\$ = 0101004110/2019

I-010103810/2019



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

AB 976571

B> 234926/19

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

12:54 kg

- wed that the document is admitted registration. The signature sheet and the endorsement sheets attached ich document are the part of this

District Sub-Registrar 1 3 NOV 2019 ankura

KNOWN ALL MEN BY THIS PRESENT We, 1) MRS. SUMITA KUNDU (PAN: AFQPK8044R), Aadhar No - 8030 8696 3790, wife of Mr. Tarun Kumar Kundu, Occupation Business, 2) MR. ARIJIT KUNDU (PAN: AMTPK1405G), Aadhar No - 3844 5434 2922, son of Mr. Tarun Kumar Kundu, Occupation Business, resident at Rabindra Sarani, Bankura, P.O., P.S. & District - Bankura, Pin 722101, 3) MR. TARUN KUMAR KUNDU, (PAN: AFQPK8045Q), Aadhar No - 7541 1505 1604, son of Late Gobardhan Kundy,

Contd ..... P/2

resident at Rabindra Sarani, Bankura. P.O., P.S. & District – Bankura, Pin 722101. By Nationality Indian, hereinafter Referred to as the <u>LAND</u>

OWNER (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the <u>FIRST PART</u>.

WHEREAS the present land owner owning and possessing of Bastu' land measuring an area of 0.46 acres comprising Plot No. 244 (C.S.), 1571 (L.R.) within District & Thana Bankura, Mouza Kenduadihi, J.L. No. 213, Khatian No. 212 (C.S.), 6711, 6712 & 6713 (L.R.) District Bankura, Ward No. 22 under Bankura Municipality.

AND WHEREAS We have entered into a Development agreement With RAGHUNATHJEE CONSTRUCTION a company incorporate under the Proprietorship having its registered office at 17/4 Lokepur, P.O. – Kenduadihi, P.S. & District – Bankura, Pin – 722102, and the same has been duly registered before the D.S.R. Bankura vide Deed No. 010103759 for the year 2019.

No.

AND WHEREAS We do hereby Nominate, constitute and appoint RAGHUNATHJEE CONSTRUCTION represented by its proprietor MR. SAUGAT KUNDU. (PAN: AMAPK1015H), Aadhar No - 2270 2378 2202, son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O-Kenduadihi, P.S & District - Bankura, Pin - 722102, as our Lawful Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property' (details of which has given in the schedule below).

- 1. To apply and received sanctioned plan from Bankura Municipality.
- 2. To manage and supervise the construction of Multi storied building to be raised on our landed property (details of which has been given in the schedule below). That will be constructed at the cost of the Developer i.e. RAGHUNATHJEE CONSTRUCTION.
- 3. To represent us before the D.S.R. Bankura or A.D.S.R. Bankura to present the agreement for sale/sale deeds of the respective flats Apartments to be constructed on our landed property (details of which has given in the schedule below) excluding the owners allocation as described in second schedule in Development Agreement Deed No. 010103759/2019 for registration at District Sub Registrar Bankura Office.
- 4. To make sign and verify all applications or raise objection to appropriate authorities for all and any license, permission or consent etc and in connection with the management and development of our schedule mentioned properties.
- 5. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign declare and file all pleadings, affidavits, applications etc to engage advocate and to do all acts and things required to be done in that behalf.
- 6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned and

Salar Salar

7. Appear before any office or authority of the Govt. or Municipality or Labour Dept. or Land Revenue office or Income Tax or any other act to represent the matters regarding the proposed development & construction.

And I do hereby agree to ratify' all acts and things lawfully done by the said attorney by exercising power is given to him. This Power of Attorney is revocable at our will.

#### SCHEDULE

All that piece and parcel of "Bastu" land measuring an area of 0.46 acres comprising Plot No. 244 (C.S.), 1571 (L.R.) within District & Thana Bankura, Mouza Kenduadihi, J.L. No., 213, Khatian No. 212 (C.S.), 6711, 6712 & 6713 (L.R.) District Bankura within jurisdiction of D.S.R. & A.D.S.R. Bankura under the Bankura Municipality being Ward No 22, S.K. Sahana Road (Near Taragati Samanta Road).

## Butted and Bounded as under :-

On the North: Govt. Opened Land.

On the South: S.K. Sahana Road.

On the East: Govt. Opened Land.

On the West: Common Passage.



IN WITNESS WHEREOF the executants and the Attorney set and subscribed their respective hands on this the 13th day of November, 2019 before A.D.S.R. / D.S.R. Bankura in free and fare state of mind and health.

Excuter No - 2 having injury in the right to unabolity he has not put the fringers prints of the night to unabolity he has not put the fringers prints of the night to unabolity he has not put the fringers.

