

129/25

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भारतीय गैर न्यायिक

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HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
Certified that the Endorsement
and the Signature Sheet,
attached to this document
is a part of the Document.

AS 747559

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

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Greek and Latin Authors

Rino Saha

RATHERS
Brownsville

PARTNER

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT

AGREEMENT

1. KNOWN ALL MEN BY THIS PRESENTS We, **1. PRABHAS KUMAR SAHA (AADHAAR: 443576076866)**, S/O Late. Sudhir Kumar Saha, by Nationality Indian, by faith Hindu, by occupation Retired Govt. Employee, residing at- Flat No. A,12/4 Block A, 4th Madhu Park Ridge Apartment, Bandlaguda Jagir, Golconda, Hyderabad, Telengana, Pin – 500031, **having PAN. ADVPS0345Q**; and
2. **RINA SAHA (AADHAAR: 418429463271)**, W/o Goutam Saha, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at- **14. Lakshmibai Path, Near DSP Bulk Supply, SAIL CO-OP, City Centre, VTC, P.O. Durgapur (m.Corp.) & P.S. Durgapur, Dist. Paschim Bardhaman, West Bengal, Pin – 713216**, **having PAN. BQNPS2861R**; hereinafter jointly and collectively referred to and called for the sake of brevity as **“PRINCIPALS”** (Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include each of their heirs, legal representatives, executors, administrators and/or assigns etc.).

WHEREAS the **PRINCIPALS** herein, as lawful owners of the land, more fully described in the FIRST SCHEDULE hereunder, to develop multi-storied Residential complex thereon, consisted of several self-contained Flats and parking spaces together with other amenities and common facilities, as per sanctioned building Plan, have already entered an agreement with "**R TRADERS**" (*A Partnership Firm having been incorporated under the Indian Partnership Act, 1932*) having its Regd. Office at 60 Bahirsarbamangala Road, P.O. – Burdwan, P.S. Bardhamān Sadar, Dist. Purba Bardhaman, West Bengal, Pin – 713101, **having PAN, AAXFR5453M;** represented by its **AUTHORIZED PARTNER** namely **SRI BISHWA NATH RAKSHIT (AADHAAR: 892311657969), S/o**

Rakshit Kumar Deka

Rina Saha

R.T. PS
Bishwamolli Deka

Late Krishna Pada Rakshit, by Nationality Indian, by faith Hindu, by occupation Business, resident of Bahirsarbamangala Road, P.O. Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin - 713101; having PAN. ACYPR0765K; hereinafter called and referred as the **DEVELOPER**, which has been registered at the office of the A.D.S.R, Purba Bardhaman and recorded as Development Agreement Deed being No. 1 - 136 for the year 2025.

AND WHEREAS accordingly to materialize the aforesaid project, We, the PRINCIPALS herein in pursuance of terms and conditions contained in aforesaid registered Development Agreement, do hereby executing the instant Power of Attorney to nominate, constitute and appoint our **DEVELOPER** named "R TRADERS" (*A Partnership Firm having been incorporated under the Indian Partnership Act, 1932*) having its Regd. Office at 60 Bahirsarbamangala Road, P.O. – Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin – 713101, having PAN. AAXFR5453M; represented by its **AUTHORIZED PARTNER** namely **SRI BISHWA NATH RAKSHIT** (AADHAAR: 892311657969), S/o Late Krishna Pada Rakshit, by Nationality Indian, by faith Hindu, by occupation Business, resident of Bahirsarbamangala Road, P.O. – Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin – 713101; having PAN. ACYPR0765K; to be our lawfully constituted attorney to do or execute, in our names and on our behalf, all or any of the acts, deeds or things, mentioned hereunder :-

1. To work, manage, control and supervise the management of all and administer the properties of the Executants/Executors of this Power of Attorney being the Owners as mentioned in below.

