interests, possession of the owner through his predecessors and Which are butted and bounded as follows :

- | | |
|---------------------|--|
| On the North | - Land of Gopal Gobinda Roy and Land of Kalachand Biswas |
| On the South | - 2.591 Meter wide Muncipal Road |

Signature
b.w.



District Sub-Registrar-I
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On the East - 4.724 Meter or 16 feet more or less wide
Municipal Road

On the West - Plot No. 3840 and together with all rights
liberties and Easements including the easementary right of egress and
ingress over the schedule mentioned property and otherwise all
common rights free from all sort of encumbrances, charges,
mortgages, liens, attachments etc.

It is further expressed that I the executant, **MR. AMIT
PODDAR**, son of Rajendra Poddar, resident of 7 Hriday Sarkar Lane,
Parapukur, P.O and P.S. Burdwan Sadar, District - Purba Bardhaman,
Pin - 713101, herein my photograph and finger prints of or right and
left hands are given in a separate sheet which do form part of this
instrument.

IN WITNESS WHEREOF I, the executant herein to put my
signature under sound mental and physical condition and have
executed this Power of Attorney on this day, month and year first
above written.

IDENTIFICATION OF THE ATTORNEY HOLDER

(1) Mr. Amit Poddar, son of Rajendra Poddar and (2) Mr. Atul
Poddar, son of Rajendra Poddar, both are Indian by Nationality,
Hindu by Religion, Business by Occupation, resident of 7 Hriday

Amit Poddar
Law.

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**District Sub-Registrar-I
Purba Bardhaman**

30 AUG 2024

Sarkar Lane, Parapukur, P.O and P.S. Burdwan Sadar, District - Purba Bardhaman, Pin - 713101 are the present directors of Company namely Poddar Realtors Pvt. Ltd., a company Registered under the Companies Act, 1956 having its Registered office at 1No. Parcus Road, P.O and P.S Burdwan, District - Purba Bardhaman, Pin 713101 as **DEVELOPERS**

Signed, Sealed and Delivered in the presence of :

Witnesses :

1) Seuman Das
S/O LT. - Jayanta Das
Sampur, chandsahati,
Purba Burdwan,
713102

2) সুলভা দেবী
সত্যজিৎ দেবী

সত্যজিৎ দেবী - সত্যজিৎ দেবী
সুলভা দেবী - সুলভা দেবী

Amit Koddar

Signature of the Executant

PODDAR REALTORS PVT. LTD.

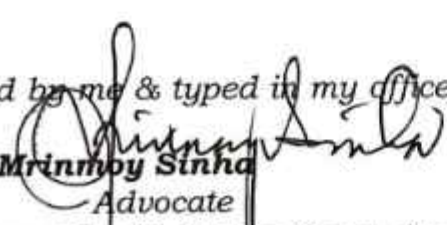
Amit Koddar

DIRECTOR
PODDAR REALTORS PVT. LTD.

Amit Poddar

Signature of the Attorney Holder

Drafted by me & typed in my office :-


Mrinmoy Sinha
Advocate

Burdwan District Judges Court, Burdwan
Enrolment No. WB 144 of 1997



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**District Sub-Registrar-I
Purba Bardhaman**

30 AUG 2024

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



SIGNATURE *Amit Podder*

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



SIGNATURE *Amit Podder*

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



SIGNATURE *Amit Podder*



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**District Sub-Registrar-I
Purba Bardhaman**

30 AUG 2024

PHOTO IDENTITY OF IDENTIFIER

Name : SUMAN DAN
son / daughter / wife of : Late Jayanta Dan
Profession : L. clerk
Permanent Address : VILL-Sampar, P.O - Chandrahati
Village : Sampar
Post Office : Chandrahati
Police Station : Burdwan
District : Purba Bardhaman
PIN : 713102
State : West Bengal
Relation with Seller / Buyer :
Aadhaar / PAN / EPIC No. : 9576 8360 0917
I (Identifier) :
Quarry No. of the Deed : 8002295695 / 2024

I IDENTIFIED THE SELLER / BUYER / DONER / DONEE

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



Place :

Date :

