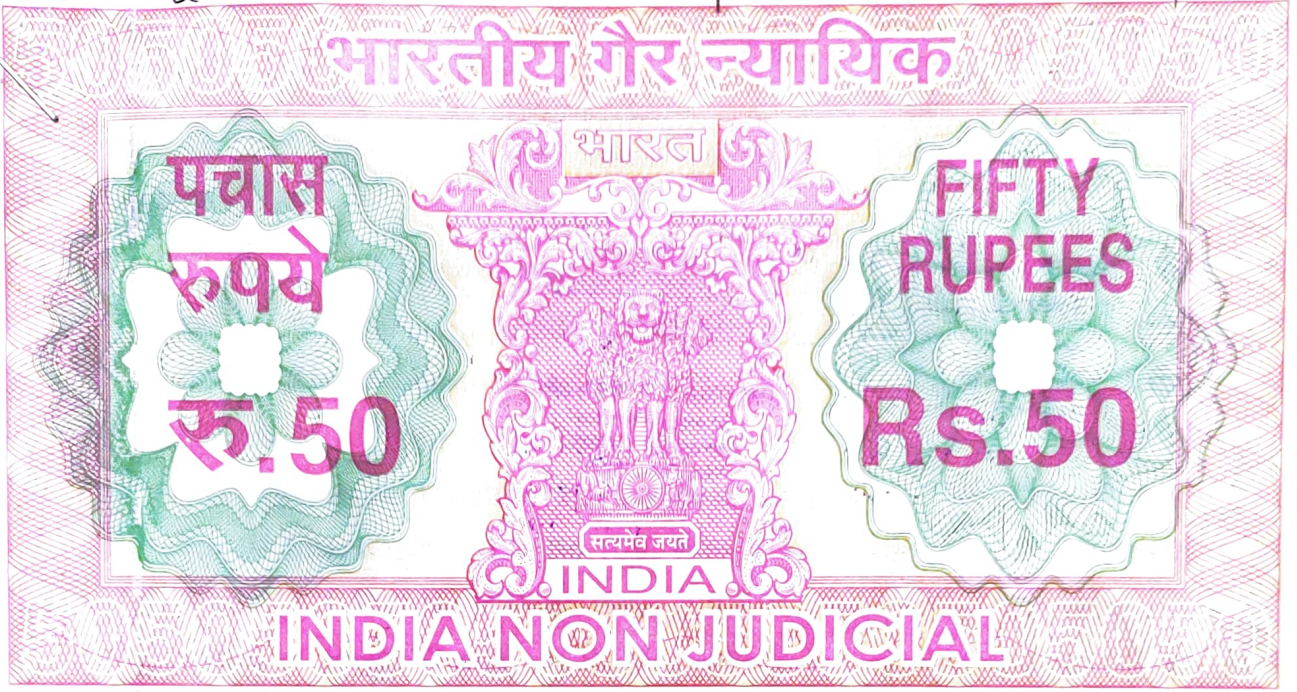


2116

D-2055/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 953692

10.03.21

12.55

certified that the Document  
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  
Sardar

10 MAR 2021

## DEVELOPMENT POWER OF ATTORNEY

AFTER REGD. DEVELOPMENT AGREEMENT NO.  
I-230605687/2020 OF A.D.S.R. DURGAPUR

TO ALL TO WHOM THESE PRESENTS SHALL COME I,

SRI CHANDAN CHATTERJEE [PAN No.ABYPC8170C]  
[Aadhar No.660978832680] S/o Sri Haradhan Chatterjee, by  
faith- Hindu, by occupation-Cultivation, Indian Citizen,  
resident of Fuljhore, P.O.-Fuljhore, P.S.-New Township, Dist.-  
Paschim Bardhaman, (W.B.), Pin-713206,

Hereinafter called as the "**Landowner**", do hereby SEND GREETINGS:

**WHEREAS:**

- A. I (the Landowner) have seize, owned and possess of and/or/otherwise well and sufficient entitled to ALL THAT piece and parcel of land measuring an area of land 61(Sixty One) Decimal more or less 36.97(Thirty Six point Ninety Seven) Katha, in the Dist.-Burdwan (now Paschim Bardhaman), under P.S.-N.T.P.S., within Mouza-Shankarpur, J.L. No.109, R.S. Khatian No.246, L.R. Khatian No.83, R.S. Plot No.19(Nineteen), and L.R. Plot No.41(Forty One), by virtue of Regd. Deeds, & R.O.R., which is hereinafter more fully mentioned in the "First Schedule", and hereinafter called as "said property".
- B. **DURGAPUR REAL ESTATE PVT. LTD.** [PAN No. AADCD2414K] a company constituted & incorporated under the Companies Act, represented by one of its' Director; **Sri Subodh Kumar Dutta** [PAN No.ADRPD0439Q] [Aadhar No.487993222011] S/o Late Bimala Kanta Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, having it's office & resident at A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212, Hereinafter called as "**said DEVELOPER**".
- C. I, (the Landowner) desire to develop the Schedule mentioned land hereunder/"Said Property", by construction of multi-storied building/s up to maximum limit of floor, consisting of as many as flats, units, garages etc., with the permissions of the Jemua Gram Panchayat, and/or any other concern Authority/Authorities, but due to paucity of funds and lack of sufficient time & experience, I am not able to take any necessary steps for the said development work, and,

as such I (the Landowner) have entered into **Regd. Development Agreement vide No.I-230605687 of 2020** before the ADSR Durgapur, with the said Developer, for the development construction works at the schedule mentioned property, on the terms & conditions having been settled by & between the parties after mutual discussion.

D. In as much as, it is became not possible for me, and also will not be possible for me to look after day to day affairs in connection with the development construction works at the said property, and it is became also not possible for me to present in all occasions, everywhere for the said development construction works at the "said property", as such I desire to engage/appoint; **Sri Subodh Kumar Dutta** [PAN No.ADRPD0439Q] [Aadhar No.487993222011] S/o Late Bimala Kanta Dutta, by faith-Hindu, by occupation-Business, Indian Citizen, having it's office & resident at A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212, being one of the Director of **DURGAPUR REAL ESTATE PVT. LTD.** [PAN No. AADCD2414K] a company constituted & incorporated under the Companies Act, i.e. the said Developer, as my true and lawful attorney, on my behalf for the purposes hereinafter contained.

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

**SRI CHANDAN CHATTERJEE** [PAN No.ABYPC8170C] [Aadhar No.660978832680] S/o Sri Haradhan Chatterjee, by faith- Hindu, by occupation-Cultivation, Indian Citizen, resident of Fuljhore, P.O.-Fuljhore, P.S.-New Township, Dist.-Paschim Bardhaman, (W.B.), Pin-713206, i.e. the "**Landowner**" do hereby nominated, constituted and appointed, **Sri Subodh Kumar Dutta** [PAN No.ADRPD0439Q]

[Aadhar No.487993222011] S/o Late Bimala Kanta Dutta, by faith-Hindu, by occupation-Business, Indian Citizen, having it's office & resident at A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212, being one of the Director of **DURGAPUR REAL ESTATE PVT. LTD.** [PAN No. AADCD2414K] a company constituted & incorporated under the Companies Act, i.e. the said Developer, as my true and lawful attorney, by executing this development power of attorney, for my name and on my behalf and for me, to execute exercise and perform all or any of the following acts, deeds, and things on our behalf, i.e. to say:

- 1) To take charge and possession and/or hold and defend possession of the said property i.e. the schedule below property and warn off and prohibit, and if necessary, proceed in due form of law against all or any trespassers on the said premises or any part thereof and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance, and for that to enter into all contracts and arrangements with the trespassers.
- 2) To develop and erect/raise new multistoried building/s over the schedule below land i.e. the said property, into various flats, apartments, garages, with two wheeler and four wheeler parking space etc., to be constructed according to the approved building plan, and permissions of the Jemua Gram Panchayat, and/or any other concern Authority/Authorities, and/or any change or addition or alteration thereof, by the Developer herein, as deem fit & proper, and which will be sanctioned by the Jemua Gram Panchayat and/or by the concerned authority, from time to time, by taking assistance

of engineering expert with the help of good quality building materials on my behalf.