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PARTNER

2. To sign all letters (including the written consent of the Executants/Executors of this Power of Attorney being the Owner to the developer or prospective buyers or agreements with such prospective buyers) deeds, documents consents, applications, receipts and discharges for moneys received on the behalf of the Executant/Executor of this Power of Attorney being the Owner, assurances or any other instruments requiring the signature of the Executants/Executors of this Power of Attorney being the Owner.
3. To appear before the Burdwan Municipality and to do all acts deeds and things in relation to the completion of mutation, amalgamation in the name of the Executant/Executor of this Power of Attorney being the Owner and to sign on giving acknowledgements receipt on behalf of the Executant/Executor of this Power of Attorney being the Owner.
4. For the more better and more effectual execution of the powers and authorities aforesaid, the attorney of the Executant/Executor of this Power of Attorney being the Owner shall be entitled to present and/or to acknowledge any of the various deeds, documents, declarations, consents, applications, receipts and discharges for money received on behalf of the Executant/Executor of this Power of Attorney being the Owner, assurances or any other instrument requiring the signature of the Executant/Executor of this Power of Attorney being the Owner before the Registrar, Notary, Oath, Commissioner or other public authorities as if the same was duly executed by the Executant/Executor of this Power of Attorney being the Owner and to do and perform all or any other acts, deeds and things in connection therewith, as may be necessary or

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expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Executants/Executors of this Power of Attorney being the Owner personally.

5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executant/Executor of this Power of Attorney being the Owner, assurances or any other instrument requiring the signature of the Executant/Executor of this Power of Attorney being the Owner and signed by them under these presents and hand over the same for safe custody.
6. To present the Executant/Executor of this Power of Attorney being the Owner if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immovable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on behalf of the Executant/Executor of this Power of Attorney being the Owner for the purpose of conducting the litigations, if any, as the said attorney of the Executant/Executor of this Power of Attorney being the Owner shall think fit and proper to do so, whether as plaintiff or defendant, or as appellant or respondent as the case may be.
7. To sign verify and affirm by affidavit, if the occasion so arises, of all plaints written statements, petitions, Memorandum of Appeal, Stay Applications and all other legal document for the purpose of filing the same in Court and to give all necessary instructions for the due

Partha Kumar Sen

Rina Baker

Biniam and Bell LLP

Partner

prosecution or the defence of such litigation of the said immovable property specifically mentioned in the First Schedule hereinafter.

8. For the aforesaid propose or any of them to do everything which is generally required to be done in connection with the signing or execution of any of the abovementioned documents usually to be done by the Executants/Executors of this Power of Attorney being the Owner and to sign generally on behalf of any in our name including the approval of the said document or documents. Purchaser of flats may require if necessary and for that purpose the said attorney of the Executant/Executor of this Power of Attorney being the Owner is hereby authorized and empowered to appear before the Registrar or Sub-Registrar or Joint- Registrar or Assurances or any other registering authority officer of officers as occasioned shall or may require.

9. AND thereby ratify and confirm and agree to ratify and confirm and agree to whatsoever the attorney of the Executant/Executor of this Power of Attorney being the Owner shall lawfully do or purport to do or cause to be done by virtue of these presents and the Executant/Executor of this Power of Attorney being the Owner further agree and undertake that all the signatures executed by them on any indentures or deeds or documents or applications or receipts or discharges of money received on behalf of the Executant/Executor of this Power of Attorney being the Owner or any other instrument requiring our signature in connection with and all acts, deeds and things in connection therewith and lawfully done by the said attorney of the Executant/Executor of this Power of Attorney being the Owner shall be construed as being signed and/or executed by the

Power of Attorney

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Executant/Executor of this Power of Attorney being the Owner and/or done by himself.

10. To execute and effect all repairs, alterations, constructions major or minor, that may be deemed necessary for the purpose of maintenance of the property mentioned above and to engage labours, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for the same in the name of the Executant/Executor of this Power of Attorney being the Owner.

11. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.

12. To enter into, make sign, execute and register and do all such things, contracts, agreements, receipts, deeds, payment assignments, transfers, conveyances, mortgages, releases, assurances, instruments, notices and things and may be in the opinion of the said attorney necessary, usual or convenient for the exercise of any of the power herein conferred on the said attorney.

