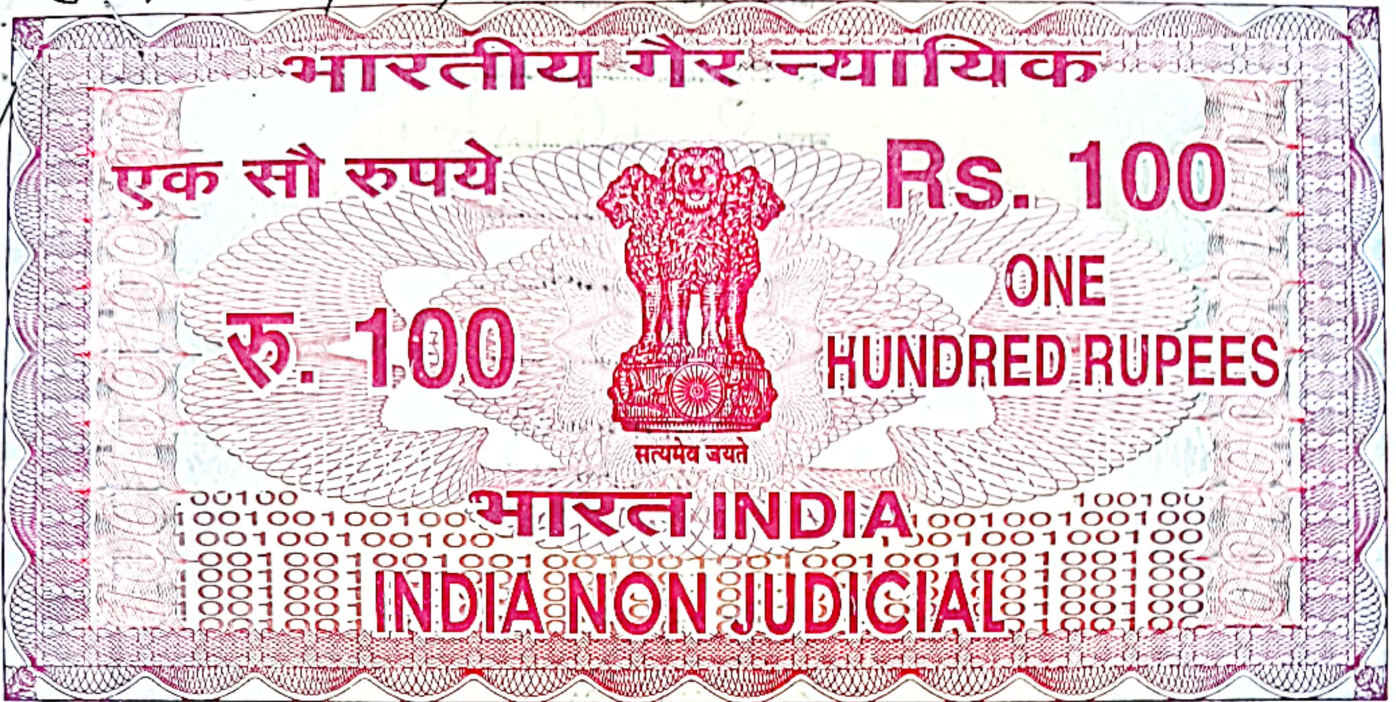


8.1.2024-52/2024



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AH 053124

दि. 01.24 & No. 8000048913/2024

11.50

**DEVELOPMENT POWER OF ATTORNEY  
 AFTER REGISTERED DEVELOPMENT  
 AGREEMENT**

Certified that the document is admitted for registration. The signature sheet and the endorsement sheet (s) attached with the document are the part of this document.

Additional District Sub-Registrar  
 Bankura

08 JAN 2024

*(Signature)*  
 (Bkura)

KNOWN ALL MEN BY THESE PRESENTS I, MR. SANJIB LAHA S/O Late Ashwini Kumar Laha, by faith Hindu, by Nationality Indian, by occupation Business, resident of Cinema Road, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101, in the State of West Bengal, hereinafter referred to as the LAND OWNER (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the FIRST PART.