- 3) To carry out all sorts of works, constructions, repairs, renovations, demolitions reconstructions at schedule below property or any part thereof, from time to time, and for the purpose to prepare plans, sketches and get them approved and sanctioned from the concerned authorities and to engage Architects, Surveyors, engineers, workmen and laborers to enter into contracts with them and assign the same for the execution of the works.
- 4) To enter into any Agreement, Deed, &/or Transfer to raise the construction of the proposed project i.e. the multistoried building/s under the name & style as the Developer deem fit, in accordance his choice, on the "said Property" as more-fully mentioned in the "Schedule" hereunder.
- 5) To enter into any Agreement, Deed, Conveyance, Agreement for Sale, to sale and transfer any flat(s)/ unit(s)/ parking space including equal proportionate share in the common portion of schedule below land, in respect of the Developer's Allocation only, together with common facilities, towards any intending purchaser or purchasers, and will also be entitled to execute such documents and present the same before any Registering Authority or any other Authority, and to do such acts, deeds and things, to get such deeds / Agreements / Conveyances / documents registered, and to receive advance money and/or fully consideration money, and to give proper receipts for the same, and to do such deeds and things to give possession of the same to the prospective purchaser or purchasers, in respect of the Developer's Allocated share, as per

by  
  
 [Signature]

Regd. Development Agreement in respect of the "said property", as I do the same, if personally present.

- 6) To consolidate, manage and transfer developer's allocated share as per Regd. Development Agreement in respect of the said property, for such consideration as my said Attorney may think fit and proper and to give receipts for same.
- 7) To receive from the intending purchaser/s or purchaser/s, the earnest/advance money and to give proper receipt and discharge for the same in respect of Developer's Allocation only.
- 8) In connection with such Registration my said Attorney shall be competent to sign and execute all relevant papers, documents, forms/notices, etc., at the Registration Office, which shall be found essential for the same, for me & on my behalf, in respect of Developer's Allocation only.
- 9) To present any Deed of Conveyance/Deed of Sale/Agreement for Sale, for registration, before A.D.S.R. Durgapur/D.S.R. Paschim Bardhaman/A.R.A. Kolkata and/or before any proper registration authority, to admit the receipt of the consideration money, and to have the said deed/agreement registered, AND to do all acts, deeds, and things which may be necessary for conveying flats/parking/units, and registering the said deed/agreement, as fully and effectually in all respects, as I could do the same, as if I personally present, regarding Developer's allocation.
- 10) To obtain necessary clearance certificate from competent Authority under the Urban Land Ceiling & Regulation Act, 1976, if applicable and land conversion certificate for this project.
- 11) To obtain sanctioned plan and any modified &/or additional &/or altered sanctioned plan of the proposed multistoried

building/project from the Jemua Gram Panchayat and/or by the concerned authority, from time to time, if needed, and to obtain Occupancy Certificate, Completion Certificate, from the Jemua Gram Panchayat and/or by the concerned authority, for the proposed project at the schedule hereunder.

- 12)** To publish advertisement in any daily newspaper or/and any widely circulated newspaper or any local newspaper or TV Channel or any others media to attract the intending buyer/s for the purpose of sale and transfer of flats or apartment/s.
- 13)** To make, sign and verify all 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 the schedule mentioned properties.
- 14)** To appoint staff, workers and contractors and to settle their remuneration and other terms of office and to promote or dismiss or suspend as & when necessary for execution of the project, but always within the legal frame work of the state.
- 15)** To purchase & maintain stock of the building materials as per approved plan, and obtain electric and water connection at the schedule mentioned land.
- 16)** To take all measure for obtaining water connections, and electric line connections, and meter in the proposed building at the said property, from the concerned Authorities by signing all necessary papers, documents, application forms, affidavits with right to submit the same before the authority concerned for me, and on my behalf and to pay/deposit all amounts of money towards costs, fees, etc.

- 17) To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
- 18) To appear before any office or court or authority of the Govt. or Panchayat or labour dept. or Land Revenue office or Income Tax or any other act, to represent the matters regarding the proposed development & construction.
- 19) To get a Co-Operative Society/Association of the flat purchasers in the said housing complex & registered the same, and to obtain registration after carrying out all necessary formalities.
- 20) That if any legal proceedings are required to be taken in connection with the development construction work 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 & withdraw all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done for the same, on my behalf.
- 21) That by virtue of this Power of Attorney our said Attorney holder has got sole & exclusive right for development construction work at the schedule mentioned property i.e. the said property.
- 22) That this Power of Attorney is a revocable one, at the will of the Executant.

ky  
 AND Generally to do everything, what could do legally for me, and on my behalf, by my attorney, and I undertake to ratify and confirm all such acts, deeds, and things, what will be lawfully done by my said Attorney in exercise of this Development Power of Attorney hereby conferred, but it is expressly stated that this Power of Attorney does not create,



constitute or assume any kind of ownership or title in favour of my said Attorney.

