

0206003654

Q 020603434 / 18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 926591

Q-142149
 22/6/2018

DEVELOPMENT POWER OF ATTORNEY

(1) SMT. DURGA MONDAL [PAN -ALNPM5391A], Wife of Sri. Shibu Mondal, by faith-Hindu, by occupation-Business, Indian Citizen, resident of A4/1, Arrah Kalinagar, P.O.-Arrah, P.S.-Kanksa, Dist.-Burdwan presently Paschim Bardhaman, PIN-713212. (2) SMT. RINA SHYAM [PAN -BZVPS7628P], Wife of Sri. Tapan Kumar Shyam, by faith-Hindu, by occupation-Business, Indian Citizen, resident of D-266, Eagle Street, Bidhannagar, P.O.-Bidhannagar, P.S.-New Township, Dist.-Burdwan presently Paschim Bardhaman, PIN-713212, do hereby state and declare as follows:-

WHEREAS 10.36 Decimal land is purchased by land owner No-1 & 2 vide Sale Deed No-3680 for the year 2017 of A.D.S.R Durgapur from its recorded owners Sri Tarak Nath Das, Smt Anita Das, Sri Meghnath Das & Miss Champa

[Handwritten signature]
 A.S.R.

Verified that the Document is Assented to by the signers and the Enclosures (if any) with this Document are the Part of this Document.

A.S.R. Durgapur
 Bardwan

22 JUN 2018

Das all are resident of D-163, Yuri Gagarin Path, P.O.-Bidhannagar, P.S.-New Township, District-Paschim Bardhaman.

AND WHEREAS they are entered into a Development Agreement with **VISHWAKARMA REAL ESTATE [PAN-AAOFV9866H]**, Being a Partnership Firm, having its office At House No-6, 2nd Street Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District-Burdwan presently Paschim Bardhaman, PIN-713213, represented by its **Partners (1) MR. SOMNATH PAUL [PAN-BGHPP4489C]** Son of Sri Naba Kumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident of Sagarbhanga, Gopinathpur, Durgapur, P.S.-Coke Oven, District-Burdwan presently Paschim Bardhaman, PIN-713219, **(2) MR. GOURANGA CHATTARAJ [PAN- AITPC4762E]** Son of Late Dinabandhu Chattaraj, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Vivekananda Park, Bamunara, Post Office: Bamunara, P.S.- Kanksa,, District-Burdwan presently Paschim Bardhaman, PIN-713212, **(3) MR. PURNA CHANDRA PAUL [PAN- ALVPP1215C]**, son of Late Gobardhan Paul, by faith-Hindu, by Nationality- Indian, by occupation – Business, resident of C-31 SSR Path Aranayak, Sec- Sec 2A, P.O.- Bidhannagar, P.S.- New Township, PIN- 713212, Dist- Burdwan presently Paschim Bardhaman, **(4) MR. KRISHNA CHANDRA MONDAL [PAN-AJXPM9211F]**, Son of Sri. Akrur Chandra Mondal, by faith-Hindu, by Nationality- Indian, by Occupation Business, residing at 1/20 Rahim Path, Durgapur, PIN- 713204, P.S.-Durgapur, Burdwan, W.B., India and the same has been duly registered before the A.D.S.R Durgapur, **vide deed no. 020605898 for the year 2017, Serial No- 0206006116 for the year 2017.**

AND WHEREAS they do hereby nominate, constitute and appoint, **(1) MR. SOMNATH PAUL [PAN-BGHPP4489C]** Son of Sri Naba Kumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident of Sagarbhanga, Gopinathpur, Durgapur, P.S.-Coke Oven, District-Burdwan presently Paschim Bardhaman, PIN-713219, **(2) MR. GOURANGA CHATTARAJ [PAN- AITPC4762E]** Son of Late Dinabandhu Chattaraj, by faith

Hindu, by occupation Business, by Nationality- Indian, resident of Vivekananda Park, Bamunara, Post Office: Bamunara, P.S.- Kanksa,, District- Burdwan presently Paschim Bardhaman, PIN-713212, **(3) MR. PURNA CHANDRA PAUL [PAN- ALVPP1215C]**, son of Late Gobardhan Paul, by faith- Hindu, by Nationality- Indian, by occupation - Business, resident of C-31 SSR Path Aranayak, Sec- 2A, P.O.- Bidhannagar, P.S.- New Township, PIN- 713212, Dist- Burdwan presently Paschim Bardhaman, **(4) MR. KRISHNA CHANDRA MONDAL [PAN-AJXPM9211F]**, Son of Sri. Akrur Chandra Mondal, by faith- Hindu, by Nationality- Indian, by Occupation Business, residing at 1/20 Rahim Path, Durgapur, PIN- 713204, P.S.-Durgapur, Burdwan, W.B., Indian **Partner** of **VISHWAKARMA REAL ESTATE [PAN-AAOFV9866H]**, as my Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with my Landed property :

1. To apply, receive and modify sanctioned plan from Jemua Gram Panchayat and/or such other authority or authorities.
2. To manage and supervise the construction of multi storied building to be raised on my landed property(details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **VISHWAKARMA REAL ESTATE [PAN-AAOFV9866H]**, To represent me before the A.D.S.R. Durgapur, to present agreement for Sale/Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule.
3. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers..
4. To make, sign and verify all documentation, 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 my schedule mentioned property.