Suman Dan
Signature of the Identifier



District Sub-Registrar-I
Purba Bardhaman

30 AUG 2024

ভারত সরকার
Government of India

অধার
Unique Identification Authority of India

সমান দী
Suman Dan
জন্মতারিখ/ DOB: 23/04/1993
পুরুষ / MALE

ঠিকানা:
সাপার, বন্দরান,
পশ্চিম বঙ্গ - 713102

Address:
Sapar, Bandaran,
West Bengal - 713102

9576 8360 0917

9576 8360 0917

আমার আধার, আমার পরিচয়

help@uidai.gov.in

www.uidai.gov.in

Suman Dan,

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT PODDAR

RAJENDRA PROSAD PODDAR

10/09/1986

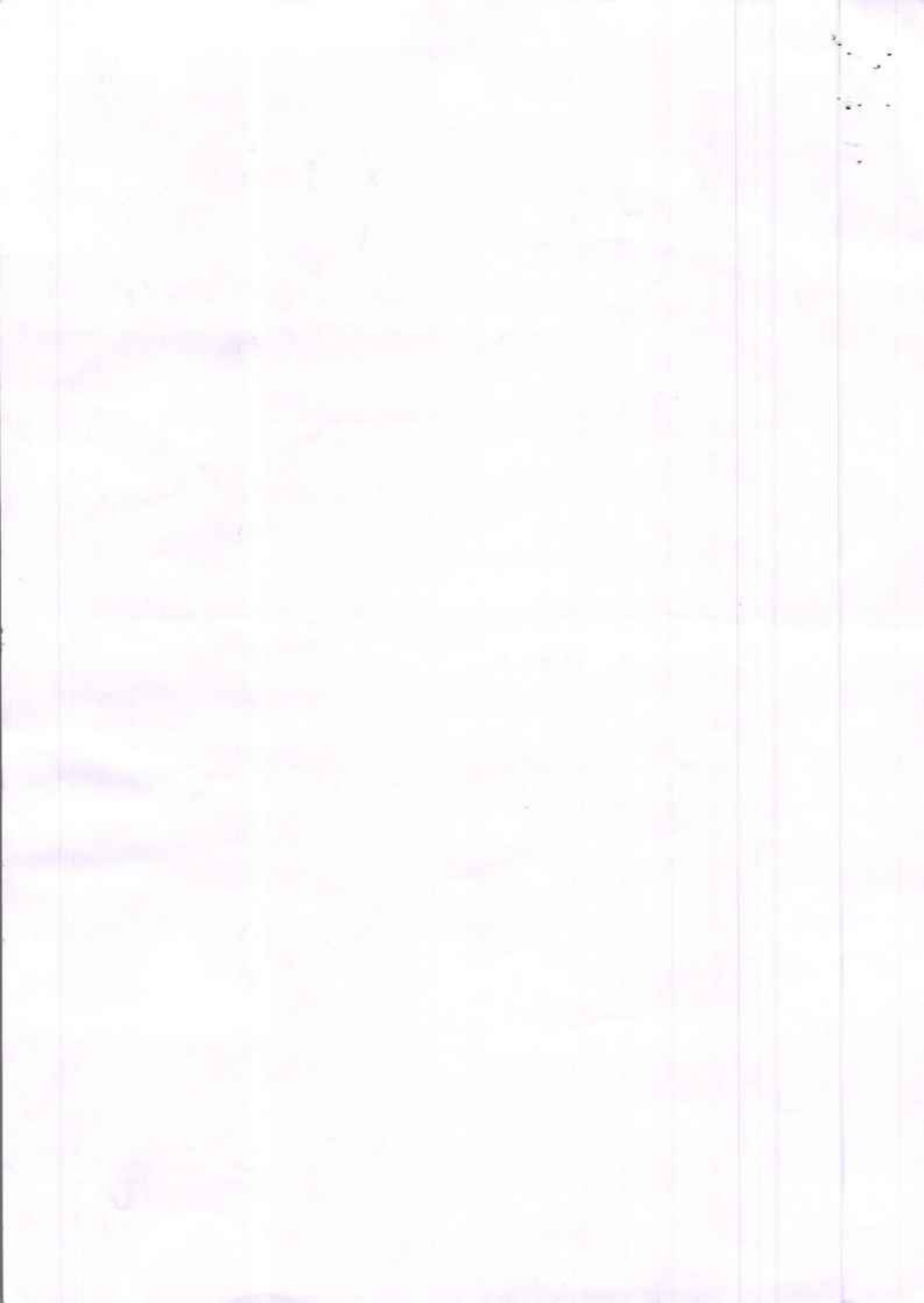