Contd.....P/2



**" M/S JOYMAA BAISHNODEBI CONSTRUCTION " ( PAN – ABWFM0497Q)**

having its registered office at Gobindanagar, Ailakundi Road, Srinagar, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 represented by its Partners 1) **MR. SANJIB LAHA, S/O Late Ashwini Kumar Laha**, resident of Cinema Road, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101, in the State of West Bengal, 2) **MRS. RADHA LAHA, D/O Late Nemai Char**, residing at Ailakundi, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 both are by faith Hindu, by Nationality Indian, by occupation Business, hereinafter called the **"ATTORNEY(S)"** (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.**

*(Rev)*

**AND WHEREAS** the landed property as has been mentioned and described in details in the schedule below was previously belonged to Nokul Chandra Mandal appertaining to Mouza Ailakundi, J.L. No. 217 of C.S. Khatian No. 88 under C.S. Khatian No. 87 under C.S. Khatian No. 85, admeasuring an area of 08 Decimal specifically butted and bounded by. Having his exclusive, right, title, interest and possession over his said landed property he transferred his said landed property by virtue of a registered Deed of Gift of the District Sub-Registry Office at Bankura duly been executed and registered on 30/05/1985 vide Deed No. 5382 in favour of Dhirendranth Mandal & Others resident of Vill. & P.O. Salboni, P.S. & Dist. Bankura. And said Nakul Chandra Mandal lost his every right, title, interest and possession over the said land. Henceforth said Dhirendranath Mandal & Others acquired the absolute and exclusive right, title, interest and possession relating to their said gifted landed property and having their separate entity and specific demarcation they began to enjoy and occupy the said landed property without any kind of hindrances or interruptions at all. Subsequently they sold their said gifted land in favour the purchaser Smt. Anuradha Mukherjee resident of Bankura Lalbazar, Dipogara, by virtue of a registered title Deed of Sale being No. 5035 of the District Sub – Registry Office at Bankura duly been executed and registered on the 7<sup>th</sup> day of July 1993 and simultaneously said Dhirendranath Mandal & Others lost their every right, title, interest and possession therein, on the other hand said Smt. Anuradha Mukherjee acquired her every right, title, interest and possession over her said purchased land and began to enjoy and occupy the same having her absolute right, title, interest and possession therein, having no hindrance or interruption at all.

**AND WHEREAS** subsequently said Smt. Anuradha Mukherjee gifted her said purchased land in favour of her younger full blooded brother Anshuman Chakraborty son of Tara Prasanna Chakraborty an inhabitant of Vill. & P.O. Saltora, P.S. Saltora, Dist. Bankura, by virtue of a registered title Deed of Gift being No. 710 executed on 7/03/2002 and registered on 08/03/2002 at the District Sub- Registry Office at Bankura, transcribed in Volume No. 12 at

Pages 59 to 62 in the Book – I, index of said office. Accordingly said Anshuman Chakraborty began to enjoy and occupy his said gifted landed property having his exclusive right, title, interest and possession therein without any kind of hindrance of interruption at all. And the said gifted land of said Anshuman Chakraborty has already been recorded in separate L.R. Khatian in his own name under the provision of the West Bengal Land Reforms Act, 1955 vide L.R, Khatian No. 483, vide L.R. Plot No. 391 admeasuring an area of 0.0800 Acre.

**AND WHEREAS** to purchase the valuable landed property elsewhere said Anshuman Chakraborty being in urgent need of money announced to sell his said landed property with building and the purchaser Sri Sanjib Kumar Laha Son of Late Aswini Kumar Laha resident of Bankura Cinema Road, Kripasindhu Lane P.S. & Dist. Bankura, by virtue of a registered title Deed of Sale being No. 882 in the year of 2008 at the Additional District Sub- Registry Office at Bankura, and thus the said Anshuman Chakraborty lost his every right, title, interest and possession over the said land on and from this day, on the other hand Sri Sanjib Kumar Laha become the absolute owner of his said purchased landed property having his absolute and exclusive right, title, interest and possession over the same also having clear and marketable title whatsoever. Said Sanjib Kumar Laha has already been recorded in separate L.R. Khatian in his own name under the provision of the West Bengal Land Reforms Act, 1955 vide L.R, Khatian No. 1149, vide L.R. Plot No. 391 admeasuring an area of 0.0800 Acre.