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 me 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 land
7. To appear before any office or authority of the Govt. or Municipal corporation or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.

AND We do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him..

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of **Bastu/Baid** Land measuring 10.36 (Ten point Three Six) Decimal under **Mouza- Kaliganj, P.S. New Township**, J.L.No-110, R. S. Plot no-1469, L. R. Plot No-1841, R. S. Khatian No-497, L. R. Khatian No-2076,2077 under the jurisdiction of Jemmua Gram Panchyat Dist-Burdwan presently Paschim Bardhaman, Butted and Bounded by:

North	:	R. S Plot No-1469(P)
South	:	R. S Plot No-1469(P)
East	:	R. S Plot No-1468(P)
West	:	16 Feet wide Kaccha Road



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

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 11th Day of June, 2018 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Swajit Mondal,
86, Manojan Mondal
vill - Angaram, Dist - 15
R.S. - Chakraborty, Dist - Bardhaman
Presently Raschim Bardhaman

② Subrata Mukherjee
50/4 Soral Mukherjee
Purba, Durgapur - 7
Dist - Bardhaman

रिना श्याम

Rina Shyam

EXECUTANTS

VISHWAKARMA REAL ESTATE

Somnath Paul

Partner

VISHWAKARMA REAL ESTATE

Gomanga Chatterjee

Partner

VISHWAKARMA REAL ESTATE

Purna Chandra Paul

Partner

VISHWAKARMA REAL ESTATE

Krishna Chandra Mondal

Partner

Signature of Attorney

Rina Shyam

Attested by the one of the Executants

Drafted and Typed at my office & I have read over & explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction












Subrata Mukherjee











SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No. - WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- Rina Shyam				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- కృష్ణారాణి				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- Purna Chandra Paul.				

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Somnath Paul</i>				

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Ganesh Chaturvedi</i>				

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Krishna Chandra Mondal</i>				

Major Information of the Deed


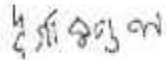
Deed No :	I-0206-03434/2018	Date of Registration	22/06/2018
Query No / Year	0206-1000142149/2018	Office where deed is registered	
Query Date	24/05/2018 3:19:19 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713207, Mobile No. : 9434646560, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 14,50,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020605898/2017		

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1469	RS-497	Bastu	Baid	10.36 Dec	1/-	14,50,400/-	Width of Approach Road: 16 Ft.,
Grand Total :					10.36Dec	1 /-	14,50,400 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Smt DURGA MONDAL (Presentant) Wife of Mr SHIBU MONDAL Executed by: Self, Date of Execution: 11/06/2018 , Admitted by: Self, Date of Admission: 22/06/2018 ,Place : Office			
	22/06/2018		LTI 22/06/2018	22/06/2018
A4/1, Arrah Kalinagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALNPM5391A, Status :individual, Executed by: Self, Date of Execution: 11/06/2018 , Admitted by: Self, Date of Admission: 22/06/2018 ,Place : Office				



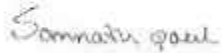


Major Information of the Deed :- I-0206-03434/2018-22/06/2018

2	Name	Photo	Fingerprint	Signature
	Smt RINA SHYAM Wife of Mr TAPAN KUMAR SHYAM Executed by: Self, Date of Execution: 11/06/2018 , Admitted by: Self, Date of Admission: 22/06/2018 ,Place : Office	 22/06/2018	 LTI 22/06/2018	 22/06/2018
D-266, Eagle Street, Bidhannagar, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BZVPS7628P, Status :Individual, Executed by: Self, Date of Execution: 11/06/2018 , Admitted by: Self, Date of Admission: 22/06/2018 ,Place : Office				

Attorney Details :



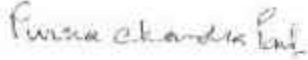



Sl No	Name,Address,Photo,Finger print and Signature
1	VISHWAKARMA REAL ESTATE House No-6, 2nd Street Gurudwara Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 , PAN No.:: AAOFV9866H, Status :Organization, Executed by: Representative

Representative Details :


Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOMNATH PAUL Son of Mr NABA KUMAR PAUL Date of Execution - 11/06/2018, , Admitted by: Self, Date of Admission: 22/06/2018, Place of Admission of Execution: Office	 Jun 22 2018 4:46PM	 LTI 22/06/2018	 22/06/2018
Sagarbhanga, Gopinathpur, P.O:- Sagarbhanga, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713219, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGHPP4489C Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr GOURANGA CHATTARAJ Son of Late DINABANDHU CHATTARAJ Date of Execution - 11/06/2018, , Admitted by: Self, Date of Admission: 22/06/2018, Place of Admission of Execution: Office	 Jun 22 2018 4:44PM	 LTI 22/06/2018	 22/06/2018

Major Information of the Deed :- I-0206-03434/2018-22/06/2018

Vivekananda Park, Bamunara, P.O:- Bamunara, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AITPC4762E Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)

3	Name	Photo	Finger Print	Signature
	Mr PURNA CHANDRA PAUL Son of Late GOBARDHAN PAUL Date of Execution - 11/06/2018, , Admitted by: Self, Date of Admission: 22/06/2018, Place of Admission of Execution: Office	 <small>Jun 22 2018 4:45PM</small>	 <small>LTI 22/06/2018</small>	 <small>22/06/2018</small>
C-31 SSR Path Aranayak, Block/Sector: Sec 2A, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALVPP1215C Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mr KRISHNA CHANDRA MONDAL Son of Mr AKRUR CHANDRA MONDAL Date of Execution - 11/06/2018, , Admitted by: Self, Date of Admission: 22/06/2018, Place of Admission of Execution: Office	 <small>Jun 22 2018 4:44PM</small>	 <small>LTI 22/06/2018</small>	 <small>22/06/2018</small>
1/20 Rahim Path, P.O:- A Zone, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJXPM9211F Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)				

Identifier Details :

Name & address	
Mr Surajit Mondal Son of Manoranjan Mondal Angadpur, P.O:- Angadpur, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713215, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt DURGA MONDAL, Smt RINA SHYAM, Mr SOMNATH PAUL, Mr GOURANGA CHATTARAJ, Mr PURNA CHANDRA PAUL, Mr KRISHNA CHANDRA MONDAL	<small>22/06/2018</small>
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt DURGA MONDAL	VISHWAKARMA REAL ESTATE-5.18 Dec
2	Smt RINA SHYAM	VISHWAKARMA REAL ESTATE-5.18 Dec

Major Information of the Deed :- I-0206-03434/2018-22/06/2018

Endorsement For Deed Number : I - 020603434 / 2018

On 25-05-2018

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 14,50,400/-



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

On 22-06-2018

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 14:00 hrs on 22-06-2018, at the Office of the A.D.S.R. DURGAPUR by Smt DURGA MONDAL, one of the Executants.

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

Execution is admitted on 22/06/2018 by 1. Smt DURGA MONDAL, Wife of Mr SHIBU MONDAL, A4/1, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Smt RINA SHYAM, Wife of Mr TAPAN KUMAR SHYAM, D-266, Eagle Street, Bidhannagar, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Identified by Mr Surajit Mondal, , Son of Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-06-2018 by Mr SOMNATH PAUL, PARTNER, VISHWAKARMA REAL ESTATE, House No-6, 2nd Street Gurudwara Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Identified by Mr Surajit Mondal, , Son of Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-06-2018 by Mr GOURANGA CHATTARAJ, PARTNER, VISHWAKARMA REAL ESTATE, House No-6, 2nd Street Gurudwara Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Identified by Mr Surajit Mondal, , Son of Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Major Information of the Deed :- I-0206-03434/2018-22/06/2018

Execution is admitted on 22-06-2018 by Mr PURNA CHANDRA PAUL, PARTNER, VISHWAKARMA REAL ESTATE, House No-6, 2nd Street Gurudwara Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Identified by Mr Surajit Mondal, . . Son of Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, . Burdwan, WEST BENGAL, India, PIN - 713215. by caste Hindu, by profession Law Clerk

Execution is admitted on 22-06-2018 by Mr KRISHNA CHANDRA MONDAL, PARTNER, VISHWAKARMA REAL ESTATE, House No-6, 2nd Street Gurudwara Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Identified by Mr Surajit Mondal, . . Son of Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, . Burdwan, WEST BENGAL, India, PIN - 713215. by caste Hindu, by profession Law Clerk

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 100/-
Description of Stamp

1, Stamp: Type: Impressed, Serial no 4601, Amount: Rs.100/-, Date of Purchase: 31/05/2018, Vendor name: Jitendra Nath Mondal



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

Major Information of the Deed :- I-0206-03434/2018-22/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 62941 to 62955

being No 020603434 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2018.07.04 16:06:56 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 04-07-2018 16:06:02
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)