



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 143711

54.03.21

13.05

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

A.D.S.R. Durgapur
Bardhaman

04 MAR 2021

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SRI. ANUROOP BANERJEE [PAN-BCSPB2552F] Son of Late Debasis Banerjee, by faith- Hindu, by Occupation-Service, by Nationality- Indian, resident of BSTR-13, Arrah Kali Nagar, P.O.- Arrah, P.S- Kanksa. ADSR- Durgapur, Dist- Paschim Bardhaman, PIN-713212, W.B. India, do hereby state and declare as follows:-

(Handwritten signature)

S/No. 11502 Date 03/03/21
Sold to Anuroop Banerjee
Address Durgapur - 12
Value of Stamp 100/-
Date of Purchase of the stamp
Paper from Treasury
Name of the Treasury from Durgapur

02 MAR 2021

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D. S.R. Office, Durgapur-12
Licence No. 12016-17



2

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 MAR 2021

WHEREAS the Schedule mentioned property has been purchased property of Smt. Bakulrani Banerjee from Smt. Bithika Mukherjee vide deed No- 5636 for the year 1988 of A.D.S.R. Durgapur and mutated her name in L.R.R.O.R. and after that Smt Bakulrani Banerjee transferred the same by way of gift in favour of Sri Anuroop Banerjee son of Late Debasish Banerjee vide deed No- 5292 for the year 2012 of A.D.S.R. Durgapur and mutated his name in L.R. R.O.R.

AND WHEREAS I entered into a Development Agreement with "**SHREY BUILDERS**" [PAN:- AEIFS2367E] (a Partnership firm) having its office at Raghunath Chak, Ballavpur, P.S. & P.O.- Raniganj, Dist- Paschim Bardhaman, PIN-713323, W.B. India represented by its **Partners namely (1) MR. PRITAM MONDAL** [PAN- BPFPM5430K] Son of Late Prabir Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Village- Biharpur, P.O.-Nadiha, & P.S.- Kanksha, District- Paschim Bardhaman, PIN- 713218, State- West Bengal, India, **(2) MR. MANOJ NAPIT** [PAN- AGXPN7812Q] Son of Mr. Kallu Napit, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Mednapur Road, Ballabpur, Raghunathpur Chak, P.O.- Raniganj, & P.S.- Raniganj, District- Paschim Bardhaman, PIN- 713323, State- West Bengal, India and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. 1-230601727 for the year 2021, Serial No- 1757 for the year 2021, Page no. 52602 to 52626, Volume No. 2306-2021.**

AND WHEREAS I do hereby nominate, constitute and appoint, "**SHREY BUILDERS**" [PAN:- AEIFS2367E] (a Partnership firm) having its office at Raghunath Chak, Ballavpur, P.S. & P.O.- Raniganj, Dist- Paschim Bardhaman, PIN-713323, W.B. India, represented by its **Partners namely (1) MR. PRITAM MONDAL** [PAN- BPFPM5430K] Son of Late Prabir Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Village- Biharpur, P.O.-Nadiha, & P.S.- Kanksha, District- Paschim Bardhaman, PIN- 713218, State- West Bengal, India, **(2) MR. MANOJ NAPIT** [PAN-



AGXPN7812Q] Son of Mr. Kallu Napit, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Mednapur Road, Ballabpur, Raghunathpur Chak, P.O.- Raniganj, & P.S.- Raniganj, District- Paschim Bardhaman, PIN- 713323, State- West Bengal, India as my Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property either solely or jointly:

1. To apply, receive and modify sanctioned plan from Molandighi Gram Panchayat and/or such other authority or authorities.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. "**SHREY BUILDERS**".
3. To represent me before the concerned Registrar Office for registering, Sale/Sale/agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule save and except that flat which is allotted in my favour through Development Agreement **A.D.S.R. Durgapur vide deed no. 1-230601727 for the year 2021, Serial No- 1757 for the year 2021, Page no. 52602 to 52626, Volume No. 2306-2021.**
4. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.
5. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of our schedule mentioned property.
6. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is



taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in their behalf.

