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P 6543/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 280016

Witnessed the like Document.  
Aimed to help the  
Signature Sheet and the End-  
orsements of the said this  
Documents are the Part of this  
Document

A. D. S. R. Dasgupta  
Notary

21 JUN 2022

**DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTRATION OF DEVELOPMENT AGREEMENT**

**This Development Power Of Attorney made on the day,  
month and year as written below.**

Contd. Page-02

12-12 Pm  
21-06-22  
[Signature]

J. Roy  
ADV  
21

SI No. 2680 Date 20/06/2022  
Sold to Dutt & Company  
Address Dutt  
Value of Stamp 50  
Date of Purchase of the stamp  
Paper from Treasury  
Name of the Treasury from  
Durgapur

*Chatterjee*  
Somnath Chatterjee  
Stamp Vendor  
A.D.R. Office, Durgapur-16  
Licence No. 112016-17

10 JUN 2022



*[Signature]*  
Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

21 JUN 2022

**I, CHANDI BAURI [ Pan No- ASVPB1142D ]** son of Satya Bauri, by Occupation- Business, by faith-Hindu, by nationality-Indian, residing at Vill-Arraha, P.O-Durgapur-12, Pin-713212, P.S-Kanksa, District-Paschim Bardhaman, West Bengal.

**KNOW ALL MEN BY THESE PRESENTS THAT I,**

**DO HEREBY NOMINATE APPOINT AND CONSTITUTE**

**DUTTA AND COMPANY** being a Proprietorship Firm, having its registered office at Suryasen Pally Block-A, P.S-Durgapur-01, P.S-Coke-Oven, Dist-Paschim Barddhaman, West Bengal, represented by its proprietor **Mr. Chitta Dutta ( Pan No-ATYPD2046A ), Aadhaar No-323371566472 ]** son of Kartick Chandra Dutta, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Suryasen Pally Block-A, P.S-Durgapur-01, P.S-Coke-Oven, Dist-Paschim Barddhaman, West Bengal **as my lawful attorney.**

AND WHEREAS the schedule below Land originally belongs to the present LANDOWNER which he acquired by way of regd deed of sale being no-647 of 2010 and name of the present LANDOWNER duly recorded in LR records of rights under Khatian no-LR-2717 and from the date of purchase he is owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS We already entered with an agreement for development of a land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Gram Panchayat and/or any other concerned Authority/Authorities but due to our engagement in other affairs and lack of sufficient times we are not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such we are in need to execute this power of attorney by appointing our developer company.

**By force of this Power of Attorney our lawful attorney shall be able to do any acts as follows either singly or jointly :-**

1. To appear before the office of Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. To submit any building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before Gram Panchayat or B.L.& L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.

J. Roy  
10/11/20

3. To deposit any fees or charges in the office of Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in our name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
12. To execute any affidavit or bond or any documents in favour of customer or office.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building in respect of developers' allocation.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
16. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.

J. Roy  
ADV  
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17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.
18. By force of **Registered Development Agreement being no-4122 of 2022, Volume No-2306-2022, Page No-131325 to 131341** our attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. This power of attorney is revocable in nature.

And Generally to do all acts deeds and thing which our said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as we could do the same.

AND we hereby whatsoever our said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if we were personally present.

**SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

ALL THAT piece and parcel of **Doe Land** measuring area of **3 Decimal** comprising in **Plot No-LR-1545**, under **LR Khatian No- 2717** under **Mouza-Arraha**, J.L No-91, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal within Molandighi Gram Panchayat which is butted and bounded as follows : North: **36 ft wide Metal road**. East : Land of Bapi Sarkar, West: Land of Santiram Mondal. South : Land of Samir Chatterjee.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the LANDOWNERS and Developer 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.

Contd.Page-5

J. Roy  
ADV<sub>2</sub>

IN WITNESS WHEREOF the parties have executed this development power of attorney on this 21<sup>st</sup> day of June 2022 before ADSR office at Durgapur.

Witnesses:

1.

Bhatahari  
for B.M. Dyanthari,  
Durgapur Court-16

Chandi Banerji  
SIGNATURE OF THE EXECUTANT

2. Joy Roy  
Advocate at Durgapur court

DUTTA AND COMPANY  
Chitta Dutta  
Proprietor

Signature of our attorney duly

Attested by us

Chandi Banerji  
SIGNATURE OF THE EXECUTANT












Drafted and typed by me

Joy Roy

Advocate, Durgapur Court

En no-WB- E/595/562/2020


# FINGER PRINT & PHOTOCOPY

Left hand						 <i>Chandu Bawa</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						 <i>Chandi Bawa</i>
	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

## Major Information of the Deed




Deed No :	I-2306-06543/2022	Date of Registration	21/06/2022
Query No / Year	2306-8001806751/2022	Office where deed is registered	
Query Date	15/06/2022 5:11:03 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8250537504, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 6,88,500/-	
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]:- 230604122/2022		

### Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1545 (RS :- )	LR-2717	Vastu	Do	3 Dec	1/-	6,88,500/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>3Dec</b>	<b>1 /-</b>	<b>6,88,500 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Chandi Bauri (Presentant)</b> Son of Mr Satya Bauri Executed by: Self, Date of Execution: 21/06/2022 , Admitted by: Self, Date of Admission: 21/06/2022 ,Place : Office			
		21/06/2022	LTI 21/06/2022	21/06/2022






Vill Arrah, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxxx2d, Aadhaar No: 89xxxxxxxx2510, Status :Individual, Executed by: Self, Date of Execution: 21/06/2022  
 , Admitted by: Self, Date of Admission: 21/06/2022 ,Place : Office



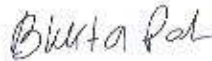
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Dutta And Company</b> Duryasen Pally, Block A, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 , PAN No.:: atxxxxxx6a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Chitta Dutta</b> Son of Mr Kartick Chandra Dutta Date of Execution - 21/06/2022, , Admitted by: Self, Date of Admission: 21/06/2022, Place of Admission of Execution: Office	 <small>Jun 21 2022 2:46PM</small>	 <small>LTI 21/06/2022</small>	 <small>21/06/2022</small>
Suryasen Pally, Block A, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx6A, Aadhaar No: 32xxxxxxxx6472 Status : Representative, Representative of : Dutta And Company (as proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216	 <small>21/06/2022</small>	 <small>21/06/2022</small>	 <small>21/06/2022</small>
Identifier Of Mr Chandni Bauri, Mr Chitta Dutta			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Chandni Bauri	Dutta And Company-3 Dec

## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1545, LR Khatian No:- 2717	Owner:চণ্ডী বাউরী, Gurdian:সত্য , Address:নিজ , Classification:দেঁ, Area:0.03000000 Acre,	Mr Chandi Bauri

On 16-06-2022

**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 6,88,500/-

*Santanu Pal*

Santanu Pal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal

On 21-06-2022

**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 12:13 hrs on 21-06-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Chandi Bauri ,Executant.

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

Execution is admitted on 21/06/2022 by Mr Chandi Bauri, Son of Mr Satya Bauri, Vill Arrah, P.O: Durgapur, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , , Son of Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, 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 21-06-2022 by Mr Chitta Dutta, proprietor, Dutta And Company (Sole Proprietoship), Duryasen Pally, Block A, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indetified by Mr Bhakta Pal, , , Son of Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, 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 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 2680, Amount: Rs.50/-, Date of Purchase: 20/06/2022, Vendor name: SOMNATH CHATTERJEE

*Santanu Pal*

Santanu Pal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 172219 to 172230  
being No 230606543 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.06.27 14:16:17 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/06/27 02:16:17 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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