

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL Certified that the Document AF 577635

is Admitted to Registration the Signature Shoot and the Endrosements Attached with this Documents are the Part of this Document.

withing all the

7 JUN A.D.S.R. Durgapur Paschim Baldhaman

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I THAKUR [PAN- AOVPT0642Q] Son of Mr. Babulal Thakur, by faith- Hindu, by Occupation-Business, by Nationality- Indian, resident Kaliganj, P.O.- Arrah, P.S-New Township. ADSR-Durgapur. Dist- Paschim Bardhaman, PIN-713212, W.B. India, do hereby state and declare as follows:-

SI. No. 1923 Date... 66.6.24
Sold to 1923 Date... 66.6.24
Address
Value of Stamp Som Durgnom - 12
Date of Purchase of the Stamp
Paper from Treasury from Where
Purchase Durgapur
Francia & Durgapur
Francia & Durgapur
Francia

Prabir Kr. Pal Stamp Vendar Monker A.D.S.R. Ovana Lic. 165-02 ov 1,000 2001



Addl. Dist. Sub-Registrar Durgepur, Papchim Bardhause

6 7 JUN 2024

WHEREAS the Schedule mentioned property is purchased property of Lakshminaryan Pal son of Sri Dulal Chandra Pal, he purchased the same vide deed No-4348 for the year 1991 of A.D.S.R. Durgapur and after that said Lakshminaryan Pal son of Sri Dulal Chandra Pal sold the same vide deed No-2042 for the year 2007 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 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-230601898 for the year 2023, Serial No- 1904 for the year 2023, Page no. 32987 to 33008, Volume No. 2306-2023.

AND WHEREAS I do hereby nominate, constitute 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:

- 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 Molandighi 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-230601898 for the year 2023, Serial No-1904 for the year 2023, Page no. 32987 to 33008, Volume No. 2306-2023.
- 4. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly

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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 Molandighi 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 Molandighi 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 Molandighi Gram Panchyat or B.L & L.R.O or any Govt. Offices or any

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

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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 of Baid Land admeasuring about 3.09 (Three point Zero Nine) Katha or 5 (Five) Decimal, under Mouza- Arrah, P.S.: Kanksa, J.L.No-91, R.S. Plot no.-1568 corresponding L.R. Plot No- 1659 comprised in L.R. Khatian No- 2815, under the jurisdiction of Malandighi Gram Panchyat, District- Paschim Bardhaman, Entire Land is Butted and Bounded by:-

North:-

20 Ft. wide Road

South:-

Residential House

East:-

Plot No-1567

West:-

Land of Chandana Mukhopadhya

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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 Jung 2024 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES:

1) Apurba Saln Slo Awn Kr. Sasn दिलीप हरकुर

EXECUTANT

VIII-punyha P-s-Dugayan-7

SHREY DEVELOPERS
Mykun Ray
PARTNER

SHREY DEVELOP Amoulaced (PARTI

Signature of Attorney Holders

दिलीप हाकुर

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.

Shi greate Marken 700

SUBRATA MUKHERJEE ADVOCATE

Durgapur Court Enroll No.- WB/506/2007

DETAILS OF IDENTIFIER WITH PHOTO

1. NAME (নাম)

: APURBA SAIN

2. FATHER NAME (পিতা)

: ARUN KUMAR SAIN

3. OCCUPATION (পেশা)

: LAW CLERK

4. PARMANENT 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)

তি তিথে বিদ্যাল বিক্রেলা এ দলিলে (Query No.)

বিক্রেলা দাতা গনকে শনাক্ত করিলাম।

I, Apurba Sain as identifier identifying the executants of the concerned deed

(Query No.)