Permanent Account Number
ANUPP9819M

Amit Poddar
Signature



02003006

Amit Poddar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKCPP4765H



नाम/Name
ATUL PODDAR

पिता का नाम/ Father's Name
RAJENDRA PRASAD PODDAR

जन्म की तारीख/
Date of Birth
10/10/1983

Atul Poddar
हस्ताक्षर/Signature

19022024

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:-

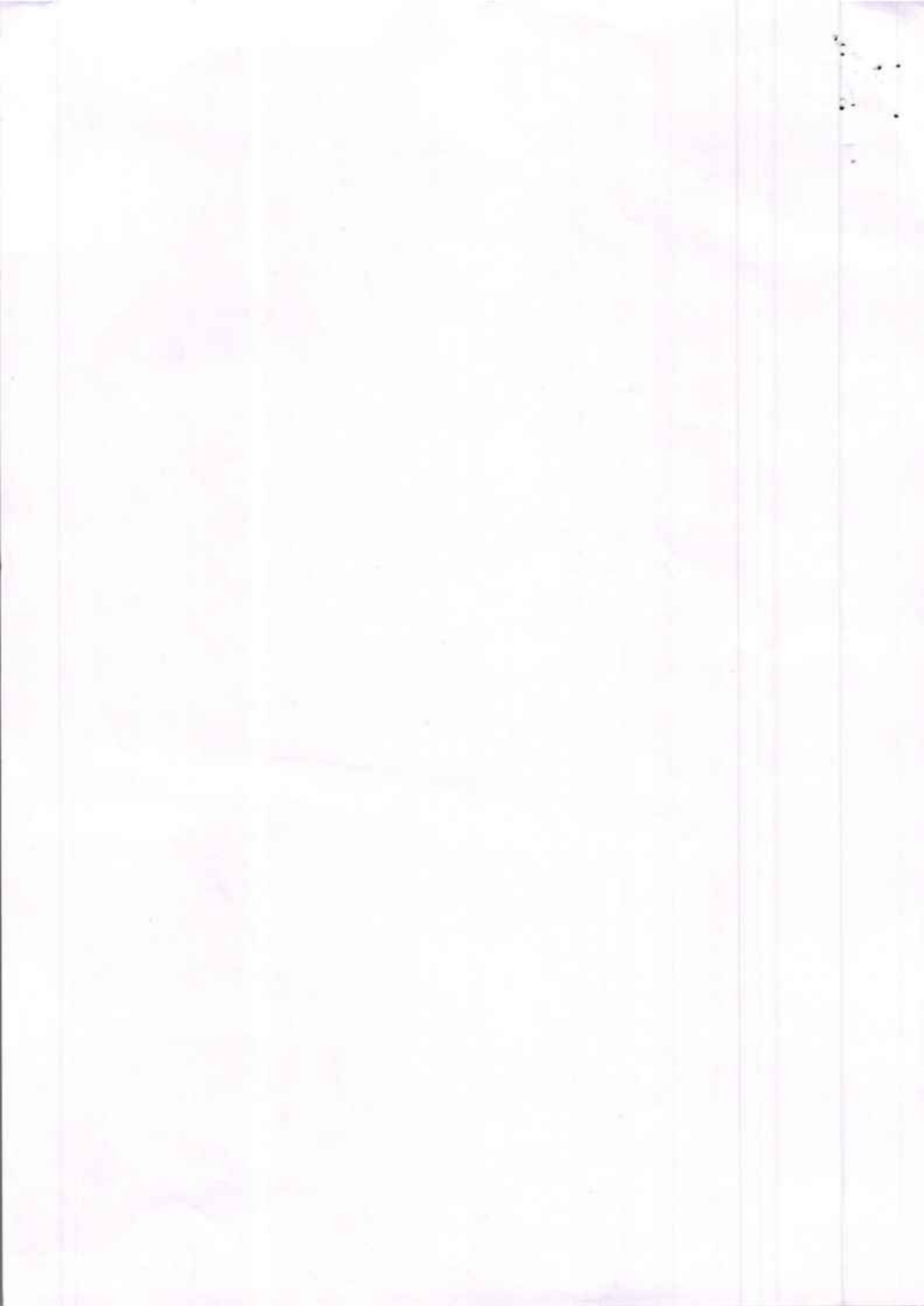
आयकर विभाग द्वारा, प्रोटेक्शन इनफ्रस्ट्रक्चर लिमिटेड
(एन सी ई आर) में एम्बेडेड ए-पारमिटर (आयकर विभाग)
की ओर भेजिए, असाधारण सेवा
संख्या 192, पाना,
पुणे - 411005