13. To prepare building plan, design work and to put signature on behalf of the Executant/Executor of this Power of Attorney being the Owner as the lawful attorney of the Executant/Executor of this Power of Attorney being the Owner in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in the name of the Executant/Executor of this Power of Attorney being the Owner and on behalf of the Executant/Executor of this Power of Attorney being the Owner in connection with the building plan or necessary modify the building plan

Brooks Kumar Saha

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Burdwan

and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, splayed corner, and strip of land relating thereto and receive the same from the said Burdwan Municipality or any other competent authority against acknowledgement receipt on behalf of the Executant/Executor of this Power of Attorney being the Owner as the lawful attorney of the Executant/Executor of this Power of Attorney being the Owner.

14. To appear for and on behalf of the Executant/Executor of this Power of Attorney being the Owner in office of the WBSEDCI, West Bengal Electricity Supply, Burdwan Municipality or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for and obtain permanent connection of water, electricity drainage and sewerage to the said premises.

15. To sign, execute and verify and file all plaints, suits, written statement, written objection, pleadings, application, complaints, memorandum of appeal, arose objection reply affidavit and sign all other papers to be filed before Civil Court, Criminal Court, administrative authorities Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on behalf of the Executant/Executor of this Power of Attorney being the Owner. And the Executant/Executor of this Power of Attorney being the Owner do hereby ratify, agree and undertake

Probates, Letters, Deeds, etc.

Power of Sale

R. T. R. S.
Burdwan & Districts
PARTNER

to ratify and conform all acts deeds the attorney of the Executant/Executor of this Power of Attorney being the Owner shall lawfully do, execute, and perform or cause to be done executed or performed by virtue of power of attorney.

16. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board or any other local authority.

17. To appoint an architect and to get the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities concerned in respect of the proposed building.

18. To make necessary applications and signed all papers, to appear before the Burdwan Municipality, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities.

19. To develop and construct proposed building on the said plot and to utilize the land to aid and support the process of construction of the multistoried residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plans and according to specifications & other requirements of the Burdwan Municipality and for the purpose to employ or engage contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.

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Burdwan Distt

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20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.
21. 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.
22. To pay any deposit and pay moneys required to be deposited with the Burdwan Municipality and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposit which are refundable.
23. To pay all the taxes to the concern authority relating to the said property until the completion of the building.
24. To file or defend any suit on behalf of the Executant/Executor of this Power of Attorney being the Owner regarding the First Schedule mentioned property and sign, verify plaints, 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 behalf of the Executant/Executor of this Power of Attorney being the Owner.
25. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
26. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.

Probles known like

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R. TRADERS
Biswanath Qdly

PARTNER

27. To file and receive back any 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 acknowledgment receipt.
28. 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.
29. To apply for the inspection of and to inspect any Judicial records any records of any office or offices.
30. 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 the Executants/Executors of this Power of Attorney being the Owner are or may be party or any way interested.
31. To negotiate for sale of the First Schedule mentioned property and to settle the consideration amount and to receive the consideration amount on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.
32. To execute, sign and enter into any kinds of Contract like an agreement for sale on behalf of the Executant/Executor of this Power of Attorney being the Owner in respect of the Developer's Allocation and execute the agreement for sale by receiving the advance amount in respect of the Developer's Allocation and to appear before the registering

Parthiv Kumar Patel

Rinku Saha

R. TRADERS
Bina Patel

authority and presenting the same & shall admit execution and registration in respect of the Developer's Allocation and to receive the consideration amount on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

33. To sign, admit and execute any kinds of Contract like the sale deed in favour of the prospective purchasers in respect of the Developer's Allocation and to receive consideration from them in respect of the Developer's Allocation and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/executants in respect of the Developer's Allocation and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.

34. To receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount in respect of DEVELOPER's allocation and to keep, retain and enjoy and deposit the said amount in the Bank Accounts of the DEVELOPER in respect of Developer's allocation and the said amount of the said consideration amount of the flats and parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER Firm incurred and made as per the terms and conditions of this Agreement.