### WITNESSES

1) Sumanta Buttar S/O Sasanka Duttar Rafgram Bankura Pin-722146

2) Subhus Runer Einemasion de Bankustu.

Photograph and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

Swaryboarde Pal

SWARUPANANDA PAL (ADVOCATE) BANKURA DISTRICT COURT En No.- F2991 / 1975 of 2011

Typed by:

Davamany

Signature of the EXECUTANT

Surita kunder

Arijel - Kunst

Jarm Lymn lumbe

Signature of the ATTORNEY

Sayar- Kurchion Proprietor

# হন্তাস্লীর টিপ ছাপ ও ফটো/Fingers Print & Photo



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল । Pass port size photograph & Finger print of both hands attested by me ষাক্ষর Sceneta kunder Signature.....

STA STO					
	र्षाण्ग Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
Ser Sto	injury not	in the mig	At-hand a	due to un levint off	e right her.



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল । Pass port size photograph & Finger print of both hands attested by me शक्त Argel Thurs

বাম হতি					<b>E</b>	
	্ৰ্জালুল Thums	তর্জনী Ist Finger	মন্যমা Middle	অনামিকা Ring	कनिष्ठा Small Finger	
জান হাত Right Hand						A

উপরের্র ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল । Pass port size photograph & Finger print of both hands attested by me

Signature. Jarn Lymn lend

द्याय श्रीक Leff Hand		/(6)	(15)		
	वृक्षाञ्च Thunis	তর্জনী Ist Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
SM 216 Right Hand					

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল । Pass port size photograph & Finger print of both hands attested by me



ষাক্র RAGHUNATHJEE CONSTRUCTION
Signature Sayal Proprietor



Sayar- Kunde.





## বিভীষ বিভিন্ন প্রাধিকরণ

## ভারত সরকার Unique Identification Authority of India Government of India

তাণিকাভুক্তির আই ডি / Enrollment No.: 1058/19481/00770

To citro citro citro to citro cit

Bankura - I Bankura

Bankura - I Bankura West Bangai 722101

MN479185959FT



আপনার আধার সংখ্যা / Your Aadhaar No.:

2270 2378 2202

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার Government of India



নৌগভ কুছু Sauget Kundu দিভা : মহাদেব কুছু Father : MAHADEB KUNDU জন্মভানিম / DOB : 20/10/1976 বুদ্ধৰ / Male



2270 2378 2202

আধার – সাধারণ মানুষের অধিকার

Sangar- know





## भारतीय विशिष्ट पहचान प्राधिकरण

## भारत सरकार Unique Identification Authority of India Government of India

Enrollment No.:

1058/55103/00679

To Sumanta Dutta

7/06/2015

RAJAGRAM Benkura (m) Rajagram Bankura West Bengal - 722146

KH460625177FT 48062517



आपका आधार क्रमांक / Your Aadhaar No. :

6837 6497 7193

आधार - आम आदमी का अधिकार



भारत सरकार Government of India

Sumanta Dutta

Father: Sasanka Dutta

008: 18/08/1986 Male

6837 6497 7193



आधार - आम आदमी का अधिकार





## स्चना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- 🏿 पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें ।

#### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
  - आधार देश भर में मान्य है ।
  - आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
  - Aadhaar is valid throughout the country.
  - Aadhaar will be helpful in availing Government and Non-Government services in future.



आरतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India

Address: RÁJAGRAM, Bankura (m), Bankura, Rajagram, West Bengai, 722145

6837 6497 7193

1947 1800 300 194 help@uldal.gov.in

Away regal doy!

Sumanta Sutta

INCONCIAX DEARMENT
TARUN KUMAR KUNDU
GOBARDHAN KUNDU
19708/1954
Permanent Account Number
AFOP K80450
Chicago and Account Number
Signature

Jam lenne lend

ভারতের নির্বাচন কমিশন পরিচয় পত্র ELECTION COMMISSION OF INDIA IDENTITY CARD

WB/35/251/219616

তরুন কুমার কুণ্ডু নিৰ্বাচকের নাম

Elector's Name . Tarun Kumar Kundu

পিতার নাম : গোবর্জন কুণ্

Futher's Name : Gobardhan Kundu

Ma/Sex : 9V M

क्षत्र जाविष Date of Birth : 19/08/1954

WB/35/251/219616

डिकाना: রবীন্দ্র সরনী, বাড়ভা, বাড়ভা (সদম), বাড়ভা-722101

Address: RABINDRA SARANI, BANKURA, BANKURA (SADAR), BANKURA-722101

Date: 02/01/2015

252-ৰাকুড়া নিৰ্বাচন ক্ষেত্ৰের নিৰ্বাচক নিৰক্ষম আধিকাৰিকেন স্বান্ধরের অনুকৃতি Facsimile Signature of the Electoral Registration Officer for