If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, Protection Infrastructure Limited
(Formerly NSIC), a Government Infrastructure Limited,
4th Floor, Supreme Chambers,
Baker Road, Pune,
Pune - 411005
Tel: 91-20-1721 8099, e-mail: pan@prnsic.in
64-6432964 | 64-6432965 | pan@prnsic.in, pan@nsic.gov.in

Atul Poddar.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PODDAR REALTORS PRIVATE LIMITED



17/11/2011

Permanent Account Number

AAGCP2937G

03122011

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एस
तीसरी मंजिल, रत्नाकर चेंबर,
बानेर टेलिफोन एक्सचेंज के पड़ोस,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

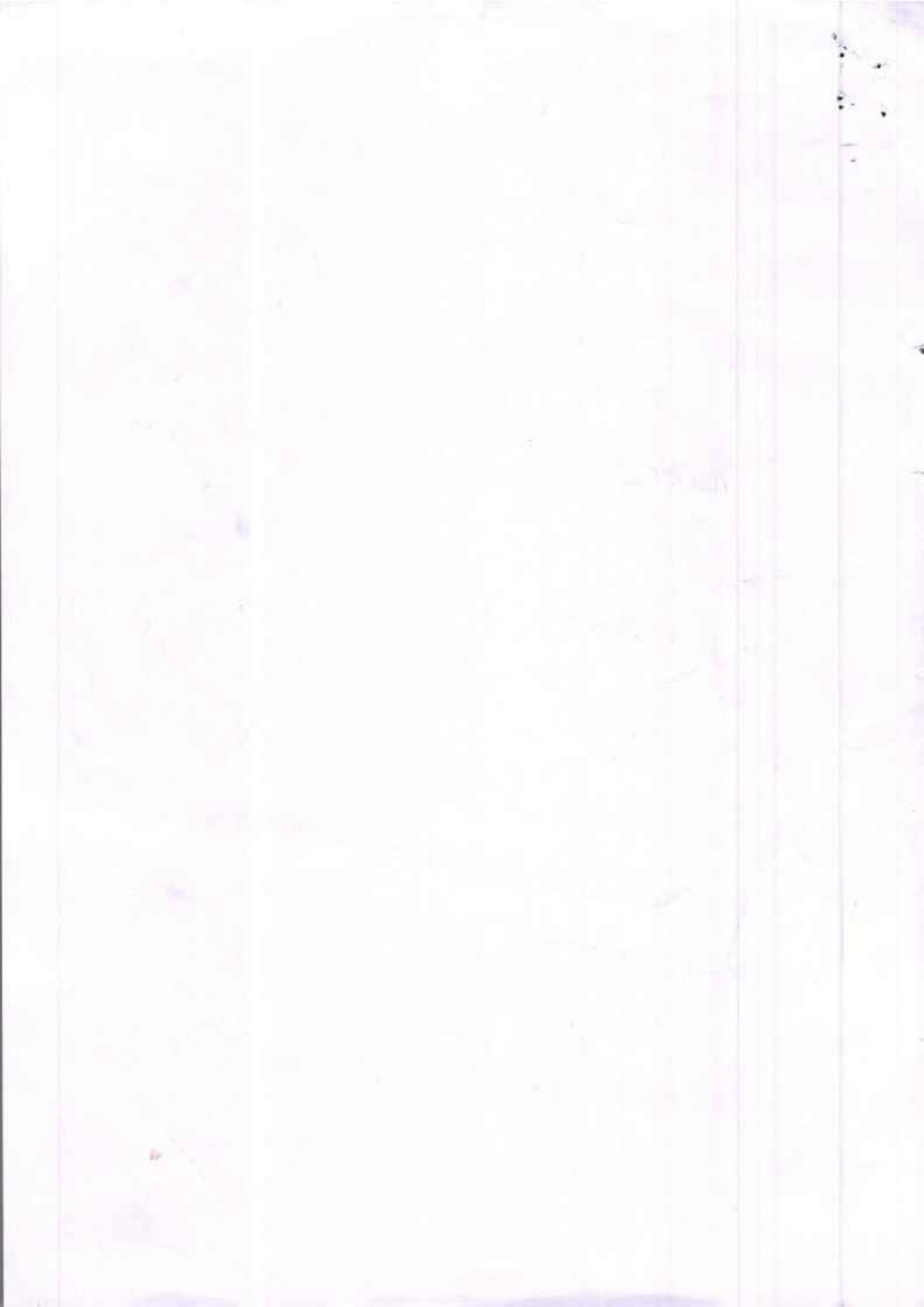
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