Prakteek Kumar Saha.

Rim Saha

*R. TRADERS
Bhawan Muller*

35. To Register the agreement for Sale Deed and/or also Sale Deed in favour of the prospective purchasers in respect of the DEVELOPER'S ALLOCATION in any Registering Office by representing the OWNER and by signing on his behalf and by admitting any document and deed on his behalf and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/ executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNER in respect of the Developer's Allocation and to retain and deposit the said amount in the Bank Accounts of the DEVELOPER.
36. To deliver the possession in favour of the buyer on behalf of the Executant/Executor of this Power of Attorney being the Owner.
37. Generally to Act as the Attorney or Agent of the Executant/Executor of this Power of Attorney being the Owner in relation to the matter aforesaid and all other matters in which the Executant/Executor of this Power of Attorney being the Owner may be interested or concerned and on behalf of the Executant/Executor of this Power of Attorney being the Owner to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Executant/Executor of this Power of Attorney being the Owner and/or themselves to do if personally present.

The PRINCIPALS doth hereby ratify and confirm and agree to ratify and confirm all and whatever said Attorney shall lawfully do or cause to

Prabhas Kumar Saha

Rina Saha

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PARTNER

be done in or about the premises aforesaid, within the purview and intent of these present.

AND

The PRINCIPALS hereby record and declare that this power of attorney shall be irrevocable and shall also be binding upon the PRINCIPALS and their heirs, executors, administrators, legal representatives and/or assigns till completion of proposed multi- storied Residential Complex, on the land, more fully described in the FIRST Schedule hereunder and delivery of possession to individual purchaser (s) by the DEVELOPER.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Property Details)

ALL THAT THE DEMARCATED PIECE AND PARCEL OF VACANT LAND by CLASS BASTU appertaining to C.S. Plot No. 2170, 2165 & 2166, corresponding R.S. Plot No. 2170, 2170/3234, 2165 & 2166, corresponding L.R. Plot No. 6025 & 6026, under L.R. Khatian Nos. 6524 & 4228, within Mouza - Bahirsarbamangala, J.L. No. 42, within the jurisdiction of Burdwan Municipality, Holding No. 30/B, at Mahalla / Street: - GURUDASIPARA, in Ward No. 02 measuring an total area of 12.6 Decimals (out of which through L.R. Khatian No . 4228 has contributed area of land 6.4 Decimals by PRABHAS KUMAR SAHA and through L.R. Khatian No. 6524 has contributed area of land 6.2 Decimals by RINA SAHA) area of land in the FIRST SCHEDULE MENTIONED PROPERTY HAS GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT within the limits of P.S. Bardhaman Sadar, Dist. Purba Bardhaman, which is butted and bounded on the:
ON THE NORTH BY: 12 feet 6 Inches Wide UMR 2
ON THE SOUTH BY: 42 Feet wide FRAZER AVENUE
ON THE EAST BY: 10 Feet 6 Inches wide UMR 2
ON THE WEST BY: Property of W.B.S.E.D.C.L.
Revenue payable to the State of West Bengal through B.L & L.R.O, Burdwan-I.

IN WITNESSES WHEREOF, We, the PRINCIPALS and ATTORNEY herein do hereby put finger prints of our both hands and also put our respective signatures on this deed of Power of Attorney in the presence of following witnesses on this 9th day of JANUARY, 2025.

SIGNED AND SEALED at BURDWAN,

In presence of Witnesses: -

1. Abhijit Ghosh
310 - Aranya Ghosh
Bhabani Gramin Lane
Burdwan

Prabhas Kumar Ray.