252-Bankura Constituency তিকান পরিবর্তন হলে নতুন ক্রিখনার তোটার লিটে নত তোলা ও একই নপুরের মতুন সাইত পরিচরপত্ত পাওয়ার স্থনা গাঁকি মুর্যে এই

পরিচয়পটোর নম্বটি উয়েখ করুন In case of change in address mention in 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.

ann leums lun

SUMITA KUNDU
SUMITA KUNDU
BHASKAR DARIPA
OZOZI 1969
Permenent a securi Number
ARCIPK 1044R
SUKUTA KUNDU

Arches due egal i 1537 /man 2011 i Armen 1314 de Arches des PAN Services Unit (TTUES) Brit No. 3 Sector - CEDIR Hapti Navi Mindo - 408 de 1

यह नाह्न या जान में हापस समिताना है साहिए। आसका देन सब्देश में ए प्रभावित है एतार में १ क्रिकेट के किस के बेलाएं नवी मंगर - ४०० है है अपन्यकर विमाण MCOME TAX DEBAR MENT

ARIJIT KUNDU TARUN KUMAR KUNDU 06/01/1988

Permanent Account Number

AMTPK1405G

Signature





In case this ward to fost / fasted lightely inflored engineer of income The PAN Services of the Forestate Protects. See Short 11, Child to the protects of Sector 11, Child to the protect of the protect

## Major Information of the Deed

Deed No :	No: I-0101-03810/2019		13/11/2019	
Query No / Year	0101-1000234926/2019	Office where deed is registered		
Query Date	13/11/2019 11:57:14 AM	D.S.R. BANKURA, Distr	rict: Bankura	
Applicant Name, Address & Other Details	Saugat Kundu Lokepur Bankura, Thana: Bankura, E Mobile No.: 9434173355, Status: Ad	District : Bankura, WEST B vocate	ENGAL, PIN - 722102,	
Transaction		Additional Transaction		
[0138] Sale, Development Development Agreement	Power of Attorney after Registered	[4308] Other than Immo Agreement [No of Agree		
Set Forth value		Market Value		
Rs. 3/-		Rs. 3,67,17,585/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 100/- (Article:48(g))	0.00	Rs. 74/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after No/Year]:- 010103759/2019 Receive issuing the assement slip.(Urban area	ed Rs. 50/- (FIFTY only)	Agreement of [Deed from the applicant for	

#### Land Details:

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: T.G. Samanta Road, Road Zone : (Ward no 22 -- Ward no 22) , Mouza: Kenduyadihi, , Ward No: 22 Pin Code : 722102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	LR-1571	LR-6711	Commerci al	Bastu	0.153 Acre	1/-	1,22,12,588/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name:
L2	LR-1571	LR-6712	Commerci al	Bastu	0.153 Acre	1/-	1,22,12,588/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name:
L3 I	LR-1571	LR-6713	Commerci al	Bastu	0.154 Acre	1/-	1,22,92,409/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name:
		TOTAL:			46Dec	3 /-	367,17,585 /-	
	Grand	Total:			46Dec	3 /-	367,17,585 /-	

SI No	Name,Address,Photo,Finger p	rint and Signati	ure				
1	Name	Photo	Finger Print	Signature			
	Mrs Sumita Kundu (Presentant ) Wife of Mr Tarun Kumar Kundu Executed by: Self, Date of Execution: 13/11/2019 , Admitted by: Self, Date of Admission: 13/11/2019 ,Place : Office			Sanita kundu.			
		13/11/2019	LTI 13/11/2019	13/11/2019			
	- 722101 Sex: Female, By C	aste: Hindu, 0 0xxxxxxxx379	Occupation: Busine 90, Status :Individ				
2	Name	Photo	Finger Print	Signature			
	Mr Arijit Kundu Son of Mr Tarun Kumar Kundu Executed by: Self, Date of Execution: 13/11/2019 , Admitted by: Self, Date of Admission: 13/11/2019 ,Place : Office	13/11/2019	LTI 12/11/2019	Dright - Krush			
	Rabindra Sarani Bankura, P.O:- Bankura, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN - 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMTPK1405G, Aadhaar No: 38xxxxxxxx2922, Status:Individual, Executed by: Self, Date of Execution: 13/11/2019  , Admitted by: Self, Date of Admission: 13/11/2019, Place: Office						
3	Name	Photo	Finger Print	Signature			
3	Mr Tarun Kumar Kundu Son of Late Gobardhan Kundu Executed by: Self, Date of Execution: 13/11/2019 , Admitted by: Self, Date of Admission: 13/11/2019 ,Place : Office			Jam kum leuler			
	. Office	13/11/2019	LTI 13/11/2019	13/11/2019			
	Rabindra Sarani Bankura, P.O:- Bankura, P.S:- Bankura, District:-Bankura, West Bengal, India, PII - 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFQPK8045Q, Aadhaar No: 75xxxxxxxx1604, Status:Individual, Executed by: Self, Date of Execution: 13/11/2019, Admitted by: Self, Date of Admission: 13/11/2019, Place: Office						