PODDAR REALTORS PVT. LTD
Arvind K. Poddar

DIRECTOR

PODDAR REALTORS PVT. LTD
Arvind Poddar

DIRECTOR



Major Information of the Deed

Deed No :	I-0201-07580/2024	Date of Registration	30/08/2024
Query No / Year	0201-8002295696/2024	Office where deed is registered	
Query Date	28/08/2024 3:55:33 PM	D.S.R. - I Purba Bardwan, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SRIMANTA CHANDRA BURDWAN DISTRICT JUDGES COURT,Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9735199321, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 37,92,634/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020101696/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Ausgram, Municipality: GUSHKARA, Mouza: Guskara, , Ward No: 6 Pin Code : 713128

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3839	LR-13751	Bastu	Bastu	12259 Sq Ft	1/-	37,92,634/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					28.0936Dec	1 /-	37,92,634 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amit Poddar (Presentant) Son of Mr Rajendra Poddar Executed by: Self, Date of Execution: 30/08/2024 , Admitted by: Self, Date of Admission: 30/08/2024 ,Place : Office		 Captured	
		30/08/2024	L1 30/08/2024	30/08/2024









7 Hriday Sarkar Lane, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: anxxxxxx9m,Aadhaar
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/08/2024
 , Admitted by: Self, Date of Admission: 30/08/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Poddar Realtors Private Limited 1 No, Parcus Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX1 , PAN No.:: aaxxxxx7g,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 Amit Poddar Son of Mr Rajendra Poddar Date of Execution - 30/08/2024 , Admitted by: Self, Date of Admission: 30/08/2024, Place of Admission of Execution: Office		 Captured	
		Aug 30 2024 3:17PM	LTI 30/08/2024	30/08/2024
	7, Hriday Sarkar Lane, City:- Burdwan, P.O:- BURdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: anxxxxxx9m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Poddar Realtors Private Limited (as Directors)			
2	Name	Photo	Finger Print	Signature
	Mr Atul Poddar Son of Mr Rajendra Poddar Date of Execution - 30/08/2024 , Admitted by: Self, Date of Admission: 30/08/2024, Place of Admission of Execution: Office		 Captured	
		Aug 30 2024 3:18PM	LTI 30/08/2024	30/08/2024
	7, Hriday Sankar LAne, City:- Burdwan, P.O:- BURdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: akxxxxxx5h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Poddar Realtors Private Limited (as Director)			



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Suman Dan Son of Late Jayanta Dan Sampar, Village:- Sampar, P.O:- Chandrahati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102		 Captured	
	30/08/2024	30/08/2024	30/08/2024
Identifier Of Mr Amit Poddar, Mr Amit Poddar, Mr Atul Poddar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Amit Poddar	Poddar Realtors Private Limited-28.0936 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Ausgram, Municipality: GUSHKARA, Mouza: Guskara, , Ward No: 6 Pin Code : 713128

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3839, LR Khatian No:- 13751	Owner: $\text{শ্রীমান অমিত পোদার}$, Gurdian: $\text{শ্রীমান অমিত পোদার}$ Address: $\text{শ্রীমান অমিত পোদার}$, Classification: ৩৪৯ , Area: 0.31000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 020107580 / 2024

On 28-08-2024

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 37,92,634/-



Ujjwal Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Burdwan
Purba Bardhaman, West Bengal

On 30-08-2024

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 12:12 hrs on 30-08-2024, at the Office of the D.S.R. - I Purba Burdwan by Mr Amit Poddar, Executant.

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

Execution is admitted on 30/08/2024 by Mr Amit Poddar, Son of Mr Rajendra Poddar, 7 Hriday Sarkar Lane, P.O: Burdwan, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Identified by Mr Suman Dan, . . Son of Late Jayanta Dan, Sampar, P.O: Chandrahati, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 30-08-2024 by Mr Amit Poddar, Directors, Poddar Realtors Private Limited, 1 No. Parcus Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