2. Somasree Das
10 - Subhash Das
Rathnala, Kanhangar
Burdwan

Rina Saha

Signature of the PRINCIPALS

R. TRADERS
Biswanath Datta
PARTNER

Drafted by me

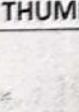
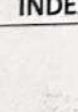
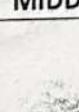
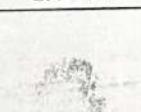
Signature of the ATTORNEY

Swaraj K. Mukhopadhyay
Adv.
Advocate
District Judges' Court, Purba Bardhaman.
Enrolment No: - WB/442/1995

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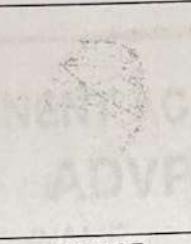
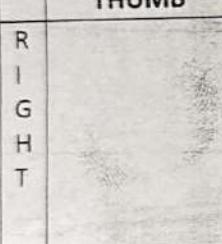
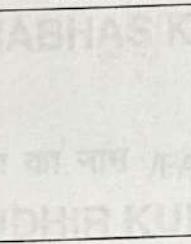
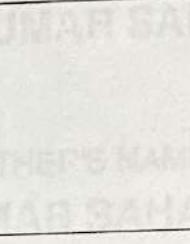


SIGNATURE *Prabha Kumar Lata.*

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SIGNATURE *Rima Sarker*

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	THUMB	INDEX	MIDDLE	RING	LITTLE
RIGHT					



R. TRADERS

SIGNATURE

Bhawani Dabhi

PARTNER

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADVPS0345Q



नाम /NAME

PRABHAS KUMAR SAHA



पिता का नाम /FATHER'S NAME

SUDHIR KUMAR SAHA

जन्म तिथि /DATE OF BIRTH

05-06-1945

Prabhas Kumar Saha

हस्ताक्षर /SIGNATURE

Prabhas Kumar Saha

मुख्य आयकर आयुक्त, आन्ध्र प्रदेश
Chief Commissioner of Income-tax, Andhra Pradesh

Prabhas Kumar Saha
09/01/2025



भारत सरकार

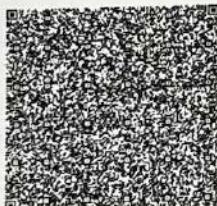


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2727/50031/73491

To
Saha Prabhas Kumar
Saha Prabhas Kumar
S/O Late Sudhir Kumar Saha
Flat No A, 12/4, Block A, 4th Floor
Madhu Park Ridge Apartments
Bandlaguda Jagir
Golconda
Hyderabad Telangana - 500031
8179877159



आपका आधार क्रमांक / Your Aadhaar No. :

4435 7607 6866

VID : 9181 0916 1147 2123

मेरा आधार, मेरी पहचान

Issue Date 18/12/2011



भारत सरकार
Government of India



Saha Prabhas Kumar
Saha Prabhas Kumar
जन्म तिथि/DOB: 05/06/1945
पुरुष/ MALE

4435 7607 6866

VID : 9181 0916 1147 2123

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

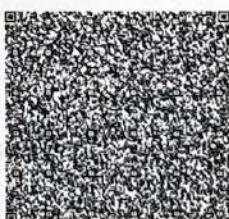
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

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Unique Identification Authority of India



पता:
S/O लेट सुधीर कुमार साहा, फ्लैट नं ८, १२/४, लॉक ९,
शाया फ्लॉर, माधु पार्क इनोटेस, बन्दलगुडा
जारीर, गोलकोड, हैदराबाद,
तेलंगाना - 500031

Address:
S/O Late Sudhir Kumar Saha, Flat No A, 12/4,
Block A, 4th Floor, Madhu Park Ridge
Apartments, Bandlaguda Jagir, Golconda,
Hyderabad,
Telangana - 500031



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Prabha Kumar Saha
09/01/2025



Rina Saha



भारत सरकार
Government of India



RINA SAHA
Date of Birth/DOB 08/12/1964
Female/ FEMALE

Download Date: 06/11/2021

Issue Date: 03/11/2021

4184 2946 3271

VID: 9137 1303 1374 5862

मेरा आधार, मेरी पहचान

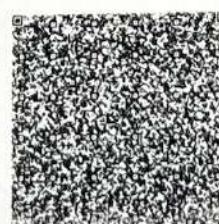
Rina Saha



भारतीय विशिष्ट पहचान चार्टिंग राज्य
Unique Identification Authority of India



Address:
C.O. Goutam Saha, 14, LAKSHMIBAI PATH
NEAR DSP BULK SUPPLY, SAIL CO
OP. CITY CENTRE, Durgapur (In Corp.),
Bardhaman,
West Bengal - 713216



