

SL-4063

T-4176/2024

SL-4065

T-4210/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q - 8/1177101/24 AS 025460

14-05-24  
10/05/24

certified that this document is  
submitted to registration  
the signature sheet and the  
stamp sheet were attached here  
with the name of this document

*Bhattacharya*

District Sub-Registrar-1  
Paschim Medinipur  
10 MAY 2024

*Kamson Paul*

DEVELOPMENT POWER OF ATTORNEY IN CONNECTION  
WITH THE DEVELOPMENT AGREEMENT DEED NO- .....4176  
/2024 OF DSR-I, PASCHIM MEDINIPUR

THIS DEVELOPMENT GENERAL POWER OF ATTORNEY  
made on 10<sup>th</sup> day of May, 2024 (Two Thousand Twenty Four) AD.

SIVAM CONSTRUCTION  
*Gentem Ghose*  
Partner

*Amal*  
Asst.

ক্রম নং 2508 100  
তার 10 MAY 2024 জেলা-পশ্চিম মেদিনীপুর  
নাম Kaustav Paul  
পিতা Rabinranjan  
মাতা Manojkumar  
স্বাক্ষর [Signature]

10 MAY 2024  
জেলা-পশ্চিম মেদিনীপুর  
এ.সি.এস.এস. অফিস মেদিনীপুর

10 MAY 2024

100 X 1210



[Signature]  
District Sub-Registrar-I  
Paschim Medinipur  
10 MAY 2024

Kaustav Paul  
SRI KAUSTAV PAUL  
Pan-ANSPP  
S/o Sr...



2



**SRI KAUSTAV PAUL,**

**Pan-ANSPP1633K, Aadhaar No.- 3338 3694 0081**

S/o Sri Uday Ranjan Paul,

By religion-Hindu, By Occupation-Business, By Citizen-Indian, Residing at-Rabindranagar, P.O.-Midnapore, P.S. -Midnapore (Kotwali), Midnapore Municipality, Dist.- Paschim Medinipur, Pin-721101 do hereby ratify and confirm, appoint, nominate, and constitute **SHIVAM CONSTRUCTION, PAN - ACJFS5696M** having its registered office at Old Art College road, Zilla parisad Complex, (popularly known as Bangsolee), P.O+P.S- Midnapore, Dist - Paschim Medinipur, Pin- 721101 represented by its partner **1. SANTANU CHAKRABORTY**, Pan-AEOPC0889H, AADHAR- 6494 6615 4788, S/o Sri Chandidas Chakraborty, **2. SMT SOMIA CHAKRABORTY**, W/o Sri Santanu Chakraborty, PAN - AUEPC5529J, AADHAR- 9555 2365 1519 both by religion Hindu, by occupation - 1. Business, 2. Business & House hold works, both by citizen-Indian, P.O., P.S., Municipality & Sub-Registry Office-Midnapore, Dist.-Paschim Medinipur, Pin-721101, as my lawfully Constituted Attorney to do, cause to be done or perform, the following acts, deeds and things stated inter alia hereunder.

It is Pertinent to mention here that another Partner Smt. Somia Chakraborty, has already been executed a registered power of attorney in favour of Partner Sri Santanu Chakraborty on 17/02/2016 vide no-IV-52/2016 and as such the presence of Smt. Somia Chakraborty is not necessary to any where as per said registered deed of Power of attorney.

**WHEREAS** the property recorded as Bastu Land and due to rapid urbanization it is necessary to develop the properties to keep space with the modern race but due to paucity of funds the owners of the land is neither in a position to develop their property by investing funds nor they want to dispose of the Bastu land by registered deed of sale and wash of their hands So, it is proposed to develop the property by engaging developer / promoter to whom the attorney approached and agreeing the terms and conditions the owners executed power of attorney given have agreed to empower the attorney to act, do or perform the following things with a Condition attached with the agreement as is also executed by the above noted parties. However, if any dispute regarding possession or title in

SIVAM CONSTRUCTION

Santanu Chakraborty  
Partner

Kaustav Paul

Santanu  
Partner

respect of the land, the owners/power of attorney given shall face the same and it could not be surmounted then the agreement shall become voidable, the empowered attorney is agreed to promote the Bastu land measuring an area 53.06 dec. or 0.5306 acre In R.S. Plot No.-492(P), 493(P), L.R. Plot No.-492, 493, of Mouza- Keranitola, J.L No.-171, Dist- Paschim Medinipur to Construct a commercial cum residential multi Storied Building Complex by obtaining Municipal Sanction plan with the approval of MKDA and from all other authorities as may be necessary .