**\*\*FIRST SCHEDULE\*\*** as referred herein above  
**(Description of Land/Premises)**

**ALL THAT** piece & parcel of land in the Dist.-Burdwan(now Paschim Bardhaman), P.S.-New Township, within the area of Jemua Gram Panchayat, at Mouza - Shankarpur (শঙ্করপুর), J.L. No.109,

**R.S. Plot No. 19**(Nineteen), corresponding **L.R. Plot No.41** (Forty One), **R.S. Khatian No.246**(Two Hundred Forty Six), **L.R. Khatian No.83**(Eighty Three), measuring an Area of Land - **61(Sixty One) Decimal** more or less **36.97(Thirty Six point Nine Seven) Katha**, under B.L.&L.R.O. Faridpur-Durgapur, and the Land is proposed to be use for Residential Purpose.

**Butted and Bounded as follows:-**

North : Nala.

South : "Anurag Tower" project of the Developer after that 40' Feet wide Kancha Road.

East : Plot No.50 (Land of Fakir Mondal & Madan Mondal & Sannyasi Ghosh Senapati).

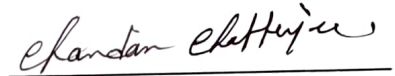
West : Land of Fakir Mondal & Biman Mondal.

A separate sheet has been annexed to these presents containing the signature, fingers print and photographs of the Landowner & Developer herein, which is the part and parcel of these presents.

**IN WITNESS WHEREOF** I have hereunto put my signature on this power of Attorney in the free, fair state of mind, after gone through all the contents of these presents on this the 05<sup>th</sup> day of March, 2021 at Durgapur.

WITNESSES:-

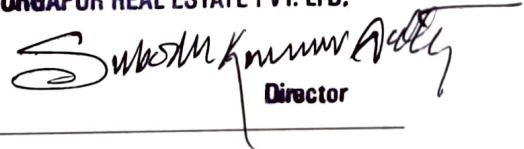
1. Bikash Burman  
S/o Late Shyam Lal Burman  
Vill + P.O - Sonai  
Dist - Paschim Bardhaman  
713148



Signature of the Executant

2. Rahul Bauri  
S/O Nepal Bauri  
Durgapur - 12

**DURGAPUR REAL ESTATE PVT. LTD.**

  
Director

Signature of the Attorney Holder

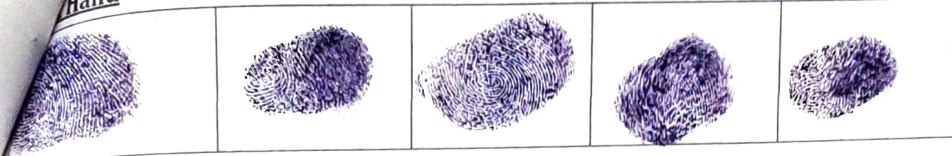
Drafted by me and computerized at our office as per instruction of the Executant, read over & explained by me, and also identified by me,



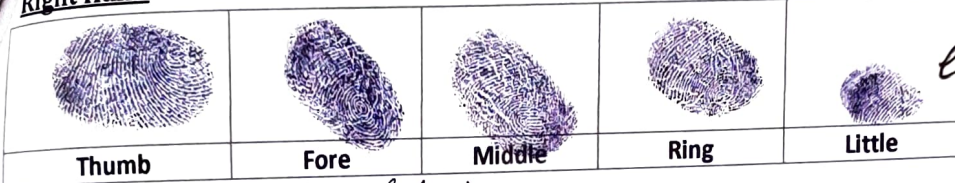
Debabrata Biswas. Advocate  
Durgapur Court, City Centre  
Enrollment No. **W.B./686/2010**