*(A.V.)*  
**AND WHEREAS** the schedule below mentioned land has already been converted from **BAID** class of land to **BASTU** ( Homestead) class of land vide Conversion Case No. 672/12 with effect in term of section 4C of WBLR Act, 1955 ( Amended 1981) by the collector U/S 4C of the WBLR Act.

**AND WHERAS** the land owners herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendents, attachments, trust whatsoever and paying the BL&LRO taxes as absolute owners and occupier time to time.

**AND WHEREAS** the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space to as approved by Anchuri Gram Panchayet or any other competent authority and for this reason First part could not able to take any steps for the said development and the First Part approached the Second Part.

Contd.....P/4



P/4

AND WHEREAS I, have entered into a Development Agreement With "M/S JOYMAA BAISHNODEBI CONSTRUCTION" ( PAN – ABWFM0497Q) having its registered office at Gobindanagar, Ailakundi Road, Srinagar, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 West Bengal, represented by its Partners 1) MR. SANJIB LAHA, son of Late Ashwini Kumar Laha, resident of Cinema Road, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101, in the State of West Bengal, 2) MRS. RADHA LAHA, D/O Late Nemai Char, residing at Ailakundi, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 .

AND WHEREAS I do hereby nominate, constituted and appoint "M/S JOYMAA BAISHNODEBI CONSTRUCTION" represented by its partners 1) MR. SANJIB LAHA, son of Late Ashwini Kumar Laha, and 2) MRS. RADHA LAHA, D/O Late Nemai Char, of the partners of the developer as to my lawful Attorney to do and perform the following acts, deeds and things on my behalf in connection with my landed Schedule below property ( details of which has given in the schedule below).

- 1) To apply and received sanctioned plan from Anchuri Gram Panchayet.
- 2) To manage and supervise the construction of Multi storied building to be raised on our landed property (details of which has been given in the schedule below). That will be constructed at the cost of the Developer i.e. "M/S JOYMAA BAISHNODEBI CONSTRUCTION".
- 3) To represent us before the D.S.R. Bankura or A.D.S.R. Bankura to present the agreement for sale/sale deeds of the respective flats Apartments to be constructed on our landed property (details of which has given in the schedule below) excluding the owners allocation as described in second schedule in **Development Agreement Deed No. 010202270/2023, dated 04/05/2023 for registration at Additional District Sub Registrar Bankura Office,**
- 4) 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 our schedule mentioned properties.

Contd.....P/5



P/5

- 5) 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 us 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 that behalf.
- 6) To settle all disputes whatsoever arising out of the construction project on the schedule mentioned.
- 7) Appear before any office or authority of the Govt. or Municipality 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. This Power of Attorney is revocable at my will.

### **SCHEDULE**

*18/02/21*  
All that piece and parcel of "BASTU" vacant Land measuring total area of 0.0525 acre in comprising to L.R Khatian No. 1149, R.S. & L.R Plot No. 391 Area Measuring 0.0525 Acre of J.L No. 217, Mouza Ailakundi, under P.S. & Dist. Bankura, Pin - 722102 under Anchuri Gram Panchayet.

#### **BUTTED AND BOUNDED AS UNDER**

**ON THE NORTH:** 30' - 00" ft wide Pucca Road.

**ON THE SOUTH:** Plot No, 391.

**ON THE EAST:** Land of Soma Samanta.

**ON THE WEST:** House of Land Owner Sanjib Laha.

Contd.....P/6



P/6

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 08<sup>th</sup> day of JANUARY, 2024 (Two Thousand Twenty Four).

**WITNESS**

Subhas Rana.  
S/O Lt. Col. Shu Pati Rana  
AT. VIL. Ruvband  
PO. Munkanuli  
PST DIST. Bankura. 722175

Sri Koushik Banerjee  
S/O Babu Banerjee  
Jagadalen, Bankura.

