

12553

P-12393/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 572150

12.01 pm  
20.12.23  
3124229/23

Certified that the Document  
is Admitted to Registration the  
Signature Sheet and the Endr-  
gements are the Part of the

A.D.S.R. Durgapur  
Durgapur

20 DEC 2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION  
OF DEVELOPMENT AGREEMENT

Contd. Page-02

P. S. S.

Sl No. 8401 Date 20/12/23  
Sold to Future Builders & Developers -  
Address Dnr-12  
Value of St 500  
Date of P the stamp 14 DEC 2023  
Paper from Govt.  
Name of the Treasury from  
Gurgapur

*Chatterjee*

Somnath Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Gurgapur-18  
Licence No. - 112016-17



1  
Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

20 DEC 2023



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

**Mr. BIPUL BANERJEE [ Pan No-APAPB0947A]**, son of Late Chittaranjan Banerjee , by faith: Hindu, By Nationality: Indian, By Occupation: Advocate, residing at Flat no- A9/ 2B, Sugam Park, Asansol, P.O.- South Dhadka, P.S-Asansol, Dist- Paschim Bardhaman, West Bengal.

**DO HEREBY NOMINATE APPOINT AND CONSTITUTE**

**FUTURE BUILDERS & DEVELOPERS [ PAN- 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]** s/o 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]** s/o 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 after that he transfer the scheduled below land by Regd. Sale Deed Being Sale Deed no-7458 of 1988 in favour of Mrs. Susmita Ghosh of an area of 7 Katha or 11.5 Decimal in respect of plot no-26/486 and thereafter Susmita Ghosh transferred the scheduled below land by Regd. Sale Deed Being Sale Deed no-5436 of 2023 in favour of LANDOWNER duly registered before ADSR office at Durgapur and also execute a deed of rectification in the form of deed of declaration vide deed no-5796 of 2023 duly registered before ADSR office at Durgapur and name of the present LANDOWNER duly recorded in LR records of rights under **LR Khatian No- 2979** 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- 8769 of 2023, Volume No-2306-2023, Page No-156854 to 156872** 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.
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.

  
Adv

18. By force of Registered **Development Agreement being no- 8769 of 2023, Volume No- 2306-2023, Page No- 156854 to 156872**, 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.**

**SCHEDULE ABOVE REFERRED TO**  
**( Description of Land )**

ALL THAT piece and parcel of Baid Land measuring area of 6.14 Katha comprising in Plot No-RS-26/486 in corresponding Plot No-LR-116, under LR Khatian No-2979, under Mouza-Shankarpur, J.L No-109, P.S-Newtownship Dist-Paschim Bardhaman, West Bengal which is butted and bounded as follows : North: R.S. Plot no-486. East : 15 Feet Wide Metal Road. West: R.S. Plot no-88. South : R.S. Plot no-88.

**( 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	2nd
B	1224.06 Sq Ft	3rd
D	1377.06 Sq Ft	2nd

**Alongwith three numbers of car parking space of 120 sq ft each**

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 20<sup>th</sup> day of December 2023.

Witnesses:

1.

Bhaktin Pal  
S/o. Binod Chandra Pal  
Dumraon District

Bipul Bearyia

SIGNATURE OF THE EXECUTANT

2. Somnath Sarkar  
DGP-06

FUTURE BUILDERS & DEVELOPERS  
Arijit Ghosh  
Partner

FUTURE BUILDERS & DEVELOPERS  
Kingshuk Patra  
Partner

Signature of my attorney duly  
Attested by us

Bipul Bearyia

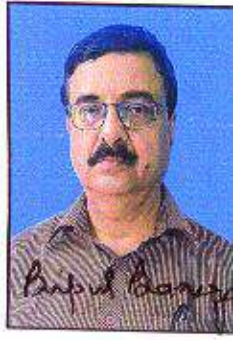
SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Prasanta Ranjithapacharya  
Advocate  
NB-733 of 2011

হস্তাসুলীর 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  
Signature Bipul Dasary

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  
Signature Kingshuk Patra

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  
Signature Arjit Ghosh

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) : Harbarn  
POST OFFICE (পোস্ট অফিস) : Gourbarn.  
POLICE STATION (থানা) : Fardola 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-2306-12393/2023	Date of Registration	20/12/2023
Query No / Year	2306-8003124277/2023	Office where deed is registered	
Query Date	20/12/2023 11:22:30 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		
	Rs. 27,35,370/-		
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]- 230608769/2023		