**NOW** as it is not possible for the owner to arrange money and do all other acts, the land owners and power of attorney giver do hereby authorize and empower the attorney to do the following acts. :-

1. Enter into the property, measure the same, demarcate the same by putting pillars and posts and the owner shall get from Ground floor to top floor 45% and rest remaining portion 55% of the constructed area of the building shall be allotted to the developer.
2. To apply for getting compatibility certificate from MKDA & for that purpose deposit fees, prepare plans and maps, sign & comply all formalities.
3. To appoint Architect/ Engineer and to have surveyed and the soil tested of the said land/ premises and for that to make all correspondence with them and do all other acts, deeds & things.
4. To prepare Site Plan and also Final Plan/Revised Plan by engaging qualified engineer approved from Midnapore Municipality and for that purpose the owners must handed over all original Deeds, RS ROR, LR ROR, municipal Tax receipt, rent receipt and other connected papers and documents to the developer at the time of execution of this Power of Attorney.
5. To prepare and get approved the plan for construction of B+G+Permitted Floor of Multi-Storied Commercial cum Residential Complex from appropriate authorities.
6. To sign, execute and submit all papers, documents, statements, undertaking, declarations and plans as may be required to have the sanctioned Plan modified and/or altered by the appropriate authority for construction of building or buildings on the said premises.

*Kamran Paul.*

SIVAM CONSTRUCTION

*Santosh Chakravarty*  
Partner

*Somadas*  
Asst.

7. To appear and represent the owners before the appropriate authorities in connection with the sanction, modification and/or alteration of the plans.
8. To pay fees, obtain such orders & permissions from the necessary authorities as be expedient for modification and/or alteration of plans and also to submit and take delivery of the Title Deeds concerning the said premises and other papers and documents as be required by the appropriate authorities.
9. To receive the refund of the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the plan to any authority or authorities.
10. To develop the said premises by making construction of such type of building/flats/parking space/shop rooms/godown thereon in accordance with the sanctioned Plan and as per specified materials mentioned in the Development Agreement.
11. To enter into any Agreement with bank or private persons regarding sale of the Flats, Shops etc., take advance, showing the same in bank account, constructing the Flats and shops allocate those for sale except Owners Allocation.
12. The power hereby given include the authority to the ATTORNEY to sell, mortgage, transfer and/or enter into Agreement for Sale and transfer of various constructed units viz. apartments, shops, garage etc., execute deeds, documents, present the same for registration, fix up. valuation, receive consideration money, appropriate the same with full liability to repay Bank Loan and exonerating the owner totally and the Developer may raise loan from the bank by mortgaging all original Deeds, RS ROR, LR ROR, municipal Tax receipt, rent receipt and other connected papers and documents in respect of the land including constructed flat/shops/godown/parking space etc. for that any purpose and for that mortgage owners may not be held responsible.
13. That the said ATTORNEY shall be able to appear before Municipal Authority, MKDA, Fire Service, Local Police, B.L. & L.R.O. Office and all concerned Offices for the purpose of deposit fees, make application, arrange for inspection of the site and all other necessary work for completing the project.
14. To apply for and to obtain electricity, gas, water, sewerage, drainage, telephone or that connections of any other utility in the said premises

SIVAM CONSTRUCTION

*Sanjay Chatterjee*  
Partne

*Ramson Paul*

*Sanjay Chatterjee*

and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and do all other deeds and things as may be deemed feet and proper by the said Attorney.