4184 2946 3271

VID: 9137 1303 1374 5862



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Bhawna and Rakshit



Biswanath Rakshit

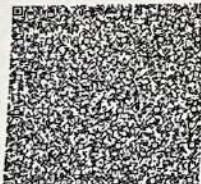


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2730/02752/69942

To
Biswa Nath Rakshit
S/O: Krishna Pada Rakshit,
BAHIR SARBAMANGALA ROAD,
VTC: Bardhaman (m),
PO: Burdwan,
Sub District: Bardhaman,
District: Bardhaman,
State: West Bengal,
PIN Code: 713101,
Mobile: 9932485100



Validity unknown
Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
DRAFT COPY
GMR-000100-07-06
GMR-000100-07-06

आपका आधार क्रमांक / Your Aadhaar No. :

8923 1165 7969

VID : 9153 1557 3857 1426

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Biswa Nath Rakshit
Date of Birth/DOB: 15/08/1957
Male/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सप्रेस की स्टेपिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

Aadhaar no. Issued: 15/02/2014



8923 1165 7969

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर पारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दित जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र का यूआईएआई द्वारा नियुक्त प्रमाणीकरण एजेंटी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआयएआई या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुविधित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुविधित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रयोग 10 वर्ष में कम से कम एक बार आधार में अपडेट करना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी कायदाओंसे वाली का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एआआधार ऐप डाउनलोड करें।
- आधारावालोंमेट्रिक्स लॉक/ऑनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहायता लेने के लिए बाब्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

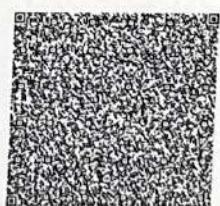


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
S/O: Krishna Pada Rakshit, BAHIR
SARBAMANGALA ROAD, Bardhaman (m),
PO: Burdwan, DIST: Bardhaman,
West Bengal - 713101

Details as on: 17/02/2024



8923 1165 7969

VID : 9153 1557 3857 1426

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Biswanath Rakshit

R. TRADERS

60, BAHIR SARbamangala ROAD, P.O. & DIST: BURDWAN - 713101

PH. NO.0342-2657681/09332222305

Minutes of Meeting

CERTIFIED TRUE COPY OF THE DECISION PASSED AT THE MEETING OF MINUTES OF "PARTNERSHIP FIRM"
OF "R TRADERS" (A PARTNERSHIP FIRM INCORPORATED IN INDIAN PARTNERSHIP ACT 1932)
HAVING IT'S REGISTERED OFFICE AT 60, BAHIR SARbamangala ROAD, P.O. BURDWAN, DIST-
PURBA BARDHAMAN, HELD ON 24TH SEPTEMBER 2024, AT THE REGISTERED OFFICE OF THE FIRM.
RESOLVED THAT the ALL PARTNERS OF THE AFORESAID PARTNERSHIP FIRM has decided to
authorize SRI BISHWA NATH RAKSHIT (AADHAAR: 892311657969), S/o Late Krishna Pada
Rakshit, by Nationality Indian, by faith Hindu, by occupation Business, resident of
Bahirsarbamangala Road, P.O. - Burdwon, P.S. Bardhaman Sadar, Dist. Purba Bardhaman,
West Bengal, Pin - 713101; having PAN. ACYPR0765K; (ONE OF THE PARTNER OF THE
FIRM) and is hereby authorized to sign and submit all the necessary papers, deeds, letters,
applications, affidavits, forms, Declarations etc. to be submitted by or on behalf of "R TRADERS"
in connection with "all upcoming Projects" of "R TRADERS" to procure Documentation Work as
signing Authority. The acts done and documents shall be binding on "R TRADERS", until the same
is withdrawn by giving written notice thereof.

