

4400

2014284



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 710091

12.07.19.
12.43.

[Handwritten signature]



DEVELOPMENT POWER OF ATTORNEY

Certified that the Document is Admitted to Registration, the Signatures Sheet and the Endorsements Attached with this Document are the Part of this Document.

This power of attorney is made on this 12th day of July 2019 at the ADSR office at Durgapur.

A.D.S.R. Durgapur
Bardwan

12 JUL 2019

Contd. Page-02

[Handwritten signature]

Sl No. 1348 Date 12/07/19
Sold to Edify Infrastructure Projects Pvt Ltd
Address D98-12
Value of Stamp 50/-
Date of Purchase of the stamp
Revd from Treasury 01 JUL 2019
Name of the Treasury from
Durgapur

Chatterjee

Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No.-1/20'6-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

1 2 JUL 2019

01 01 JUL 2019

KNOWN ALL MEN BY THESE PRESENT THAT :

I, Mr. MANTU BAHADUR CHHETRI [Pan No-AIFPC0916L] son of Ram Bahadur Chhetri, by occupation: Service, by Nationality: Indian, by faith: Hindu, residing at C/o Ram Bahadur Chettri, Nibedita Park, Fuljhore, P.O-Durgapur-06, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.

DO HEREBY NOMINATE CONSTITUTE AND APPOINT :

EDIFY INFRASTRUCTURE PROJECTS PVT. LTD. [Pan No-AADCE4034A] Having its place of business at 4/L, Tetikhola, Kaliganj, P.O- Arrah, Durgapur-12, Dist-Paschim Bardhaman, West Bengal represented by its Director **Mr. SUBRATA GHOSH [Pan No-AJPPG2986D]** son of Late Surath Chandra Ghosh by faith: Hindu, by occupation: Business, by nationality: Indian residing at DN-69, Chaffe Street, Bidhannagar, P.O-Durgapur-12, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal as my true and law full attorney in my name and on my behalf to do following acts deeds and things in respect of my property mentioned below either singly or jointly as they deems fit.

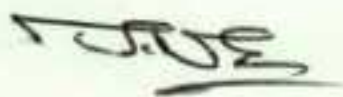
AND WHEREAS schedule below property originally belongs to the present LANDOWNERSs which they acquired by way of succession & inheritance and they are owning, possessing and seizing the schedule below property without any encumbrances from any persons.

AND WHEREAS I am the Owner and occupier and otherwise well and sufficiently entitled to in respect of all that the piece and parcel of Land as described in schedule hereinafter referred to as the 'Said Property'.

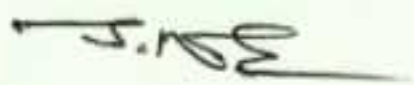
AND WHEREAS I being the Owner in respect of the said property which are more fully described and mentioned in the schedule herein below, became desirous to get a multi storied building/buildings instructed over the said property through any financially sound and technically capable builder, and accordingly approached to the above named attorney to construct the proposed multi-storied building/ buildings over the said "Schedule" mentioned property and my attorney have agreed to construct building/ buildings on certain terms and conditions to which me and my attorney have agreed and to that effect one **Development Agreement vide Deed no-4196 of 2019, Vol No-0206-2019, Page No-93273 to 93299** has already been executed and registered at ADSR Durgapur. But however for the purpose of doing all necessary works, and appearing in different offices for obtaining permission and/or for smooth and convenient construction and/or for disposal of flats or buildings etc. it is absolutely expedient and necessary to execute an **REVOCABLE POWER OF ATTORNEY** in favour of my favour of said attorney to do inter-alia the following deeds, acts and things.

BY that I do hereby constitute, nominate and **by force of this power of attorney all the** attorney either singly or jointly as they deems fit and proper to do inter-alia the following deeds, acts and things in respect of my Schedule mentioned property.