7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
8. To appear before any office or authority of the Govt. or Gram Panchayat or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him/them.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of Danga land measuring about **5.00 (Five) Katha** under **Mouza- Arrah, J.L.No-91, R.S. Plot no.-1586, L.R. Plot No- 2022, L.R. Khatian No.- 4712**, under the jurisdiction of Malandighi Gram Panchyat Entire Land is Butted and Bounded by:-

North : 1586 (P)
South : 20 ft wide Road
East : Vacant Land
West : 6 ft wide Road

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the **4th Day of March, 2021** before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Summit Upad
Sk. Monirun Mard
Vill - Agarpara, Dt-15
P.S. - Chakraborty, Dist. Burdwan
Presenting Mr. M. Banerjee

② Subrata Mukherjee
S/o Late Sonat Mukherjee
Purba, Durgapur - 7
Dist - Paschim Bardhaman

Anuroop Banerjee

EXECUTANT

SHREY BUILDERS

Pritom Mondal

PARTNER

SHREY BUILDERS

Manoj Nandi

PARTNER

Signature of Attorney

Anuroop Banerjee

Attested by the Executant

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.

Subrata Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

भारत सरकार
Government of India

Surajit Mondal
Father : Manoranjan Mondal
DOB : 15/07/1993
Male

7372 4361 9968

आधार - आम आदमी का अधिकार



Surajit Mondal







Surajit Mondal

Unique Identification Authority of India

Address:
ANGADPUR, DURGAPUR -15, Durgapur (In Corp.),
Angadpur, Bardhaman, West Bengal, 713215

7372 4361 9968



SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Amaraj Banerjee

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Amaraj Banerjee*

Signature of the Executants/presentation



Ritom Mondol

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Ritom Mondol*

Signature of the Executants/presentation



Manoj Naitik

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little

Signature:- *Manoj Naitik*

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



MANOJ NAPIT
KALLU NAPIT

13/09/1987
Permanent Account Number

AGXPN7812Q

Manoj Napit
Signature



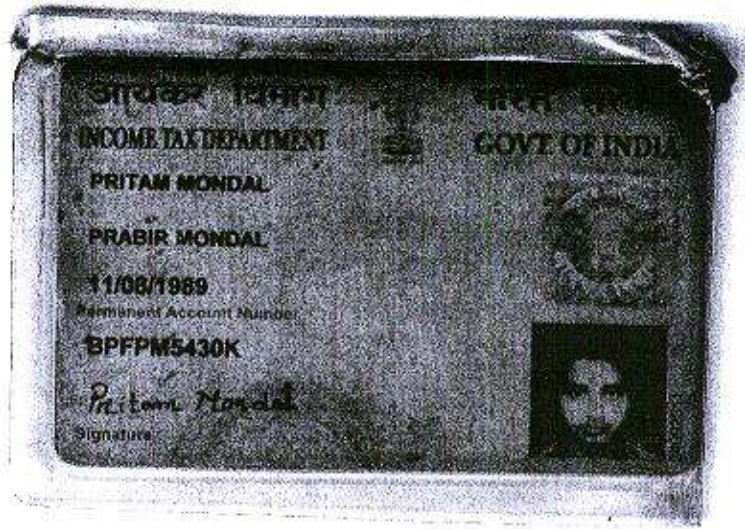
10042008

Manoj Napit



13/09/1987

(Handwritten mark)



Pritam Mondal



1308 2021 A 10



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANUROOP BANERJEE
DEBASIS BANERJEE