- 15. To appear and represent the owners before all authorities for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit all papers and documents and all other acts, deeds things as the said ATTORNEY may deem fit and proper.
- 16. To file and submit declaration, statements, applications, and/or returns to the necessary authorities in connection with the matters therein contained.
- 17. To execute, present for registration to register any. Agreement, Sale Deed in respect of Flat or building or garage or shop or go down or part of the building along with proportionate share of the land on which construction of Multi-Storied Building will be going on over which the instant Power of Attorney, is executed Only Developer's allocated Parts.
- 18. To appear and represent the owners before Notary Public, DSR, ADSR Registrar of Assurances, and other Officer or Officers of authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and effect all Deeds, instruments and writings executed and signed by the said Attorney in any manner concerning the multi storied building.
- 19. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of these matters concerning the said premises or any part thereof including acquisition and/or requisition in respect of the said premises or any part thereof by any State or Central Authority and if thought fit to compromise, settle, refer to arbitration, submit to judgement or become non-suited in any action or proceedings as aforesaid before any Court, Civil/ Criminal/ Revenue/ Land Acquisition Department.
- 20. For all or any purpose hereinbefore state or appear and represent the owners before all authorities having jurisdiction and to sign all papers, documents, affidavit, etc. to give meaningful effect to the Development Agreement.

AND GENERALLY to do all acts, deeds, things concerning the authorities hereby granted in respect of the said premises there which the owners could have done lawfully under his own hands and seals in personally.

*Somendra  
Aga*

SIVAM CONSTRUCTION

*Samban Bhatnagar  
Partner*

*Kamran Law.*

AND I, the Land owners do hereby ratify & confirm & agrees to ratify & confirm all & whatever our said Attorney shall lawfully do or cause to be done in or about the premises aforesaid and that the Attorney shall keep & maintain the rights & liabilities provided to them in the Development Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**  
**(DESCRIPTION OF LAND)**

ALL THAT piece of land measuring an area 0.5306 acre 53.06 dec or at Mouza -Keranitola, J.L. No. 171, P.O., P.S, Municipality, Sub-Registry Office - Midnapore, Holding No.632, Ward No. 12 (New), 7(old), R.S. Khatian No.- 4, 475, 459, L.R. Khatian No. 1464.

R.S Plot No.	L.R. Plot No.	Nature of the land	Area of the land in dec.
492(P)	492	Bastu	14.00
493(P)	493	Bastu	39.06
	<b>Total</b>	--	<b>53.06</b>

**Butted and Bounded by :-**

Northern side : 20` wide pucca Hospital Road  
 Southern side : 30` wide pucca Rasta  
 Eastern side : Land & House of Pratibha Tripathi  
 Weastern Side: Land & House of Panchu Rani Pad

SIVAM CONSTRUCTION

*Kamran Law*  
*Kamran Ghosh*  
 Partner

*Amal*  
*1967*

IN WITNESS WHEREOF all the parties have set and subscribed their respective hands one the day, month and year first above written.

WITNESSES :

1. Dipak Kumar Nandi  
S/o Late Siben Kumar Nandi  
at - Saratpally, Midnapur.
2. Bikash Patra  
S/o Subhash Patra  
Midnapore Head post office  
Road, DIST - paschim Medinipur.

Drafted & Prepared by :

Swadesh Kumar Mandal  
Advocate

Judges' Court, Midnapore,  
Regd. no - WB/1330/81.

Typed by :

Bikash Patra  
Kotebazar, Midnapore

SIVAM CONSTRUCTION

S. Ananta Chakravorty  
Partner

Kamran Paul.

This Power Of Attorney has been written in 7 pages including stamp paper and having 2 witnesses and two extra page annexed with this Power Of Attorney which contents both hands finger impression of Owners & Developer, and annexed page be treated as part of this Power Of Attorney .

SIVAM CONSTRUCTION

S. Ananta Chakravorty  
Partner

Kamran Paul.



THESE ARE MY LEFT HAND FINGER IMPRESSION



THESE ARE MY RIGHT HAND FINGER IMPRESSION



ABOVE BOTH HANDS FINGER PRINT IMPRESSION ARE OF MINE

*Kamran Paul.*

THESE ARE MY LEFT HAND FINGER IMPRESSION



THESE ARE MY RIGHT HAND FINGER IMPRESSION



ABOVE BOTH HANDS FINGER PRINT IMPRESSION ARE OF MINE

*Sanjay Chhabra*

### Major Information of the Deed

Deed No :	I-1001-04210/2024	Date of Registration	10/05/2024
Query No / Year	1001-8001177101/2024	Office where deed is registered	
Query Date	10/05/2024 3:37:41 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Shantanu Chakraborty Colonelgola Bag Lane, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 9732630698, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 5,09,58,770/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 100104176/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		




