13 5502 I-05292

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

Z 954714

20.08.19
12.15

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

A.D.S.R. Durgapur
Burdwan

20 AUG 2019

DEVELOPMENT POWER OF ATTORNEY

This power of attorney is made on this 20th day of August 2019 at the ADSR office at Durgapur.

Contd. Page-02

Adv.

Sl No. 3562 Date 30/07/19

Sold to Edify Infrastructure Projects Pvt Ltd

Address D78-12

Value of Stamp 100/-

Date of Purchase of the stamp Paper from Treasury 19 JUL 2019

Name of the Treasury from Durgapur

Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1120/6-17

Seal of the Addl. Dist. Sub-Registrar, Durgapur, Dist. - Burdwan

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

20 AUG 2019

KNOWN ALL MEN BY THESE PRESENT THAT :

I, Mr. SUBHASH CHANDRA DAS [Pan No- AUGPD9752N], by occupation: others, by Nationality: Indian, by faith: Hindu, residing at Saratpally, (Mamra), P.O-Durgapur-6, 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 4/1, 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.

WHEREAS schedule below property originally belongs to Gouri Dutta which she acquired by way of regd deed of sale being no-5832 of 1990 and thereafter Gouri Dutta transferred an area of 77 Decimal by way of regd deed of sale being no-128 of 2002 in favour of Arjun Ruidas, Fatick Ruidas, Latu Ruidas and after demise of Arjun Ruidas his property devolves upon his legal heirs namely Mala Ruidas, Biplab Ruidas, Subha Ruidas, Shanti Ruidas, Joy Ruidas and thereafter Mala Ruidas, Biplab Ruidas, Subha Ruidas, Shanti Ruidas, Joy Ruidas, Fatick Ruidas, Latu Ruidas transferred an area of 6.83 Katha by way of regd deed of sale being no-020604119 of 2018 in my favour and from the date of purchase I am owning, possessing and seizing the schedule below property without any encumbrances from any persons.

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-4195 of 2019, Vol No-0206-2019, Page No-94927 to 94953** 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.

Contd. Page-03

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

20 AUG 2019

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,

Contd. Page-04

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

20 AUG 2019

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 Exiting 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 properly 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-4195 of 2019, Vol No-0206-2019, Page No-94927 to 94953** has already been executed and registered at ADSR Durgapur.

Contd. Page-05

Seal of the Addl. Dist. Sub-Registrar, Durgapur, Dist.- Burdwan

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

20 AUG 2019

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.

Adv

Contd. Page-06

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

20 AUG 2019

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 ma}' be required for fully an effectually conveying the said property, to intending purchaser/purchasers.

25) To present any such conveyance and conversances 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 torn 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 .

Contd. Page-07

Seal of the Addl. Dist. Sub-Registrar, Durgapur, Dist. Burdwan

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

20 AUG 2019

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, Plot No-LR- 388, Khatian no-LR-2425, Khatian no-RS- 339 Area of 11 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 which is butted & bounded as follows : North : Plot No-125, East: 15 ft wide Kacha Road, Plot No-125, West: Plot No-125, South: Plot No-125.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER 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. Bhaktapal,
S/o- Bindyanath Pal,
Durgapur Court-16

2. Gouranchand Roy
Durgapur-12.

SIGNATURE OF THE EXECUTANT

EDIFY INFRASTRUCTURE PROJECTS PVT. LTD.
Director

SIGNATURE OF attorney

SIGNATURE OF ATTORNEY IS ATTESTED BY EXECUTANT

Drafted, prepared & typed by

Prasanta Bandyopadhyay
ADVOCATE
E. NO - F-413/399 of 2011

Seal of the Addl. Dist. Sub-Registrar, Durgapur, Dist. Burdwan

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

20 AUG 2019

FINGER PRINT & PHOTOCOPY

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

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

Seal of the Addl. Dist. Sub-Registrar, Durgapur, Dist.- Burdwan

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

20 AUG 2019

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.

