

59/7/24

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P 5853/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 577615

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Documents are the Part of this Document.

A.D.S.R. Durgapur
Paschim Bardhaman
07 JUN 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SMT. CHANDANA MUKHOPADHYAY [PAN-AXUPM4839N] Wife of Sri. Bivash Mukherjee, by faith- Hindu, by Occupation-Housewife, by Nationality- Indian, resident Village & P.O.- Barjora, P.S- Barjora, Dist- Bankura, W.B. India, PIN- 722202, do hereby state and declare as follows:-

Sl. No. 1924 Date..... 06.06.24
Sold to Chandana Mukhopadhyay
Address Barjora, Bankura, Pin- 722202
Value of Stamp 50/-
Date of Purchase of the Stamp 22 FEB 2024
Pecor from Treasury
Name of the Treasury from Where
Purcha - Durgapur

Prabir Kr. Pal
Stamp Vendor
Member A.D.S.R. Office
Lic. No. 02 of 2000-2001



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 JUN 2024

WHEREAS the Schedule mentioned property is purchased property of Tapas Kumar Das son of Sri Kartick Chandra Das , he purchased the same from Sri Ramanath Gope & others vide deed No-2909 for the year 2007 of A.D.S.R. Durgapur and after that said Tapas Kumar Das son of Sri Kartick Chandra Das sold the same to Sri Rajesh Kumar Choudhuary son of Baleshwar Prasad vide deed No-3146 for the year 2015 of A.D.S.R. Durgapur and after that said Sri Rajesh Kumar Choudhuary son of Baleshwar Prasad sold the same to Pinki Kumari Burnwal wife of Sri Sanjay Kumar Burnwal vide deed No-8679 for the year 2015 of A.D.S.R. Durgapur and thereafter Pinki Kumari Burnwal wife of Sri Sanjay Kumar Burnwal sold the same to Smt. Chandana Mukhopadhyay vide deed No-11144 for the year 2022 of A.D.S.R. Durgapur and she mutated her name in L.R.R.O.R.

AND WHEREAS I entered into a Development Agreement with "**SHREY DEVELOPERS**" [PAN:- AESFS1654J] (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 (1) MR. MUKUN RAY [PAN- BBEPR4128N]** Son of Sri Chotelal Ray, by faith-Hindu, by occupation-Business, by nationality Indian, resident of Raghunath Chak, Ballavpur, P.S. & P.O.- Raniganj, Dist- Paschim Bardhaman, PIN-713323, W.B. India **(2) MR. AMARDEEP CHOUDHURY [PAN- APEPC4317H]** Son of Late Sitaram Choudhury, by faith-Hindu, by occupation-Business, by nationality Indian, resident of Raghunath Chak, Ballavpur, P.S. & P.O.- Raniganj, Dist- Paschim Bardhaman, PIN-713323, W.B. India, and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I-230603125 for the year 2023, Serial No- 1923 for the year 2023, Page no. 56326 to 56349, Volume No. 2306-2023.**

AND WHEREAS I do hereby nominate, constitute and appoint, "**SHREY DEVELOPERS**" [PAN:- AESFS1654J] (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 (1) MR. MUKUN RAY [PAN- BBEPR4128N] Son of Sri Chotelal Ray, by faith-Hindu, by occupation-Business, by nationality Indian, resident of Raghunath Chak, Ballavpur, P.S. & P.O.- Raniganj, Dist- Paschim Bardhaman, PIN-713323, W.B. India(2) **MR. AMARDEEP CHOUDHURY [PAN- APEPC4317H]** Son of Late Sitaram Choudhury, by faith-Hindu, by occupation-Business, by nationality Indian, resident of Raghunath Chak, Ballavpur, P.S. & P.O.- Raniganj, Dist- Paschim Bardhaman, PIN-713323, W.B. India as my Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection upon my Landed property either solely or jointly:

1. To submit building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Jemua Gram Panchayat or B.L.& L.R.O or any Govt. Offices or any offices for any purpose in connection of development of said land and erection of flat and building thereon.
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 risk and cost of the Developer i.e. "**SHREY DEVELOPERS**".
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 portion which is allotted in my favour through clause 1.8 of Development Agreement registered before **A.D.S.R. Durgapur vide deed no. I-230603125 for the year 2023, Serial No- 1923 for the year 2023, Page no. 56326 to 56349, Volume No. 2306-2023.**



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 at their own liability.
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 my 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 by any third party 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 Jemua Gram Panchyat or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
9. 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 Jemua Gram Panchyat 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.
10. To deposit any fees or charges in the office of Jemua Gram Panchyat or B.L & L.R.O or any Govt. Offices or any offices



Handwritten signature in black ink, appearing to be 'G.A.' or similar initials.

for any purpose in connection of development of land and erection of flat and building thereon.