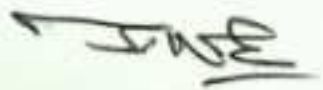
- 1) To defend possession or manage and maintain the said premises in connection with it's construction and all affairs ancillary or incidental thereto.
- 2) To appear, to represent before and act in all the Courts, Civil, Revenue or Original, whether original or appellate and also in the Registration Office and in any other office of Government or District Board, Gram Panchayat, B.L.R.O., P.W.D, A.D.M. Income Tax Office, Revenue Office, Bank or financial Institution or any other relevant office or offices or any other local authority in respect of the property which are more fully described in the Schedule herein below.
- 3) To take down and/or demolish any house or structure of whatsoever nature at the said premises and/or to construct, reconstruct, modify, execute and perform all the construction of New Building or Buildings thereon in accordance with the plan as would be sanctioned by the Gram Panchayat.
- 4) To sign, submit, apply for and obtain Sanctioned building plan for construction of the New Building/Buildings at the said premises from the Gram Panchayat & Zila Parisad and all other statutory authority or authorities and to receive and/or collect the said sanctioned building plan from the Gram Panchayat & Zila Parisad after due sanction and to apply for and obtain such certificate and/or permission and/or clearance including deposit of as made plan/Revised Plan, paying of penalty/fine, regularizing fee in respect of the said property .
- 5) To sign and verify plaints, written statements, petitions or claims and objection, Memorandum of Appeal and petitions and applications of all kinds and to file them in any such Court or Office relating to the Schedule, mentioned premises.
- 6) To appoint Advocate, Vokil, Pleader, Mukhtar, Revenue Agent or any other legal Practitioner in connection with any litigation or other legal affairs concerning the Schedule mentioned premises,
- 7) To file and receive back documents, to deposit and withdraw money and to grant receipt thereof, in connection with all affairs relating to the construction of Schedule mentioned premises,



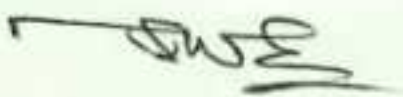
- 8) To construct and/or to raise and sale the multi-storied building/buildings upon my said property as per sanctioned plan or if any amendment are to be obtained from the competent authority or other concerning authorities in respect of my property as fully described in Schedule hereunder and hereinafter called the "said property" after demolishing the Existing structure if any and entitled him to sell the said existing materials and/or use the same in the said construction work.
- 9) To deal with or dispose off the entire constructed area in the proposed multi-storied building/buildings or the complex to be constructed over the Schedule mentioned premises in any form i.e. Sale, Lease Out, Rental etc. and also to collect advance, salami etc from the prospective purchaser or purchasers/Lessees/Tenants etc, save and except owners' allocation.
- 10) To enter into Agreement for sale, for lease, to let out on rental with the prospective buyer or buyers/Lessees/Tenants in respect of any flat or Car Parking Space or any other space up to balance area including super built up to be constructed upon the Land of the said Schedule mentioned property and to receive advance and/or earnest money and/or the entire consideration money for and/or on my behalf.
- 11) To execute and sign all such Deeds, Writings and agreements as shall be required for the purpose of aforesaid sale, lease or rental for passing perfect title to the or in favour of intending purchaser/s, Lessees or Tenants.
- 12) To take, prosecute or defend all legal proceedings touching any of the matters aforesaid in which I hereafter be interested or concerned and also if thought fit to compromise, refer to arbitration for withdrawal as aforesaid or concerned and also if thought fit to compromise, refer to arbitration for withdrawal as aforesaid.
- 13) To state, settle, adjust compound, submit to arbitration and compromise, all suits or other proceedings, accounts claims and demands whatsoever which now are or hereafter or shall be pending between myself and any person or shall be pending between myself and any person or persons in such matter in all respect as the said attorneys shall thing fit during the period of **Development Agreement vide Deed no-4196 of 2019, Vol No-0206-2019, Page No-93273 to 93299** has already been executed and registered at ADSR Durgapur.



- 14) To invest money for erecting the proposed multi-storied building or buildings or complex out of his own fund or funds derived out of premium, selami, advance and/or earnest money and/or consideration money from the prospective buyer or take loan from any financial institution, Bank, or any private persons etc keeping the Owners s' share free.
- 15) To apply for the inspection of and to inspect the judicial records.
- 16) To apply, to courts and offices for copies of the documents and papers as would be required by my said Attorney.
- 17) To appoint agents, Darwans, peons, contractors and other servants necessary for any of the purpose aforesaid at such remuneration, commission or salary as the said attorney may think proper and from time to time to dismiss or discharge such agents etc. and to appoint or employ other in their places.
- 18) To accept service or any summons, notice or write issued by and court or officer against me relating to the said property during the validity of Agreement.
- 19) To submit plan before the competent authority to sign on the said plan, to withdraw the same, to rectify or modify the same and also be entitled to receive back the sanctioned plan on my behalf.
- 20) To negotiate on terms for and to sell all flat or flats or units or residence in respect of entire constructed area save and except the reserved area as stated here in above being Owners as mentioned in the agreement dated of the disposed multistoried building/buildings over the Schedule mentioned properties to purchaser or purchasers at such price the said Attorney shall think fit and proper.
- 21) To agree upon and to enter into any agreement for sale or sales and/or cancel and/or repudiate the same.
- 22) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money and to give good valid receipt and discharge for the same with regards to the sell and/or disposal of such flats, units etc, in respect of the total construction in the proposed multistoried building regarding developers allocation.