#### Land Details :

District: Paschim Midnapore, P.S - Midnapore, Municipality MIDNAPORE, Mouza: Keranitola, , Ward No: 12, Holding No:632 Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-492	RS-4	Vastu	Dahipurat anpatit	4.66 Dec		44,75,459/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-492	RS-475	Vastu	Dahipurat anpatit	4.67 Dec		44,85,063/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-492	RS-459	Vastu	Dahipurat anpatit	4.67 Dec		44,85,063/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L4	RS-493	RS-4	Vastu	Dahipurat anpatit	13.02 Dec		1,25,04,395/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L5	RS-493	RS-475	Vastu	Dahipurat anpatit	13.02 Dec		1,25,04,395/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :

L6	RS-493	RS-459	Vastu	Dahipurat anpatit	13.02 Doc	1,25,04,395/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>53.06Dec</b>	<b>0 /-</b>	<b>509,58,770 /-</b>
		<b>Grand Total :</b>			<b>53.06Dec</b>	<b>0 /-</b>	<b>509,58,770 /-</b>




**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Kaustav Paul</b> <b>(Presentant)</b> Son of Shri Uday Ranjan Paul Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office	 <small>10/05/2024</small>	 <small>LTI 10/05/2024</small>	 <small>10/05/2024</small>
Rabindranagar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: anxxxxxx3k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office				

**Attorney Details :**



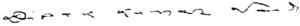
SI No	Name,Address,Photo,Finger print and Signature
1	<b>SHIVAM CONSTRUCTION</b> Old Art College Road, Zilla Parishad Complex, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: ACxxxxxx6M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Santanu Chakraborty</b> Son of Shri Chandidas Chakraborty Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 10/05/2024, Place of Admission of Execution: Office	 <small>May 10 2024 3:45PM</small>	 <small>LTI 10/05/2024</small>	 <small>10/05/2024</small>

Rajabazar, Mouza- Kamarara, Head Post Office Road, City:- Midnapore, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxx9h,Aadhaar No Not Provided Status : Representative, Representative of : SHIVAM CONSTRUCTION (as Partners and as the constitute attorney of other partner Somia Chakraborty)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Dipak Kumar Nandi</b> Son of Late Siben Kumar Nandi Saratpally, City:- Not Specified, P.O:- Midnpur, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured	
	10/05/2024	10/05/2024	10/05/2024

Identifier Of Shri Kaustav Paul, Shri Santanu Chakraborty

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Kaustav Paul	SHIVAM CONSTRUCTION-4.66 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri Kaustav Paul	SHIVAM CONSTRUCTION-4.67 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Shri Kaustav Paul	SHIVAM CONSTRUCTION-4.67 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Shri Kaustav Paul	SHIVAM CONSTRUCTION-13.02 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Shri Kaustav Paul	SHIVAM CONSTRUCTION-13.02 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Shri Kaustav Paul	SHIVAM CONSTRUCTION-13.02 Dec

**Endorsement For Deed Number : I - 100104210 / 2024**

**On 10-05-2024**

**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 10-05-2024, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Shri Kaustav Paul ,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 5,09,58,770/-

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

Execution is admitted on 10/05/2024 by Shri Kaustav Paul, Son of Shri Uday Ranjan Paul, Rabindranagar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Identified by Mr Dipak Kumar Nandi, , Son of Late Siben Kumar Nandi, Saratpally, P.O: Midnpur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

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

Execution is admitted on 10-05-2024 by Shri Santanu Chakraborty, Partners and as the constitute attorney of other partner Somia Chakraborty, SHIVAM CONSTRUCTION, Old Art College Road, Zilla Parishad Complex, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified by Mr Dipak Kumar Nandi, , Son of Late Siben Kumar Nandi, Saratpally, P.O: Midnpur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2508, Amount: Rs.100.00/-, Date of Purchase: 10/05/2024, Vendor name: Soumen Kr Dey

*Sravanibhattacharya*

**Sravanibhattacharya**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I PASCIM**  
**MIDNAPORE**  
**Paschim Midnapore, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1001-2024, Page from 84523 to 84536**

**being No 100104210 for the year 2024.**



*Sravan*

Digitally signed by SRABONI BHATTACHARYA  
Date: 2024.05.13 16:31:01 +05:30  
Reason: Digital Signing of Deed.

**(Sravani Bhattacharya) 13/05/2024**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE**  
**West Bengal.**