Specimen Signatures of Authorized Signatory:

R. TRADERS
Biswanath Rakshit

(Signature)

RESOLVED FURTHER THAT, a copy of the above resolution duly certified as true by designated
partner/Authorized Signatory of "R TRADERS" (THE PARTNERSHIP FIRM) be furnished to RANU
DUTTA, RUNA MITRA & RUPA PALIT and such other parties as may be required from time to
time in connection with the above matter.

For the Organization,

R. TRADERS

Biswanath Rakshit

PARTNER

(Seal & Signature)

R. TRADERS

✓ Rama Rakshit

PARTNER

Name: 1. BISWANATH RAKSHIT, 2. RAMA RAKSHIT & 3. RIMI JASH

Designation: PARTNERS

R. TRADERS

✓ Rimi Jash

PARTNER



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX1157411



নির্বাচকের নাম : অভিজিৎ ঘোষ

Elector's Name : Abhijit Ghosh

পিতার নাম : অনন্ত কুমার ঘোষ

Father's Name : Ananta Kumar Ghosh

লিঙ্গ/Sex : পুঁথি/ M

জন্ম তারিখ
Date of Birth : XX/XX/1991

JWX1157411

ঠিকানা:

৩নং ভবানি ঠাকুর লেন, শ্যামলাল রোড এস সি. মি,
বর্ধমান, বর্ধমান (সদর), বর্ধমান, 713104

Address:

3NANG BHABANI THAKUR
LEN, SHYAMALAL ROD ES SI. MI,
BARDDHAMAN, BURDWAN (SADAR),
BURDWAN, 713104

Date: 19/11/2010

260-বর্ধমান দক্ষিণ নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
260-Burdwan Dakshin Constituency

ঠিকানা পরিবর্তন ঘটল নতুন ঠিকানায় ভোটার লিটে নাম তোলা ও একই
নতুন সচিয় পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের সম্মতি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

06870881

Major Information of the Deed

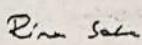
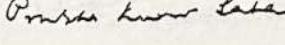
Deed No :	I-0203-00141/2025		Date of Registration	09/01/2025
Query No / Year	0203-8000082439/2025		Office where deed is registered	
Query Date	09/01/2025 1:30:37 PM		A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	ABHIJIT GHOSH Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 7908211746, Status :Others			
Transaction	Additional Transaction			
[0138] Sale, Development Power of Attorney after Registered Development Agreement				
Set Forth value	Market Value			
Stampduty Paid(SD)	Rs. 1,06,90,911/-			
Rs. 100/- (Article:48(g))	Registration Fee Paid			
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020300136/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)			

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Frajer Avenue, Mouza: Bahirsarbamangala, Ward No: 2, Holding No:30/B, GURUDASHI PARA Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6025 (RS :- 2165,2166, 2170)	LR-6524	Bastu	Bastu	6.2 Dec		52,60,607/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L2	LR-6026 (RS :- 2170/3234)	LR-4228	Bastu	Bastu	6.4 Dec		54,30,304/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
TOTAL :					12.6Dec	0/-	106,90,911/-	
Grand Total :					12.6Dec	0/-	106,90,911/-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Rina Saha (Presentant) Wife of Goutam Saha Executed by: Self, Date of Execution: 09/01/2025 , Admitted by: Self, Date of Admission: 09/01/2025 ,Place : Office	 09/01/2025	 Captured LTI 09/01/2025	 09/01/2025
14 LAKSHMIBAI PATH DSP BULK SUPPLY DURGAPUR, City:-, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: BQxxxxxx1R, Aadhaar No: 41xxxxxxxx3271, Status :Individual, Executed by: Self, Date of Execution: 09/01/2025 , Admitted by: Self, Date of Admission: 09/01/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Prabhas Kumar Saha Son of Late Sudhir Kumar Saha Executed by: Self, Date of Execution: 09/01/2025 , Admitted by: Self, Date of Admission: 09/01/2025 ,Place : Office	 09/01/2025	 Captured LTI 09/01/2025	 09/01/2025
4TH MADHU PARK RIDGE BANDLAGUDA JAGIR GOLCONDA, Block/Sector: A, Flat No: A, 12/4, City:- Not Specified, P.O:- HYDERABAD, P.S:-MEDCHAL, District:-MEDCHAL-MALKAJGIRI, Telangana, India, PIN:- 500031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxxxx5Q, Aadhaar No: 44xxxxxxxx6866, Status :Individual, Executed by: Self, Date of Execution: 09/01/2025 , Admitted by: Self, Date of Admission: 09/01/2025 ,Place : Office				