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Hand



Right Hand



Thumb

Fore

Middle

Ring

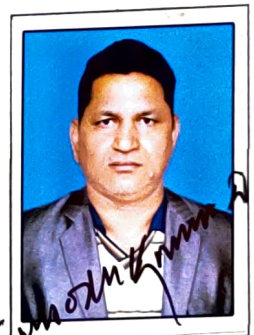
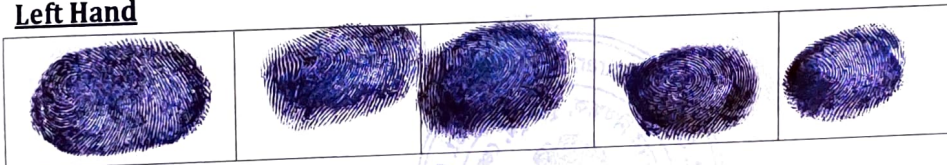
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Signature:-

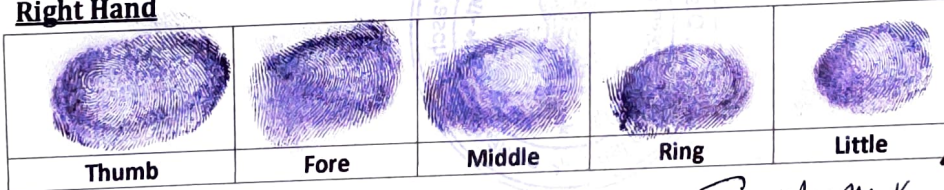
*Chandan Chatterjee*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Thumb

Fore

Middle

Ring

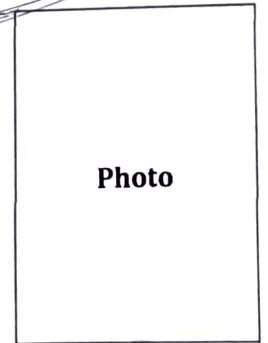
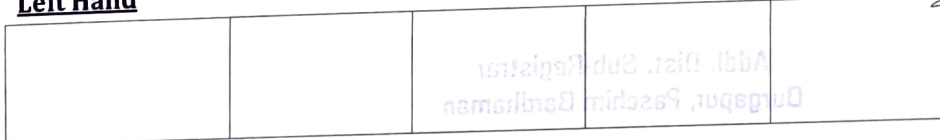
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Signature:-

*Sushom Kumar Aditya*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Photo

Right Hand



Thumb

Fore

Middle

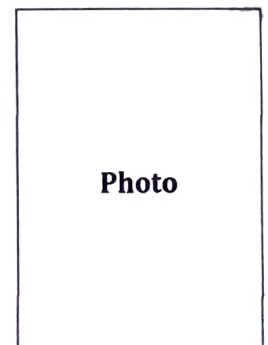
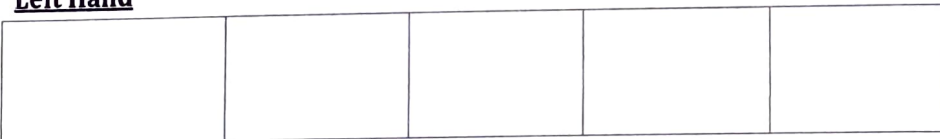
Ring

Little

Signature:-

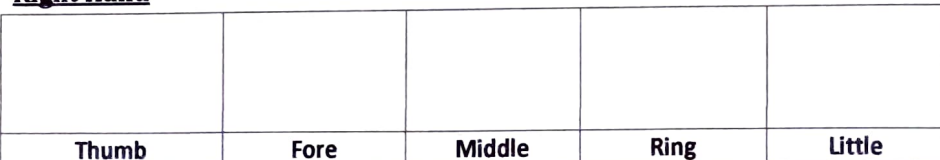
Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Photo

Right Hand



Thumb

Fore

Middle

Ring

Little

Signature:-

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ABYPC8170C



नाम /NAME

CHANDAN CHATTERJEE

पिता का नाम /FATHER'S NAME

HARADHAN CHATTERJEE

जन्म तिथि /DATE OF BIRTH

10-01-1969

हस्ताक्षर /SIGNATURE

*CB Has*

आयकर आयुक्त, प.नं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

*Chandan Chatterjee*

*Chandan Chatterjee*



## Major Information of the Deed




	I-2306-02055/2021	Date of Registration	10/03/2021
Year	2306-8000475132/2021	Office where deed is registered	
Date	02/03/2021 12:11:49 PM		2306-8000475132/2021
Grant Name, Address Other Details	Debabrata Biswas Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9476230460, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,16,90,040/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230605687/2020		