15/03/1991

Permanent Account Number

BCSPB2552F

Anuroop Banerjee

Signature



Anuroop Banerjee

PSOS BAN & O

Major Information of the Deed



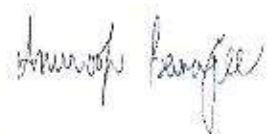
Deed No :	I-2306-01810/2021	Date of Registration	04/03/2021
Query No / Year	2306-8000492492/2021	Office where deed is registered	
Query Date	03/03/2021 6:57:06 PM	2306-8000492492/2021	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha.Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9434646560, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 21,03,750/-		
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]:- 230601727/2021		

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 ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2022 (RS :-)	LR-4712	Bastu Danga	5 Katha	1/-	21,03,750/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
Grand Total :				8.25Dec	1 /-	21,03,750 /-	



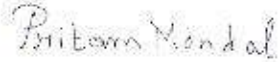


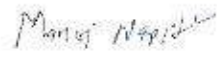
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANUROOP BANERJEE (Presentant) Son of Late DEBASIS BANERJEE Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office			
	04/03/2021		LTI 04/03/2021	04/03/2021
13, Arrah Kali Nagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxxx2F, Aadhaar No: 38xxxxxxxx6734, Status :Individual, Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>SHREY BUILDERS Raghunath Chak, Ballavpur, P.O:- Raniganj, P.S:- Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN - 713323 , PAN No.:: AExxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Mr PRITAM MONDAL Son of Late PRABIR MONDAL Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office</p>	 <p>Mar 4 2021 2:22PM</p>	 <p>LTI 04/03/2021</p>	 <p>04/03/2021</p>
<p>Village- Biharpur, P.O:- Nadiha, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713218, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx0K, Aadhaar No: 50xxxxxxxx8933 Status : Representative, Representative of : SHREY BUILDERS (as PARTNER)</p>				
2	<p>Name Mr MANOJ NAPIT Son of Mr KALLU NAPIT Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office</p>	 <p>Mar 4 2021 2:21PM</p>	 <p>LTI 04/03/2021</p>	 <p>04/03/2021</p>
<p>Mednapur Road, Ballabpur, Raghunathpur Chak, P.O:- Raniganj, P.S:- Raniganj, Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN - 713323, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2Q, Aadhaar No: 23xxxxxxxx0502 Status : Representative, Representative of : SHREY BUILDERS (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL ANGADPUR, P.O:- ANGADPUR, P.S:- Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN - 713215</p>	 <p>04/03/2021</p>	 <p>04/03/2021</p>	 <p>04/03/2021</p>
<p>Identifier Of Mr ANUROOP BANERJEE, Mr PRITAM MONDAL, Mr MANOJ NAPIT</p>			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUROOP BANERJEE	SHREY BUILDERS-8.25 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:- 2022, LR Khatian No:- 4712	Owner:অনুরূপ বানার্জী, Gurdian:LATE DEBASISH BANERJEE, Address:ARRAH KALI NAGAR KANKSA PASCHIM BURDWAN, Classification:ভগল, Area:0.08000000 Acre.	Mr ANUROOP BANERJEE

On 04-03-2021

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 13:05 hrs on 04-03-2021, at the Office of the A.D.S.R. DURGAPUR by Mr ANUROOP BANERJEE, 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 21,03,750/-

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

Execution is admitted on 04/03/2021 by Mr ANUROOP BANERJEE, Son of Late DEBASIS BANERJEE, 13, Arrah Kali Nagar, P.O: Arrah, Thana: Kanksa, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 04-03-2021 by Mr PRITAM MONDAL, PARTNER, SHREY BUILDERS, Raghunath Chak, Ballavpur, P.O:- Raniganj, P.S:- Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN - 713323

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 04-03-2021 by Mr MANOJ NAPIT, PARTNER, SHREY BUILDERS, Raghunath Chak, Ballavpur, P.O:- Raniganj, P.S:- Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN - 713323

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, 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 11502. Amount: Rs.100/-, Date of Purchase: 03/03/2021, Vendor name: Somnath Chatterjee



Partha Bairaggya
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 2306-2021, Page from 59623 to 59638

being No 230601810 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.03.17 17:27:55 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/03/17 05:27:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)