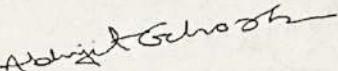
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	R TRADERS 60 BAHIRSARBAMANGALA ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Date of Incorporation:XX-XX-2XX8 , PAN No.: AAxxxxxx3M,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
1	Mr BISWA NATH RAKSHIT Son of Late KRISHNA PADA RAKSHIT Date of Execution - 09/01/2025, Admitted by: Self, Date of Admission: 09/01/2025, Place of Admission of Execution: Office	 Jan 9 2025 2:05PM	 Captured	 09/01/2025
Bahirsarbamangala Road, 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-1XX7, PAN No.: ACxxxxxx5K, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R TRADERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT GHOSH Son of Mr ANANATA GHOSH MITHAPUKUR ROAD, City:- Burdwan, P.O:- RAJBATI, P.S.-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	 09/01/2025	 Captured	 09/01/2025
Identifier Of Mrs Rina Saha, Mr Prabhas Kumar Saha, Mr BISWA NATH RAKSHIT			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Rina Saha	R TRADERS-6.2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Prabhas Kumar Saha	R TRADERS-6.4 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Frajer Avenue, Mouza: Bahirsarbamangala, Ward No: 2, Holding No:30/B, GURUDASHI PARA Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6025, LR Khatian No:- 6524	Owner: রিনা সাহা, Gurdian: গোতম, Address: নিজ, Classification: ভিটি, Area: 0.06200000 Acre,	Mrs Rina Saha
L2	LR Plot No:- 6026, LR Khatian No:- 4228	Owner: প্রভাস কুমার সাহা, Gurdian: সুবীর কুমার, Address: নিজ, Classification: বাট, Area: 0.06400000 Acre,	Mr Prabhas Kumar Saha

Endorsement For Deed Number : I - 020300141 / 2025

On 09-01-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:37 hrs on 09-01-2025, at the Office of the A.D.S.R. Bardhaman by Mrs Rina Saha , 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 1,06,90,911/-

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

Execution is admitted on 09/01/2025 by 1. Mrs Rina Saha, Wife of Goutam Saha, 14 LAKSHMIBAI PATH DSP BULK SUPPLY DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession House wife, 2. Mr Prabhas Kumar Saha, Son of Late Sudhir Kumar Saha, 4TH MADHU PARK RIDGE BANDLAGUDA JAGIR GOLCONDA, Sector: A, Flat No: A, 12/4, P.O: HYDERABAD, Thana: MEDCHAL, MEDCHAL-MALKAJGIRI, TELANGANA, India, PIN - 500031, by caste Hindu, by Profession Retired Person

Indentified by Mr ABHIJIT GHOSH, , Son of Mr ANANATA GHOSH, MITHAPUKUR ROAD, P.O: RAJBATI, Thana: Bardhaman , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

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

Execution is admitted on 09-01-2025 by Mr BISWA NATH RAKSHIT, PARTNER, R TRADERS, 60

BAHIRSARBAMANGALA ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104

Indentified by Mr ABHIJIT GHOSH, , Son of Mr ANANATA GHOSH, MITHAPUKUR ROAD, P.O: RAJBATI, Thana: Bardhaman , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

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 224, Amount: Rs.100.00/-, Date of Purchase: 08/01/2025, Vendor name: SK SALAUDDIN



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 0203-2025, Page from 7233 to 7265

being No 020300141 for the year 2025.



Digitally signed by SANJIT SARDAR
Date: 2025.01.14 13:39:18 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 14/01/2025

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.