- 23) Upon such receipt as aforesaid to sign execute and deliver any conveyance or conveyances of the said property in favour of said purchaser or purchasers of his/her/their nominee or nominees, or assigns or assignees on my behalf and also to get the said Deed of Conveyance Registered before the District Sub-Registrar at or Additional District Sub-Registrar at Durgapur or before the Registrar of Assurance, Kolkata.
- 24) To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property, to intending purchaser/purchasers.
- 25) To present any such conveyance and conveyances for registration before the Additional District Sub-Registrar, Durgapur and also before the Registrar of Assurance, Calcutta and also to admit execution and receipt of consideration having authority for and to have the said conveyances registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying the said property except my allotted share/ portion to the said purchaser or purchasers as fully and effectually in all respects with regards to the flats, units, space in respect of total covered area in the said building or buildings over the said schedule mentioned properties, Moreover for making and/or executing the deed of conveyance, or tenancies my said Attorney is done sufficient to act on my behalf and I am bound to adduce and endorse my signature if I became a PARTY in any Deed of Conveyance or other instruments whatsoever concerning the builder's total construction of the proposed Multistoried building.
- 26) To appoint Architect or Architects, Engineer, Mason, Carpenter and qualified surveyor for the purpose of construction of the said proposed building and to fix their remuneration fees or commission and to pay the same from other funds.
- 27) To apply before the Electricity authority, to apply before telephone department for telephone connection, gas connection on my behalf and/or intending purchaser or in their name and to peruse the matter effectively, I hereby for ourselves and on behalf of my heirs, executors, administrators and legal representatives agree to ratify and confirm whatsoever my said Attorney shall lawfully do by virtue Of these presents shall be construed as acts deeds and things done by my PROVIDED ALWAYS that this Power of Attorney is revocable and shall automatically be revoked after completion of the said project .



28) We further agree that all acts, deeds and things done by my said Attorney by virtue of this instrument shall be, for all purposes be construed as acts, deeds and things done by us and I agree to ratify and confirm all such acts, deeds and things whatsoever my said Attorney shall lawfully do, or cause to be done by virtue of the power given hereunder.

(DESCRIPTION OF TOTAL LAND /PROJECT AREA)

ALL THAT A piece and parcel of **DANGA Land** comprising in **Plot No-RS-125** corresponding to **Plot No-LR-388** under **Khatian no-LR-2267, Khatian no-RS-339** Area of Land: **4 Decimal** within the Mouja of Shankarpur, J.L No-RS-95, J.L No-LR-109 under P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal This property is butted & bounded as follows : North: Plot No-125. East: 20 ft wide ^{kancha} Road. West: Sub Plot No-3. South: Sub Plot No-5.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNERS and Developers are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties have executed these presents the day, month, year first written above.

WITNESS:

1.

Bhakra Pal.

2/a. Pradyuman Pal.

Durgam Court-16

2. Sun Chand Roy
Bachhanaga
DGP-12.

Mahabub Chatterjee

SIGNATURE OF THE EXECUTANT

EDIFY INFRASTRUCTURE PROJECTS PVT. LTD.

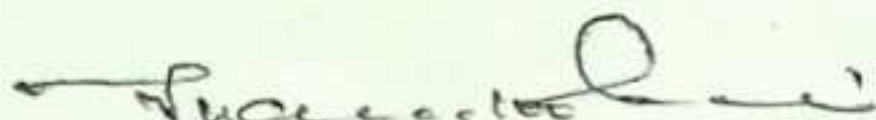
Sribrata Ghose
Director

SIGNATURE OF attorney

Mahabub Chatterjee









SIGNATURE OF ATTORNEY IS ATTESTED BY EXECUTANT

Drafted, prepared & typed by














ADVOCATE

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Manoj Dasgupta</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Manoj Dasgupta

Left hand						 <i>Ananta Ghosh</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Ananta Ghosh

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA GHOSH
SURATH CHANDRA GHOSH

16/01/1964

Permanent Account Number

AJPPG2986D

Subrata Ghosh

Signature



Subrata Ghosh



15 JUL 2014

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EDIFY INFRASTRUCTURE PROJECTS
PRIVATE LIMITED



29/04/2013

Permanent Account Number

AADCE4034A

Signature

EDIFY INFRASTRUCTURE PROJECTS PVT. LTD.

