

12480

P-12285/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 572044

12-10-23
18-12-23
A.D.S.R. Durgam
572044/23

**Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Document are the Part of the
Document**

18 DEC 2023

A.D.S.R. Durgam
Bardwan

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

Contd.Page-02

Sl No. 8045 Date 18/12/23
Sold to Future Builders & Developers
Address DSR
Value of Stamp 50
Date of Payment of the stamp 18 DEC 2023
Prepared from Treasury
Name of the Treasury from Durgapur

Chatterjee

Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

18 DEC 2023

KNOW ALL MEN BY THESE PRESENTS THAT I,

Mr. BIDHAN CHANDRA MONDAL @ BIDHAN CHANDRA MONDAL [Pan No- BVPPM2292F], son of Surendranath Mondal, by faith: Hindu, By Nationality: Indian, By Occupation: Retired, residing at Saptarshi Park Shankarpur west, P.O-ABL Durgapur-06, P.S-New Township, Dist-Paschim Bardhaman (W.B.), Pin-713212.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

FUTURE BUILDERS & DEVELOPERS [PAN No - AAIFF8191M], (A Partnership Firm), having its office at Shankarpur, P.O-Arrah, P.S.-New Township, Dist- Paschim Bardhaman, West Bengal, Pin-713212, represented by all of its Partners either jointly or singly.

[1] MR. KINGSHUK PATRA [PAN No- DVVPP2850N] [Aadhar No.489732782586] son of Mr. Ramendra Nath Patra, by faith- Hindu, by occupation-Business, Indian Citizen, resident of Shankarpur, P.O.-Arrah, P.S.-New Township, Dist-Paschim Bardhaman (W.B.), Pin-713212.

[2] MR. AVIJIT GHOSH [PAN No-BJDPG1855J] [Aadhar No-940653057607] son of Mr. Gajanan Ghosh, by faith-Hindu, by occupation-Business, Indian Citizen, resident of Shankarpur, P.O.-Arrah, P.S.-New Township, Dist-Paschim Bardhaman, (W.B.), Pin-713212 **as my lawful attorney.**

AND WHEREAS the schedule below Land originally belongs to Sashadhar Ghosh, Who Transferred an area of 3 Katha 5 Chatak described in scheduled below by Regd. Sale Deed Being Sale Deed no-2647 of 1989 in favour of the present LANDOWNER duly recorded in LR records of rights under LR Khatian No- 1697 and from the date of purchase he is owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS I have already entered with an agreement for development of a land vide Registered **Development Agreement being no- 8942 of 2023, Volume No-2306-2023, Page No-160289 to 160307** 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 my engagement in other affairs and lack of sufficient times I am 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 I am in need to execute this power of attorney by appointing my developer company.

By force of this Power of Attorney my 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 my 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.
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 my behalf in connection with my 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 my 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 except landowners 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 except landowners 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 except landowners allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation except landowners allocation.
18. By force of Registered **Development Agreement being no- 8942 of 2023, Volume No- 2306-2023, Page No-160289 to 160307** my 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.**


Adv

SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT piece and parcel of **Baid Land** measuring area of **3 Katha 5 Chatak** or 5.5 Decimal comprising in **Plot No-RS-26/486** corresponding to **Plot No-LR- 116, under LR Khatian No- LR -1697**, under Mouza-Shankarpur, J.L No-109, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal which is butted and bounded as follows : North: 20 Feet Wide Metal Road. East : 15 Feet Wide Metal Road. West: Land of Samiran Roy. South : Land of Bipul Banerjee.

(LANDOWNER'S ALLOCATION)

Whereas the LANDOWNER will get their allocation as follows:

Flat No	Super Built Up Area of Flat	Floor
B	1224.06 Sq Ft	1st

Alongwith One numbers of car parking space of 90 sq ft

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

AND I hereby whatsoever my said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if I 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 **18th day of December 2023**.

Witnesses:

1. *Bhaktin Pal*
for. Bandyopadhyay Pal
Dumrao Court - 16
2. *Ranjit Pal*
DPP-16

(Bidhan Ch. Mondal)
Bidhan Chandra Mondal
SIGNATURE OF THE EXECUTANT

FUTURE BUILDERS & DEVELOPERS

Amit Ghosh

Partner

FUTURE BUILDERS & DEVELOPERS

Kingshuk Patra

Partner

Signature of my attorney duly
Attested by us

(Bidhan Ch. Mondal)
Bidhan Chandra Mondal
SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Somanta Bandyopadhyay
Advocate
WB-733 of 2011

হস্তসূত্রের টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর Bidhan Ch. Mondal
Signature

বাম হাত Left Hand					
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর Kingshuk Patra
Signature

বাম হাত Left Hand					
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর Arjit Ghosh
Signature

বাম হাত Left Hand						ফটো Photo
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Bhakti Pal
2. FATHER/ HUSBAND NAME (পিতা/ স্বামীর নাম) Baldev Nath Pal
3. OCCUPATION (পেশা) Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Hariberm
POST OFFICE (পোস্ট অফিস) Goraberm
POLICE STATION (থানা) Fardpur PIN 71377
DISTRICT (জেলা) P. Barn STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 469709749013
- PAN _____
- EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, _____ as identifier identifying the executants
of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Bhakti Pal
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed




Deed No :	I-2306-12285/2023	Date of Registration	18/12/2023
Query No / Year	2306-8003100473/2023	Office where deed is registered	
Query Date	18/12/2023 11:37:54 AM	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		
Stampduty Paid(SD)	Rs. 14,75,719/-		
Rs. 50/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		
Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 230608942/2023			

Land Details :

District: Paschim Bardhaman, 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
LT	LR-116 (RS-1)	LR-169/	Bastu	Baid	3 Katha 5 Chalak		14,75,719/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road.
Grand Total :					5.4656Dec	0/-	14,75,719/-	

Principal Details :



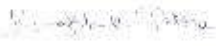


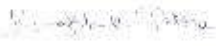


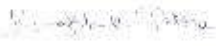









Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Bidhan Chandra Mondal, (Alias: Mr Bidhan Chandra Mondal) (Presentant) Son of Mr Surendranath Mondal Executed by: Self, Date of Execution: 18/12/2023 , Admitted by: Self, Date of Admission: 18/12/2023 ,Place : Office	 <small>18122023</small>	 <small>L-11</small> <small>18122023</small> Captured	 <small>18122023</small>

Saptarshi Park, Shankarpur West, Flat No: A9, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: bvxXXXXX2f, Aadhaar No: 25XXXXXXX1921, Status :Individual, Executed by: Self, Date of Execution: 18/12/2023
 Admitted by: Self, Date of Admission: 18/12/2023 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	FUTURE BUILDERS & DEVELOPERS Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 . PAN No. : AAxxxxxx1M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Kingshuk Patra Son of Mr. Ranendra Nath Patra Date of Execution - 18/12/2023, , Admitted by: Self, Date of Admission: 18/12/2023, Place of Admission of Execution: Office <small>Dec 18 2023 2:06PM</small> </td> <td></td> <td> <small>18/12/2023</small></td> <td> <small>18/12/2023</small></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Kingshuk Patra Son of Mr. Ranendra Nath Patra Date of Execution - 18/12/2023, , Admitted by: Self, Date of Admission: 18/12/2023, Place of Admission of Execution: Office <small>Dec 18 2023 2:06PM</small>		 <small>18/12/2023</small>	 <small>18/12/2023</small>	Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No. : dvxxxxxx0n, Aadhaar No: 48xxxxxxx2586 Status : Representative, Representative of : FUTURE BUILDERS & DEVELOPERS (as Partner)		
Name	Photo	Finger Print	Signature									
Mr Kingshuk Patra Son of Mr. Ranendra Nath Patra Date of Execution - 18/12/2023, , Admitted by: Self, Date of Admission: 18/12/2023, Place of Admission of Execution: Office <small>Dec 18 2023 2:06PM</small>		 <small>18/12/2023</small>	 <small>18/12/2023</small>									
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Name	Photo	Finger Print	Signature									
Mr Avijit Ghosh Son of Mr. Gaganan Ghosh Date of Execution - 18/12/2023, , Admitted by: Self, Date of Admission: 18/12/2023, Place of Admission of Execution: Office <small>Dec 18 2023 2:06PM</small>		 <small>18/12/2023</small>	 <small>18/12/2023</small>									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr. Badyanata Pal Durgapur Court City - Durgapur, P.O.- Durgapur, P.S.-Durgapur, District- Paschim Bardhaman, West Bengal, India, PIN:- 713216	 18/12/2023	 Captured 18/12/2023	 18/12/2023

Identifier Of Mr Bidhan Chandra Mondal, Mr Kingshuk Patra, Mr Avijit Ghosh

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Bidhan Chandra Mondal	FUTURE BUILDERS & DEVELOPERS-5.46562 Decd

Land Details as per Land Record

District: Paschim Bardhaman, P.S.- New Township, Gram Panchayat: JEVUA, 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:- 116, LR Khatian No:- 1697		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230612285 / 2023

On 18-12-2023

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 12:10 hrs on 18-12-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Bidhan Chandra Mondal Alias Mr Bidhan Chandra Mondal, Executant.

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 14,75,719/-

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

Execution is admitted on 18/12/2023 by Mr Bidhan Chandra Mondal, Alias Mr Bidhan Chandra Mondal, Son of Mr Surendranath Mondal, Saptarshi Park, Shankarpur West, Flat No: A9, P.O. Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person

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 Others

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

Execution is admitted on 18-12-2023 by Mr Kingshuk Patra, Partner, FUTURE BUILDERS & DEVELOPERS, Shankarpur, City- Not Specified, P.O:- Arrah, P.S.-New Township, 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 Others

Execution is admitted on 18-12-2023 by Mr Avijit Ghosh, Partner, FUTURE BUILDERS & DEVELOPERS, Shankarpur, City- Not Specified, P.O:- Arrah, P.S.-New Township, 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 Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash-Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 8045, Amount: Rs.50.00/- Date of Purchase: 18/12/2023, Vendor name: SOMNATH CHATTERJEE

(Signature)

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 2306-2023, Page from 224384 to 224395

being No 230612285 for the year 2023.



SANTANU PAL

Digitally signed by SANTANU PAL
Date: 2023.12.26 13:12:51 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 26/12/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.