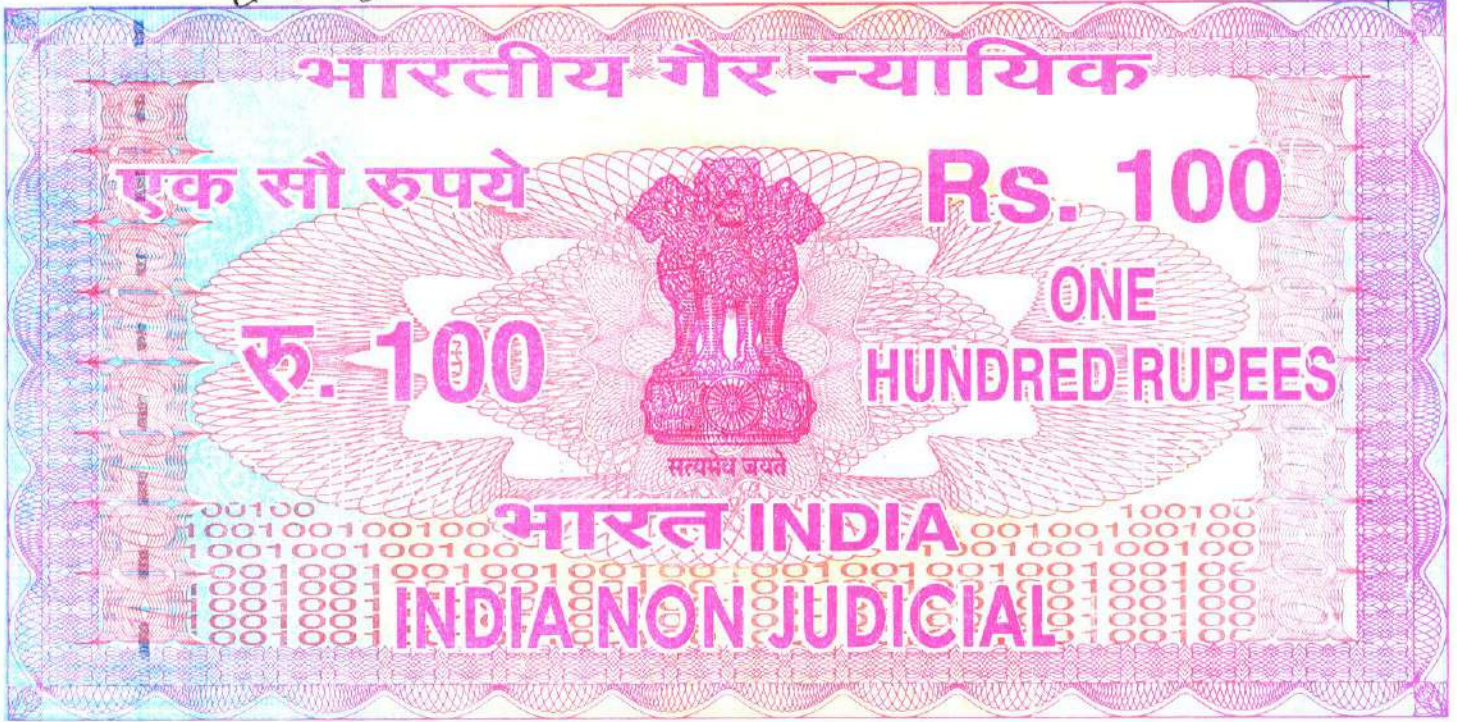


5723

P 5761/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 125885

1-01 fm
02-06-22
010-187 147 3144/22
मामर
[Signature]

Certified that the Documents
is Admitted to Registration the
Sign are Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Dargaper
Bardwan

02 JUN 2022

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT

[Signature]
10/22

Contd... P/2

02 JUN 2022

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman



1

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

18 MAY 2022

Name of the Treasury from
Durgapur
Part from Treasury
Date of Purchase of the stamp
Value of Stamp
Address
Sold to
Taxi Chares Bowles & Developpy
Date 01/06/2022
227

S.No. 227
Date 01/06/2022
Taxi Chares Bowles & Developpy

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

KNOW ALL MEN BY THESE PRESENTS THAT WE,

[1] **MRS. SIKHA GHOSH [PAN-ATIPG4867C]** wife of Mr. Satya Narayan Ghosh

[2] **MRS. SANCHITA GHOSH [PAN-AUVP1590Q]** daughter of Mr. Satya Narayan Ghosh Both are by religion: Hindu, by Occupation: Business, resident of MS- 19/13, Bengal Ambuja City Center, Durgapur-16, P.S- Durgapur, District Paschim Bardhaman, West Bengal, India.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

TARA SHREE BUILDERS AND DEVELOPERS [PAN-AAQFT3522N], A Partnership Firm having its office at C/o Avijit Ghosh, Arrha Shankarpur, P.S- Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal represented by its **Partners either singly and jointly :-**

[1] **Mr. Kuntal Bhattacharjee [PAN- AKQPB6315F]** Son of Bamadas Bhattacharjee, by faith: Hindu, by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal,

[2] **Mr. Avijit Ghosh [PAN- BJDPG1855J]** Son of Gajanan Ghosh, by faith Hindu, by Occupation- Business, residing at Vill-Arraha, Shankarpur, P.S- Newtownship, Durgapur-12, Dist- Paschim Bardhaman, West Bengal

[3] **Mr. Pranabendu Misra [Pan No-BIFPM6479P]** son of Rasamoy Misra, By Faith : Hindu, by Occupation: Business, Citizen of India, residing at Mrityunjay Housing Complex, ITI Complex, P.S- Newtownship, P.O-Durgapur-12, Dist- Paschim Bardhaman, West Bengal **as our lawful attorney.**

WHEREAS Schedule mentioned property originally belong to Chandidas Chattopadhyay.