Surbato Ghose
Director



15 JUL 2013

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANTU BAHADUR CHHETRI
RAM BAHADUR CHHETRI

01/01/1979

Permanent Account Number
AIFPC0916L

Signature



Mantu Bahadur Chhetri

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई टी एस एल,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

ভারত সরকার
Government of India
 ভক্ত পাল
BHAKTA PAL
 পিতা : বৈদ্যানথ পাল
 Father: BAIDYANATH PAL
 জন্মতারিখ/DOB: 03/09/1989
 পুরুষ / Male
4697 0974 9013

আধার - সাধারণ মানুষের অধিকার



Bhakta Pal .

Bhakta Pal



15 JUL 2018

ভারত সরকার
Unique Identification Authority of India
 ঠিকানা: শ্যামসুন্দরপুর
 গৌরবাজার বর্ডহামান, নতুনডাঙ্গা
 শ্যামসুন্দরপুর, গৌরবাজার, বর্ডহামান
 পশ্চিমবঙ্গ
 Address:
 SHYAMSUNDARPUR,
 GOURBAZAR
 BARDHAMAN,
 NATUNDANGA
 Shyamsundarpur,
 Gourbazar, Bardhaman,
 West Bengal, 713377
4697 0974 9013

1947
 1800 300 1947
 help@uidai.gov.in
 www.uidai.gov.in

Major Information of the Deed




Deed No :	I-0206-04274/2019	Date of Registration	12/07/2019
Query No / Year	0206-1000159256/2019	Office where deed is registered	
Query Date	11/07/2019 4:01:15 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Subrata Ghosh DN-69, Chaffe Street, Bidhannagar, Thana : New Township, District : Burdwan, WEST BENGAL, Mobile No. : 8918312877, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 12,67,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020604196/2019		

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-125	RS-339	Vastu Danga	4 Dec		12,67,200/-	Width of Approach Road: 20 Ft.,
Grand Total :				4Dec	0 /-	12,67,200 /-	



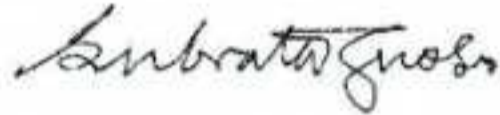
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Mantu Bahadur Chhetri (Presentant) Son of Ram Bahadur Chhetri Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office			
		12/07/2019	LTI 12/07/2019	12/07/2019
C/o- Ram Bahadur Chhetri, Nibedita Park, Fuljhore, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIFPC0916L, Status :Individual, Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office				

Attorney Details :

Sl. No	Name,Address,Photo,Finger print and Signature
1	Edify Infrastructure Projects Private Limited 4/1, Tetikhola, Kaliganj, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AADCE4034A, Status :Organization, Executed by: Representative

Representative Details :

Sl. No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subrata Ghosh Son of Late Surath Chandra Ghosh Date of Execution - 12/07/2019, , Admitted by: Self, Date of Admission: 12/07/2019, Place of Admission of Execution: Office			
		Jul 12 2019 1:24PM	LTI 12/07/2019	12/07/2019
	DN-69, Chaffe Street, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJPPG2986D Status : Representative, Representative of : Edify Infrastructure Projects Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216			
	12/07/2019	12/07/2019	12/07/2019
Identifier Of Mr Mantu Bahadur Chhetri, Mr Subrata Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Mantu Bahadur Chhetri	Edify Infrastructure Projects Private Limited-4 Dec

Endorsement For Deed Number : I - 020604274 / 2019

On 11-07-2019

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 12,67,200/-



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 12-07-2019

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 12:43 hrs on 12-07-2019, at the Office of the A.D.S.R. DURGAPUR by Mr Mantu Bahadur Chhetri ,Executant.

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

Execution is admitted on 12/07/2019 by Mr Mantu Bahadur Chhetri, Son of Ram Bahadur Chhetri, C/o- Ram Bahadur Chhetri, Nibedita Park, Fuljhore, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Service

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

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

Execution is admitted on 12-07-2019 by Mr Subrata Ghosh, Director, Edify Infrastructure Projects Private Limited, 4/1, Tetikhola, Kaliganj, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1..Stamp: Type: Impressed, Serial no 1348, Amount: Rs.50/-, Date of Purchase: 12/07/2019, Vendor name: Somnath Chatterjee



Partha Bairaggya

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 96506 to 96524
being No 020604274 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.07.17 14:14:43 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 17-07-2019 14:10:33
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)