#### 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
L1	IR-116 (RS )	IR-2979	Bastu	Bad	6.14 Katha		27,35,370/-	Width of Approach Road: 15 FT., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>10.131Dec</b>	<b>0/-</b>	<b>27,35,370/-</b>	

#### Principal Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Bipul Banerjee</b> <b>(Presentant )</b> Son of Late Chittaranjan Banerjee Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place :- Office	 <small>20/12/2023</small>	 Captured <small>11 20/12/2023</small>	 <small>20/12/2023</small>

2B, Sugam Park, Asansol, Flat No: A9, City:- Not Specified, P.O:- South Dhadka, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: apxxxxx7a, Aadhaar No: 25xxxxxxxx1921, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023, Admitted by: Self, Date of Admission: 20/12/2023, Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>FUTURE BUILDERS &amp; DEVELOPERS</b> Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, PAN No.:: AAxxxxx1M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Kingshuk Patra</b> Son of Mr. Ramendra Nath Patra Date of Execution - 20/12/2023, Admitted by: Self, Date of Admission: 20/12/2023, Place of Admission of Execution: Office	 <small>Dec 20 2023 1:15 PM</small>	 Captured <small>L1 20/12/2023</small>	 <small>20/12/2023</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.:: dvxxxxx0n, Aadhaar No: 48xxxxxxxx2586 Status : Representative, Representative of : FUTURE BUILDERS & DEVELOPERS (as Partner)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Avijit Ghosh</b> Son of Mr. Gajanan Ghosh Date of Execution - 20/12/2023, Admitted by: Self, Date of Admission: 20/12/2023, Place of Admission of Execution: Office	 <small>Dec 20 2023 1:15 PM</small>	 Captured <small>L1 20/12/2023</small>	 <small>20/12/2023</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.:: bjxxxxx5j, Aadhaar No: 94xxxxxxxx7607 Status : Representative, Representative of : FUTURE BUILDERS & DEVELOPERS (as Partner)			



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Mr. Baidyanath Pal Durgapur Court, City - Durgapur, P.O.- Durgapur, P.S.-Durgapur, District- Paschim Bardhaman, West Bengal, India. PIN - 713216.	 20/12/2023	 Captured 20/12/2023	 20/12/2023

Identifier Of Mr Bipul Banerjee, Mr Kingshuk Patra, Mr Avijit Ghosh

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Bipul Banerjee	FUTURE BUILDERS & DEVELOPERS-10.131 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
11	LR Plot No.- 118, LR Khatian No.- 2979	Ownership: <input checked="" type="checkbox"/> Joint, <input type="checkbox"/> Individual Address: <input type="checkbox"/> , Classification: <input type="checkbox"/> Area: 0.10300000 Acres.	Mr Bipul Banerjee

**Endorsement For Deed Number : I - 230612393 / 2023**

**On 20-12-2023**

**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 12:31 hrs. on 20-12-2023, at the Office of the A.D.S.R. DURGAPUR by Mr. Bipul Banerjee Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of the property which is the subject matter of the deed has been assessed at Rs 27,35,370/-

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

Execution is admitted on 20/12/2023 by Mr Bipul Banerjee, Son of Late Chittaranjan Banerjee- 2B, Sugam Park, Asansol, Hat No- A9, P.O- South Dhadka, Thana- Asansol, Paschim Bardhaman, WEST BENGAL, India, PIN- 713302, by caste Hindu, by Profession Advocate

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 20-12-2023 by Mr Kingshuk Patra, Partner, FUTURE BUILDERS & DEVELOPERS, Shankarpur, City- Not Specified, P.O- Arah, 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 Law Clerk

Execution is admitted on 20-12-2023 by Mr Avjit Chosh, Partner, FUTURE BUILDERS & DEVELOPERS, Shankarpur, City- Not Specified, P.O- Arah, 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 Law Clerk

**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 8401, Amount: Rs 50.00/-, Date of Purchase: 20/12/2023, Vendor name: SOMNATH CHATTERJEE

27/12/2023

**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 226286 to 226298  
being No 230612393 for the year 2023.



*Santanu Pal*

Digitally signed by SANTANU PAL  
Date: 2023.12.27 17:56:47 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pal) 27/12/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.