11. To receive building plan or revised plan after sanction from the competent authority.
12. To apply for any type of connection (water, electricity, Gas, etc) either in their own name or in the name of firm at their own cost.
13. To enter into agreement for construction or painting of building with any contractor and to dismiss the said contractor if they deem necessary at their own liability.
14. To bring any proceeding or any suit on my behalf if necessary, in connection with said plot against any person(s) or any authorities before any court of law with prior written consent from me.
15. To appear and act in all court 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.
16. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
17. 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.
18. To execute any affidavit or bond or any documents in favour of customer or office at their own liability and risk.
19. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.



20. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising powers given to him, on my behalf and for protecting my interest involved, in connection with the powers already specifically enumerated herein above.

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 all the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel Danga Land admeasuring about **3.18 (Three point One Eight) Katha or 5.247 (Five point Two Four Seven) Decimal** under **Mouza- Kaliganj**, J.L.No-110, **R.S. Plot no.-1460** corresponding **L.R. Plot No- 1821** measuring **2.37 Katha**, **R.S. Plot no.-1461** corresponding **L.R. Plot No- 1825** measuring **0.81 Katha** **L.R. Khatian No-2639**, under the jurisdiction of Jemmua Gram Panchyat, District- Paschim Bardhaman, Entire Land is Butted and Bounded by:-

North:- R.S. Plot No-1461(P)

South:- R.S. Plot No-1455(P)

East:- Land of Dilip Thkur

West:- 16 Ft. wide Road


[Signature]

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 7th Day of June, 2024 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Apurba Saha
SCO Anun Kr Saha
Vill - Purusha
P.S - Durgapur-7

Chandana Mukherjee

EXECUTANT

SHREY DEVELOPERS
Moumit Roy
PARTNER

SHREY DEVELOPERS
Ananddeep Choudhury
PARTNER

② Anurupa
S. Anurupa
Vill. Anurupa Dr-15
P.S - Calcutta in Buni
for P.S. Anurupa

Signature of Attorney Holders

Chandana Mukherjee

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



ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু আন ও পুনর্বাসন দপ্তরের তথ্য
Land and Land Reforms and Refugee Relief and Rehabilitation Department info.

জেলাঃ [23]পশ্চিম বর্ধমান

ব্লকঃ [02]ফরিদপুর-দুর্গাপুর

মৌজাঃ [110]কালীগঞ্জ

(Live Data As On 06/06/2024,19:20:57)

জে.এল নং : 110 থানা : নিউটাউন দুর্গাপুর

খতিয়ান নং :	2639
রায়তের নাম :	চন্দনা মুখোপাধ্যায়
পিতা/স্বামী :	বিভাস
ঠিকানা :	নিজ
জমির পরিমাণ:	0.0492 একর
দাগের সংখ্যা :	2
খতিয়ান তৈরীর তারিখ :-	21/12/2022

অত্রস্বত্বের দাগের বিবরণ ও পরিমাণ:

দাগ নং	শ্রেণী	অংশ	অংশ পরিমাণ(একর)	মন্তব্য
1821	ডাঙ্গা	0.9800	0.0392	Nil
1825	ডাঙ্গা	0.0999	0.0100	Nil

DETAILS OF IDENTIFIER WITH PHOTO

1. NAME (নাম) : APURBA SAIN
2. FATHER NAME (পিতা) : ARUN KUMAR SAIN
3. OCCUPATION (পেশা) : LAW CLERK
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
 - VILLAGE/TOWN (গ্রাম) : PURUSHA
 - POST OFFICE (পোস্ট অফিস) : DTPS
 - POLICE STATION (থানা) : DURGAPUR
 - PIN CODE : 713207
 - DISTRICT (জেলা) : PASCHIM BARDHAMAN
 - STATE (রাজ্য) : WEST BENGAL
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা / দাতা গনকে সহিত সম্পর্ক) **OTHERS**
6. AADHAAR NO : 6484 8850 5039

আমি (শনাক্তকারী) Developer Power of Attorney এ দলিলে (Query No.)
Chandana Mukhopadhyay Datta বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, Apurba Sain as identifier identifying the executants of the concerned deed
(Query No.) 8001384280/2024.
