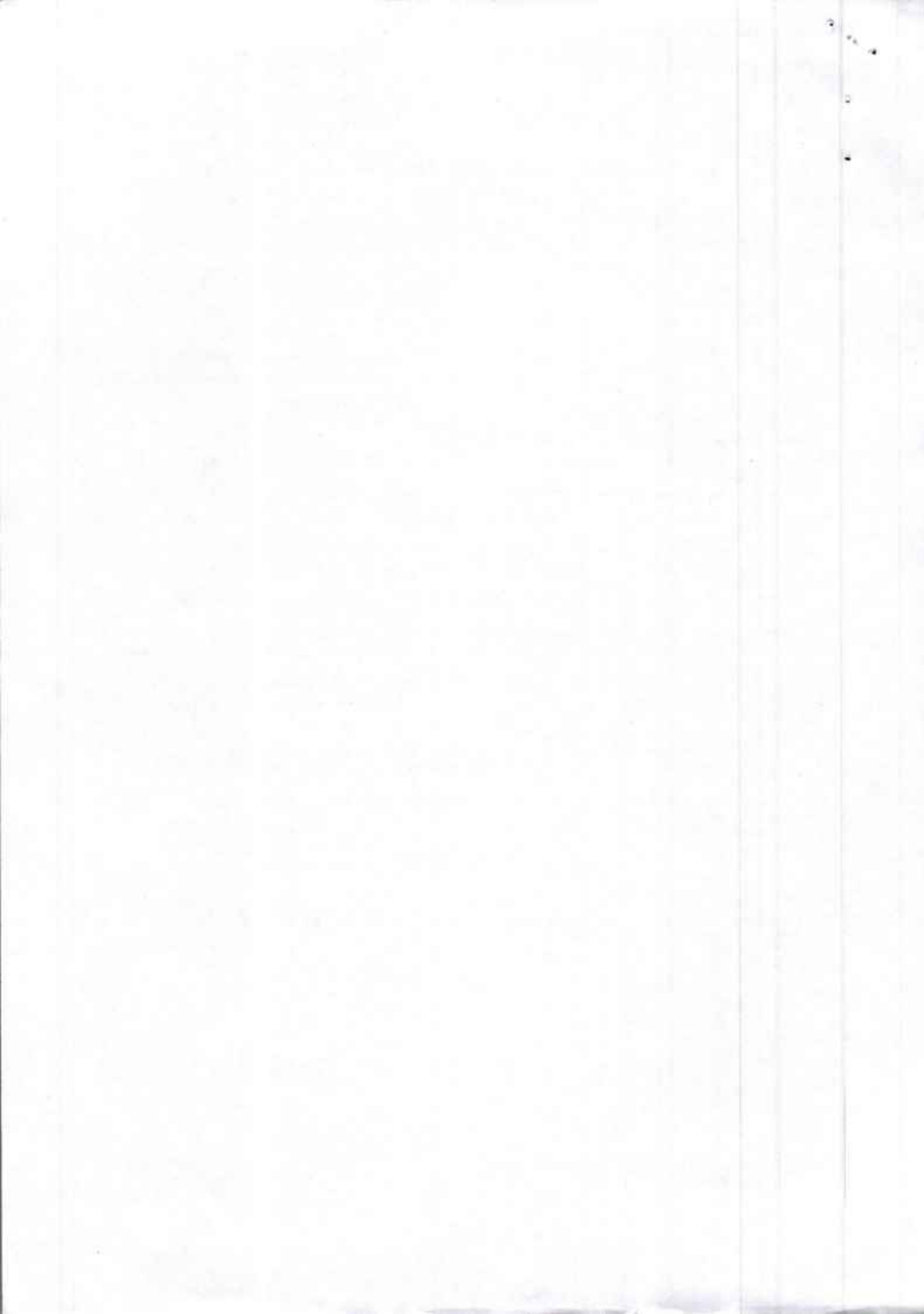
Identified by Mr Suman Dan, . . Son of Late Jayanta Dan, Sampar, P.O: Chandrahati, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-08-2024 by Mr Atul Poddar, Director, Poddar Realtors Private Limited, 1 No. Parcus Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Mr Suman Dan, . . Son of Late Jayanta Dan, Sampar, P.O: Chandrahati, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-



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 4005, Amount: Rs.50.00/-, Date of Purchase: 28/08/2024, Vendor name: Krishna Banerjee



Ujjwal Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Burdwan
Purba Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0201-2024, Page from 175671 to 175701
being No 020107580 for the year 2024.**



Ujjwal Majumdar

Digitally signed by Ujjwal Majumdar
Date: 2024.09.05 11:55:12 +05:30
Reason: Digital Signing of Deed.

(Ujjwal Majumdar) 05/09/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I Purba Burdwan

West Bengal.