#### Attorney Details:

SI No	Name,Address,Photo,Finger print and Signature					
	Name	Photo	Finger Print	Signature		
	Shri Saugat Kundu Son of Late Mahadeb Kundu Executed by: Self, Date of Execution: 13/11/2019 , Admitted by: Self, Date of Admission: 13/11/2019 ,Place: Office			Sagar andr.		
		13/11/2019	LTI 13/11/2019	13/11/2019		

Son of Late Mahadeb Kundu Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMAPK1015H, Aadhaar No: 22xxxxxxxx2202, Status: Individual, Executed by: Self, Date

of Execution: 13/11/2019

, Admitted by: Self, Date of Admission: 13/11/2019 ,Place: Office

#### Identifier Details:

Name	Photo	Finger Print	Signature	
Sumanta Dutta Son of Sasanka Dutta Rajgram Bankura, P.O:- Rajgram, P.S:- Bankura, Bankura, District:-Bankura, West Bengal, India, PIN - 722146			Sumanta Setto-	
	13/11/2019	13/11/2019	13/11/2019	

Transfer of property for L1

SI.No From To. with area (Name-Area)

1 Mr Tarun Kumar Kundu Shri Saugat Kundu-0.153 Acre

Transfer of property for L2

SI.No From To. with area (Name-Area)

1 Mr Arijit Kundu Shri Saugat Kundu-0.153 Acre

Transfer of property for L3

SI.No From To. with area (Name-Area)

1 Mrs Sumita Kundu Shri Saugat Kundu-0.154 Acre

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: T.G. Samanta Road, Road Zone: (Ward no 22 - Ward

no 22), Mouza: Kenduyadihi, , Ward No: 22 Pin Code: 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1571, LR Khatian No:- 6711	Owner:তরুল কুমার কুন্ডু, Gurdian:গোবর্দ্ধন , Address:রবীন্দ্রসরনী,বাঁকুড়া , Classification:বাস্ত, Area:0.15400000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1571, LR Khatian No:- 6712	Owner:অরিজিত্ কুন্ডু, Gurdian:তরুল , Address:রবীন্দ্রসরনী,বাঁকুড়া , Classification:বাস্ত, Area:0.15300000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1571, LR Khatian No:- 6713	Owner:সুমিতা কুন্ডু, Gurdian:ভরুন , Address:রবীন্দ্রসরনী,বাঁকুড়া , Classification:বাস্ত, Area:0.15300000 Acre.	Owner Name not selected by applicant.

Endorsement For Deed Number: I - 010103810 / 2019

#### On 13-11-2019

### 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 12:54 hrs on 13-11-2019, at the Office of the D.S.R. BANKURA by Mrs Sumita Kundu , 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 3,67,17,585/-

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

Execution is admitted on 13/11/2019 by 1. Mrs Sumita Kundu, Wife of Mr Tarun Kumar Kundu, Rabindra Sarani Bankura, P.O: Bankura, Thana: Bankura, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu; by Profession Business, 2. Mr Arijit Kundu, Son of Mr Tarun Kumar Kundu, Rabindra Sarani Bankura, P.O: Bankura, Thana: Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 3. Mr Tarun Kumar Kundu, Son of Late Gobardhan Kundu, Rabindra Sarani Bankura, P.O: Bankura, Thana: Bankura, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 4. Shri Saugat Kundu, Son of Late Mahadeb Kundu, Proprietor Of RAGHUNATHJEE CONSTRUCTION, Lokepur,, P.O: Kenduadihi, Thana: Bankura, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by Profession Business

Indetified by Sumanta Dutta, , , Son of Sasanka Dutta, Rajgram Bankura, P.O: Rajgram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Others

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74/- ( E = Rs 42/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 74/-

#### **Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs 100/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 1202, Amount: Rs.100/-, Date of Purchase: 13/11/2019, Vendor name: Sri Debdas Mukherjee

1-0-

Surajit Roy Chowdhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2019, Page from 88320 to 88339 being No 010103810 for the year 2019.



LJ.

Digitally signed by SURAJIT ROY CHOWDHURY

Date: 2019.11.14 12:04:14 +05:30 Reason: Digital Signing of Deed.

(Surajit Roy Chowdhury) 11/14/2019 12:02:12 PM DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. BANKURA West Bengal.

(This document is digitally signed.)