Director

Seal of the Addl. Dist. Sub-Registrar, Durgapur, Dist.: Burdwan

20 AUG 2019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBRATA GHOSH

SURATH CHANDRA GHOSH

16/01/1964

Permanent Account Number

AJPPG2986D

Signature

Seal of the Addl. Dist. Sub-Registrar, Durgapur, Dist.- Burdwan

20 AUG 2019

ভারত সরকার

Government of India

BHAKTA PAL

Father: BAIDYANATH PAL

DOB: 03/09/1999

পুরুষ / Male

4697 0974 9013

আধার – সাধারণ মানুষের অধিকার

Bhakta Pal

2 0 AUG 2019

আধার

Unique Identification Authority of India

ঠিকানা, শ্যামসুন্দরপুর
গৌরবাজার বর্ধমান, নতুনডাঙ্গা
শ্যামসুন্দরপুর, গৌরবাজার, বর্ধমান
পশ্চিমবঙ্গ,

Address:
SHYAMSUNDARPUR,
GOURBAZAR
BARDDHAMAN,
NATUNDANGA,
Shyamsundarpur,
Gourbazar, Bardhaman,
West Bengal, 713377

4697 0974 9013

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Seal of the Addl. Dist. Sub-Registrar, Durgapur, Dist.-Burdwan

20 AUG 2019


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SUBHASH CHANDRA DAS
BIMAL DAS
01/01/1965
Permanent Account Number
AUGPD9752N
Signature

Sub-Registrar, Durgapur, Dist. Burdwan

20 AUG 2019

Major Information of the Deed

Deed No :	**I-0206-05292/2019**	**Date of Registration**	**20/08/2019**
Query No / Year	**0206-1000172266/2019**	**Office where deed is registered**	
Query Date	**29/07/2019 3:23:01 PM**	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Subhash Chandra Das Saratpally Mamra,Thana : New Township, District : Burdwan, WEST BENGAL, PIN - 713206, Mobile No. : 8436913332, Status :Seller/Executant		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 34,84,800/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020604195/2019		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-125	RS-339	Vastu	Danga	11 Dec		34,84,800/-	Width of Approach Road: 15 Ft., , Project Name :
	Grand Total :				**11Dec**	**0 /-**	**34,84,800 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Subhash Chandra Das (Presentant) Son of Bimal Das Executed by: Self, Date of Execution: 20/08/2019 , Admitted by: Self, Date of Admission: 20/08/2019 ,Place : Office	 20/08/2019	 LTI 20/08/2019	20/08/2019
	Sarat Pally, Mamra, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUGPD9752N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/08/2019 , Admitted by: Self, Date of Admission: 20/08/2019 ,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,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Subrata Ghosh Son of Late Suratah Chandra Ghosh Date of Execution - 20/08/2019, , Admitted by: Self, Date of Admission: 20/08/2019, Place of Admission of Execution: Office	 Aug 20 2019 12:58PM	 LTI 20/08/2019	20/08/2019
	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,Aadhaar No Not Provided 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, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216	 20/08/2019	 20/08/2019	20/08/2019
Identifier Of Mr Subhash Chandra Das, Mr Subrata Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhash Chandra Das	Edify Infrastructure Projects Private Limited-11 Dec

Endorsement For Deed Number : I - 020605292 / 2019

On 29-07-2019

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 34,84,800/-

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

On 20-08-2019

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 12:15 hrs on 20-08-2019, at the Office of the A.D.S.R. DURGAPUR by Mr Subhash Chandra Das ,Executant.

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

Execution is admitted on 20/08/2019 by Mr Subhash Chandra Das, Son of Bimal Das, Sarat Pally, Mamra, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others

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

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

Execution is admitted on 20-08-2019 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, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3562, Amount: Rs.100/-, Date of Purchase: 30/07/2019, 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 119343 to 119361 being No 020605292 for the year 2019.

Digitally signed by PARTHA BAIRAGGYA
Date: 2019.08.29 14:13:00 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 29-08-2019 14:12:21
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)