801390348/2029

ভবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND			O	
RIGHT HAND				

Apmba Saln

IDENTIFIER SIGNATURE (শনাক্তকারীর সাক্ষয়)



Major Information of the Deed

Deed No:	I-2306-05854/2024	Date of Registration 07/06/2024		
Query No / Year 2306-8001390348/2024		Office where deed is registered		
Query Date	06/06/2024 11:45:53 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman		
Applicant Name, Address & Other Details Subrata Mukherjee Pursha, Thana: Durgapur, District: 8101891226, Status: Advocate		aschim Bardhaman, WES	T BENGAL, Mobile No. :	
Transaction	8 3	Additional Transaction		
[0138] Sale, Development I Development Agreement	Power of Attorney after Registered			
Set Forth value		Market Value		
		Rs. 11,70,105/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after No/Year]:- 230601898/2023	Registered Development	Agreement of [Deed	

Land Details:

District: Paschim Bardhaman, P.S.- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code: 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	LR-1659 (RS:-1568)	LR-2815	Bastu	Baid	3.09 Katha		11,70,105/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
	Grand	Total:			5.0985Dec	0 /-	11,70,105 /-	

Principal Details:

print and Signat	ure	
Photo	Finger Print	Signature
07/06/2024	Captured	CC (2) 14 6 1 50 2
	Photo	Captured

Kaliganj, 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: IndiaDate of Birth:XX-XX-1XX1, PAN No.:: AOxxxxxx2Q, Aadhaar No: 81xxxxxxxx7160, 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.:: AFYYYYYY I Andhaar No Not

Provided by UIDAI, Status :Organization, Executed by: Representative

	Name,Address,Photo,Finger print and Signature						
1	Name	Photo	Finger Print	Signature			
	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		Captured	Man Ruy			
		Jun 7 2024 2:57PM	LTI 07/06/2024	07/05/2024			
2.		MM-MM- 1MMZ , 1	AIN INO DEXXXXXX	(8N, Aadhaar No: 57xxxxxxxx2603			
-	Status . Representative, Repre	esentative of : SI	REY DEVELOPE	RS (as PARTNER)			
2	Status . Representative, Repre 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	esentative of : SI	HREY DEVELOPE Finger Print Captured	RS (as PARTNER) Signature			
2	Status . Representative, Repre Name Mr AMARDEEP CHOUDHURY Son of Mr SITARAM CHOUDHURY Date of Execution - 07/06/2024, , Admitted by: Self, Date of Admission:	esentative of : SI	Finger Print	RS (as PARTNER) Signature			

Identifier Details:

Name	Photo	Finger Print	Signature
Mr APURBA SAIN Son of Mr ARUN KUMAR SAIN PURSHA, City:- Durgapur, P.O:- DTPS, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713207	8	Captured	Deno- 5-1-
	07/06/2024	07/06/2024	07/06/2024

Transfer of property for L1			
SI.No	From	To. with area (Name-Area)	
1	Mr DILIP THAKUR	SHREY DEVELOPERS-5.0985 Dec	

Land Details as per Land Record

District: Paschim Bardhaman, P.S.- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code: 713212

Sch	Plot & Khatian	Details Of Land	Owner name in English
No	Number		as selected by Applicant
L.1	LR Plot No:- 1659, LR Khatian No:- 2815	Owner:भिंगीप ठाकूत, Gurdian:वाद्वाल , Address:S.B More, Durgapur Bazar Durgapur 1 , Classification:वारेप, Area:0.05000000 Acre,	Mr DILIP THAKUR

Endorsement For Deed Number: I - 230605854 / 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 11.70.105/-

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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 12:09 hrs on 07-06-2024, at the Office of the A.D.S.R. DURGAPUR by Mr DILIP THAKUR ,Executant.

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

Execution is admitted on 07/06/2024 by Mr DILIP THAKUR, Son of Mr BABULAL THAKUR, Kaliganj, P.O: Arrah, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr APURBA SAIN, , , Son of Mr ARUN KUMAR SAIN, PURSHA, P.O: DTPS, 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

Indetified by Mr APURBA SAIN, , , Son of Mr ARUN KUMAR SAIN, PURSHA, P.O: DTPS, 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

Indetified by Mr APURBA SAIN, , , Son of Mr ARUN KUMAR SAIN, PURSHA, P.O: DTPS, 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 1923, Amount: Rs.50.00/-, Date of Purchase: 06/06/2024, Vendor name: PRABIR KUMAR PAL

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Santanu Pal
ADDITIQNAL 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 107005 to 107020 being No 230605854 for the year 2024.



Digitally signed by SANTANU PAL Date: 2024.06.10 13:09:20 +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.

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