And whereas Chandidas Chattopadhyay transferred a piece of Land measuring an area of 6 katha or 10 decimal by way of sale being no-4995 of 1990 in favour of Pradyut Kumar Bag duly registered before the office of the ADSR Durgapur.

And thereafter Pradyut Kumar Bag transferred the said portion of the said plot of Land measuring an area of 6 katha or 10 decimal by way of sale being no-1035 of 2011 in favour of Mukul Bose, Saibal Kumar Bose, Subrata Deogharia, Somit Deogharia .

And thereafter Mukul Bose, Saibal Kumar Bose, Subrata Deogharia, Somit Deogharia transferred the said portion of the said plot of Land measuring an area of 6 katha or 10 decimal in favour of the present LANDOWNERS by way of sale being no-5281 of 2013 which is duly registered before the office of the ADSR Durgapur.

And whereas name of the LANDOWNERS duly mutated in the role of L.R records of rights under khatian No-1924,1925.

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 or Zila Parishad 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 Panchyat 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.
3. To deposit any fees or charges in the office of Gram Panchyat 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 with respect to 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.
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-1531 of 2021 , Volume No-2306-2021, Page No-53304 to 53338**, our attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project on time at their 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.**

SCHEDULED ABOVE REFFERED TO
DESCRIPTION OF LAND

ALL THAT A piece and parcel of land measuring an area of 6 katha or 10 decimal Baid Land at Mouza - Shankarpur, J.L. No. 95, P.S.-New Township under the Jurisdiction of Jemua Gram Panchayat area, R.S. Plot No-307 corresponding to L.R. Plot No-529 under previous Khatian No-1602,1588,1587, new L.R. Khatian No. 1924,1925, Classification of land – Baid without any structure and proposed use for Residential Housing Complex. Which is Butted and bounded by:- NORTH:-Land of Ashok Ghosh. SOUTH:-Land of Gajanan Ghosh. EAST:- Land of Mithilesh Kumar Singh. WEST:- Land of Amitabha De.


Aptv

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.

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.

IN WITNESS WHEREOF the parties have executed on this 2nd day of May 2022.

Witnesses:

1.

Pranita Pal.
S/o. Bandyopadhyay.
Dupm Court-16

- 1) *Sikha Ghosh*
- 2) *Sanchita Ghosh*

SIGNATURE OF THE EXECUTANT

2.
Pranaya Bhauiya.
Dupm Court-16
Advocate.

TARASHREE BUILDERS & DEVELOPERS

Arijit Ghosh

Partner

TARASHREE BUILDERS & DEVELOPERS

Pranabendu Misra

Partner

TARASHREE BUILDERS & DEVELOPERS

Kuntal Bhattacharya

Partner

Signature of our attorney duly

Attested by us






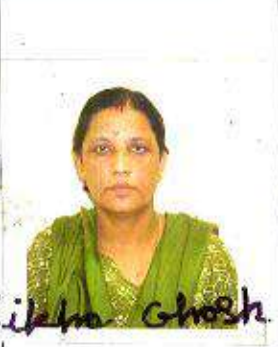





- 1) *Sikha Ghosh*
- 2) *Sanchita Ghosh*

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Pranaya Bandyopadhyay.
Advocate
NB-733 of 2011

FINGER PRINT & PHOTOCOPY

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

Signature & Photograph is duly attested by me

Sikha Ghosh

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

Signature & Photograph is duly attested by me

Sanjivita 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

FINGER PRINT & PHOTOCOPY

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



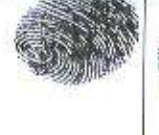






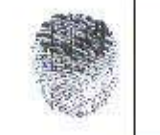

Signature & Photograph is duly attested by me

Poonabendu Misra

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

Signature & Photograph is duly attested by me

Kuntal Bhattacharya

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

Signature & Photograph is duly attested by me

Arijit Ghosh

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



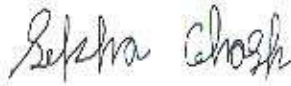


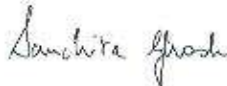
Deed No :	I-2306-05761/2022	Date of Registration	02/06/2022
Query No / Year	2306-8001493446/2022	Office where deed is registered	
Query Date	20/05/2022 1:47:11 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, Thana : Durgapur, 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. 2/-	Rs. 18,00,000/-		
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]:- 230601531/2021		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, 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-529 (RS :-)	LR-1924	Vastu	Baid	5 Dec	1/-	9,00,000/-	
L2	LR-529 (RS :-)	LR-1925	Vastu	Baid	5 Dec	1/-	9,00,000/-	
		TOTAL :			10Dec	2 /-	18,00,000 /-	
		Grand Total :			10Dec	2 /-	18,00,000 /-	










Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Sikha Ghosh (Presentant) Wife of Mr Satya Narayan Ghosh Executed by: Self, Date of Execution: 02/06/2022 , Admitted by: Self, Date of Admission: 02/06/2022 ,Place : Office	 02/06/2022	 LTI 02/06/2022	Signature  02/06/2022
MS 19/13, Bengal Ambuja City Center, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx7C, Aadhaar No: 52xxxxxxxx6180, Status :Individual, Executed by: Self, Date of Execution: 02/06/2022 , Admitted by: Self, Date of Admission: 02/06/2022 ,Place : Office				
2	Name Mrs Sanchita Ghosh Daughter of Mr Satya Executed by: Self, Date of Execution: 02/06/2022 , Admitted by: Self, Date of Admission: 02/06/2022 ,Place : Office	 02/06/2022	 LTI 02/06/2022	Signature  02/06/2022
MS 19/13, Bengal Ambuja City Center, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx0Q, Aadhaar No: 28xxxxxxxx9066, Status :Individual, Executed by: Self, Date of Execution: 02/06/2022 , Admitted by: Self, Date of Admission: 02/06/2022 ,Place : Office				



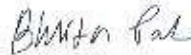
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	TARA SHREE BUILDERS AND DEVELOPERS C/o Avijit Ghosh, Arrha Shankarpur, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Kuntal Bhattacharjee Son of Mr Bamadas Bhattacharjee Date of Execution - 02/06/2022, , Admitted by: Self, Date of Admission: 02/06/2022, Place of Admission of Execution: Office	 Jun 2 2022 3:52PM	 LTI 02/06/2022	Signature  02/06/2022
	Vill Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx5F, Aadhaar No: 90xxxxxxxx7682 Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)			
2	Name Mr Avijit Ghosh Son of Gajanan Ghosh Date of Execution - 02/06/2022, , Admitted by: Self, Date of Admission: 02/06/2022, Place of Admission of Execution: Office	 Jun 2 2022 3:51PM	 LTI 02/06/2022	Signature  02/06/2022
	Vill Arraha, Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx5J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)			
3	Name Mr Pranabendu Misra Son of Rasamoy Misra Date of Execution - 02/06/2022, , Admitted by: Self, Date of Admission: 02/06/2022, Place of Admission of Execution: Office	 Jun 2 2022 3:51PM	 LTI 02/06/2022	Signature  02/06/2022
	Mrityunjoy Housing Complex, ITI Complex, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216	 02/06/2022	 02/06/2022	 02/06/2022

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs Sanchita Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-5 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mrs Sikha Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-5 Dec

Land Details as per Land Record

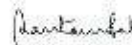
District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 529, LR Khatian No:- 1924	Owner:সঞ্চিতা ঘোষ, Gurdian:সত্যনারায়ন , Address:নিজ , Classification:বাইদ, Area:0.05000000 Acre,	Mrs Sanchita Ghosh
L2	LR Plot No:- 529, LR Khatian No:- 1925	Owner:শিখা ঘোষ, Gurdian:সত্যনারায়ন , Address:নিজ , Classification:বাইদ, Area:0.05000000 Acre,	Mrs Sikha Ghosh

On 20-05-2022

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 18,00,000/-



Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR

Paschim Bardhaman, West Bengal

On 02-06-2022

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 13:01 hrs on 02-06-2022, at the Office of the A.D.S.R. DURGAPUR by Mrs Sikha Ghosh, one of the Executants.

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

Execution is admitted on 02/06/2022 by 1. Mrs Sikha Ghosh, Wife of Mr Satya Narayan Ghosh, MS 19/13, Bengal Ambuja City Center, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business, 2. Mrs Sanchita Ghosh, Daughter of Mr Satya , MS 19/13, Bengal Ambuja City Center, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu by Profession Business

Identified by Mr Bhakta Pal, , Son of Mr 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 02-06-2022 by Mr Kuntal Bhattacharjee, partner, TARA SHREE BUILDERS AND DEVELOPERS, C/o Avijit Ghosh, Arrha Shankarpur, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr 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

Execution is admitted on 02-06-2022 by Mr Avijit Ghosh, partner, TARA SHREE BUILDERS AND DEVELOPERS, C/o Avijit Ghosh, Arrha Shankarpur, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr 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

Execution is admitted on 02-06-2022 by Mr Pranabendu Misra, partner, TARA SHREE BUILDERS AND DEVELOPERS, C/o Avijit Ghosh, Arrha Shankarpur, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr 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 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 227, Amount: Rs.100/-, Date of Purchase: 01/06/2022, 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 156483 to 156497

being No 230605761 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.06.07 13:04:24 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/06/07 01:04:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