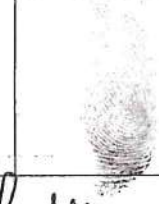

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Apurba Sain

IDENTIFIER SIGNATURE
(শনাক্তকারীর সাক্ষর)

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Chandana Mukherjee</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Chandana Mukherjee</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Mukun Roy</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Mukun Roy</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Amardeep Choudhary</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Amardeep Choudhary</i>					

Major Information of the Deed



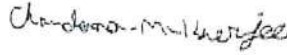
Deed No :	I-2306-05853/2024	Date of Registration	07/06/2024
Query No / Year	2306-8001384280/2024	Office where deed is registered	
Query Date	05/06/2024 5:07:00 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8101891226, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 9,91,684/-		
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]:- 230603125/2023		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, 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-1460	RS-2639	Bastu	Danga	2.37 Katha		7,39,085/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	RS-1461	RS-2639	Bastu	Danga	0.81 Katha		2,52,599/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			5.247Dec	0 /-	9,91,684 /-	
		Grand Total :			5.247Dec	0 /-	9,91,684 /-	



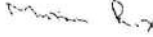
Principal Details :



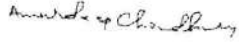
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt CHANDANA MUKHOPADHYAY (Presentant) Wife of Mr BIVASH MUKHOPADHYAY Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office	 07/06/2024	 Captured LTI 07/06/2024	Signature  07/06/2024
Village- Barjora, City:- Not Specified, P.O:- Barjora, P.S:-Barjora, District:-Bankura, West Bengal, India, PIN:- 722202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AXxxxxxx9N, Aadhaar No: 81xxxxxxx7160, Status :Individual, Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office				

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	SHREY DEVELOPERS Raghunath Chak, Ballavpur, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AExxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MUKUN RAY Son of Mr CHOTELAL RAY Date of Execution - 07/06/2024, , Admitted by: Self, Date of Admission: 07/06/2024, Place of Admission of Execution: Office	 Jun 7 2024 3:07PM	 Captured LTI 07/06/2024	Signature  07/06/2024
Raghunath Chak, Ballavpur, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: BBxxxxxx8N, Aadhaar No: 57xxxxxxx2603 Status : Representative, Representative of : SHREY DEVELOPERS (as PARTNER)				

2	Name Mr AMARDEEP CHOUDHURY Son of Mr SITARAM CHOUDHURY Date of Execution - 07/06/2024, , Admitted by: Self, Date of Admission: 07/06/2024, Place of Admission of Execution: Office	Photo  Jun 7 2024 3:08PM	Finger Print  Captured RTI 07/06/2024	Signature  07/06/2024
Raghunath Chak, Ballavpur, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: APxxxxxx7H, Aadhaar No: 92xxxxxxxx6143 Status : Representative, Representative of : SHREY DEVELOPERS (as PARTNER)				

Identifier Details :

Name Mr APURBA SAIN Son of Mr ARUN KUMAR SAIN PURSIA, City:- Durgapur, P.O:- D T P S, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713207	Photo  07/06/2024	Finger Print  Captured 07/06/2024	Signature  07/06/2024
Identifier Of Mr MUKUN RAY, Mr AMARDEEP CHOUDHURY, Smt CHANDANA MUKHOPADHYAY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt CHANDANA MUKHOPADHYAY	SHREY DEVELOPERS-3.9105 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt CHANDANA MUKHOPADHYAY	SHREY DEVELOPERS-1.3365 Dec

Endorsement For Deed Number : I - 230605853 / 2024

On 06-06-2024

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 9,91,684/-

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 07-06-2024

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 12:08 hrs on 07-06-2024, at the Office of the A.D.S.R. DURGAPUR by Smt CHANDANA MUKHOPADHYAY ,Executant.

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

Execution is admitted on 07/06/2024 by Smt CHANDANA MUKHOPADHYAY, Wife of Mr BIVASH MUKHOPADHYAY, Village- Barjora, P.O: Barjora, Thana: Barjora, , Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by Profession House wife

Identified by Mr APURBA SAIN, , Son of Mr ARUN KUMAR SAIN, PURSHA, P.O: D T P S, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-06-2024 by Mr MUKUN RAY, PARTNER, SHREY DEVELOPERS, Raghunath Chak, Ballavpur, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323

Identified by Mr APURBA SAIN, , Son of Mr ARUN KUMAR SAIN, PURSHA, P.O: D T P S, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-06-2024 by Mr AMARDEEP CHOUDHURY, PARTNER, SHREY DEVELOPERS, Raghunath Chak, Ballavpur, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323

Identified by Mr APURBA SAIN, , Son of Mr ARUN KUMAR SAIN, PURSHA, P.O: D T P S, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, 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 1924, Amount: Rs.50.00/-, Date of Purchase: 06/06/2024, Vendor name: PRAB IR
KUMAR PAL

Santanu Pal

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 2306-2024, Page from 106988 to 107004

being No 230605853 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.06.10 13:07:45 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 10/06/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.