### 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	RS-19	RS-246	Bastu	Baid	61 Dec	1/-	1,16,90,040/-	Width of Approach Road: 40 Ft., , Project Name :
<b>Grand Total :</b>					<b>61Dec</b>	<b>1 /-</b>	<b>116,90,040 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr CHANDAN CHATTERJEE (Presentant )</b> Son of Mr HARADHAN CHATTERJEE Executed by: Self, Date of Execution: 05/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office			
		10/03/2021	LTI 10/03/2021	10/03/2021
FULJHORE, P.O:- FULJHORE, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: ABxxxxx0C, Aadhaar No: 66xxxxxxxx2680, Status :Individual, Executed by: Self, Date of Execution: 05/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office				



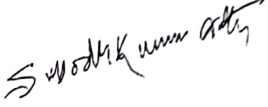
Details :

Address, Photo, Finger print and Signature

DURGAPUR REAL ESTATE PRIVATE LIMITED  
MEGHMALLAR SARANI, SECTOR- 2C, BIDHANNAGAR, P.O:- BIDHANNAGAR, P.S:- New Township,  
Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 , PAN No.:: AAxxxxxx4K, Aadhaar No  
Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	<b>Mr SUBODH KUMAR DUTTA</b> Son of Late BIMALA KANTA DUTTA Date of Execution - 05/03/2021, , Admitted by: Self, Date of Admission: 10/03/2021, Place of Admission of Execution: Office	 Mar 10 2021 3:12PM	 LT 10/03/2021	 10/03/2021

A/17, MEGHMALLAR SARANI SECTOR- 2C, BIDHANNAGAR, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9Q, Aadhaar No: 48xxxxxxxx2011 Status : Representative, Representative of : DURGAPUR REAL ESTATE PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Bikash Burman</b> Son of Late Shyamal Barman Sonai, P.O:- Panagarh Bazar, P.S:- Bud Bud, District:-Purba Bardhaman, West Bengal, India, PIN - 713148	 10/03/2021	 10/03/2021	 10/03/2021

Identifier Of Mr CHANDAN CHATTERJEE, Mr SUBODH KUMAR DUTTA

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr CHANDAN CHATTERJEE	DURGAPUR REAL ESTATE PRIVATE LIMITED-61 Dec

Endorsement For Deed Number : I - 230602055 / 2021

that the market value(WB PUVI rules of 2001)  
Rs 140/-



**Partha Bairaggya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Paschim Bardhaman, West Bengal**

On 10-03-2021

**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 12:55 hrs on 10-03-2021, at the Office of the A.D.S.R. DURGAPUR by Mr CHANDAN CHATTERJEE ,Executant.

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

Execution is admitted on 10/03/2021 by Mr CHANDAN CHATTERJEE, Son of Mr HARADHAN CHATTERJEE, FULJHORE, P.O: FULJHORE, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Cultivation

Indetified by Mr Bikash Burman, , Son of Late Shyamlal Barman, Sonai, P.O: Panagarh Bazar, Thana: Bud Bud, , Purba Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

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

Execution is admitted on 10-03-2021 by Mr SUBODH KUMAR DUTTA, DIRECTOR, DURGAPUR REAL ESTATE PRIVATE LIMITED, A/17, MEGHMALLAR SARANI, SECTOR- 2C, BIDHANNAGAR, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr Bikash Burman, , Son of Late Shyamlal Barman, Sonai, P.O: Panagarh Bazar, Thana: Bud Bud, , Purba Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 14/-

Stamp Duty

required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Draft Rs 10/-, by

of Stamp  
type: Impressed

Serial no 5782, Amount: Rs.50/-, Date of Purchase: 28/01/2021, Vendor name: Pradip Kr

of Draft  
cheque No: 000530385157, Date: 04/03/2021, Amount: Rs.10/-, Bank: STATE BANK OF INDIA (SBI),  
DURGAPUR CITY CENTRE

Date: 04/03/2021, Amount: Rs.10/-, Bank: STATE BANK OF INDIA (SBI),



**Partha Bairaggya**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

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

**Paschim Bardhaman, West Bengal**



Registration under section 60 and Rule 69.  
in Book - I  
Number 2306-2021, Page from 67099 to 67118  
No 230602055 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2021.04.01 13:02:51 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/04/01 01:02:51 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)