Photograph and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

**Drafted by**

Abhishek Chaudhuri

ABHISHEK CHAUDHURI  
Advocate  
Judge Court, Bankura  
Enrol. No.- F / 423 / 652 / 2017

**:: Typed by ::**

Koushik Banerjee  
Koushik Banerjee  
(BANKURA COURT  
COMPOUND)

Savitri Laha  
**Signature of the Executant**

JOYMAA BAISHNODEBI CONSTRUCTION

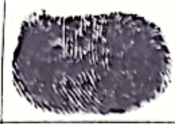






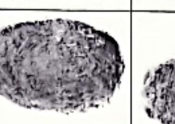

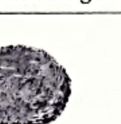
Savitri Laha  
Partner  
JOYMAA BAISHNODEBI CONSTRUCTION

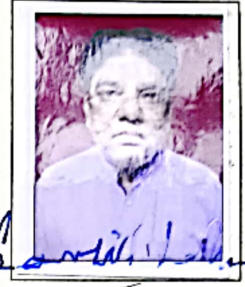
Savitri Laha  
Partner  
**Signature of the Attorney**





## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 <sup>st</sup> Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					













উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature Sansit Laha

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 <sup>st</sup> Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



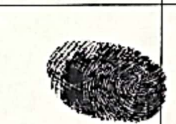




উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature Sansit Laha Partner

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 <sup>st</sup> Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



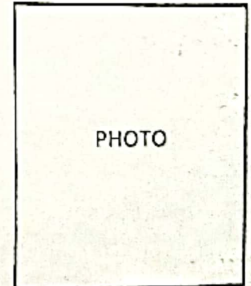
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature Rubha Laha Partner

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 <sup>st</sup> Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature .....

### Major Information of the Deed




Deed No :	I-0102-00056/2024	Date of Registration	08/01/2024
Query No / Year	0102-8000048913/2024	Office where deed is registered	
Query Date	05/01/2024 2:53:38 PM	A.D.S.R, BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Subhas Rana Cinema Road, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9332679822, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 16,65,563/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 28/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010202270/2023		

### Land Details :

District: Bankura, P.S:- Bankura, Gram Panchayat: ANCHURI, Mouza: Ailakundi, Pin Code : 722102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-391	LR-1149	Bastu	Baide	0.0525 Acre		16,65,563/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					5.25Dec	0/-	16,65,563 /-	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sanjib Laha</b> (Presentant) Son of Late Ashwini Kumar Laha Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office	 <small>08/01/2024</small>	 Captured <small>LTI 08/01/2024</small>	 <small>08/01/2024</small>






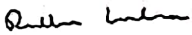


Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx2J, Aadhaar No: 34xxxxxxxx0443, Status :Individual, Executed by: Self, Date of Execution: 08/01/2024  
 , Admitted by: Self, Date of Admisslon: 08/01/2024 ,Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MS JOYMAA BAISHNODEBI CONSTRUCTION</b> Gobindanagar Ailakundi Road Srinagar, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: ABxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Sanjib Laha</b> Son of Late Ashwini Kumar Laha Date of Execution - 08/01/2024, , Admitted by: Self, Date of Admission: 08/01/2024, Place of Admission of Execution: Office <small>Jan 8 2024 1:30PM</small>		 <small>LTI 08/01/2024</small> Captured	 <small>08/01/2024</small>
Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx2j, Aadhaar No: 34xxxxxxxx0443 Status : Representative, Representative of : MS JOYMAA BAISHNODEBI CONSTRUCTION (as Partner)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs Radha Laha</b> Wife of Mr Sanjib Laha Date of Execution - 08/01/2024, , Admitted by: Self, Date of Admission: 08/01/2024, Place of Admission of Execution: Office <small>Jan 8 2024 1:34PM</small>		 <small>LTI 08/01/2024</small> Captured	 <small>08/01/2024</small>
Ailakundi, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7N, Aadhaar No: 41xxxxxxxx6614 Status : Representative, Representative of : MS JOYMAA BAISHNODEBI CONSTRUCTION (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Subhas Rana</b> Son of Late Kushapati Rana Cinema Road, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101		 Captured	
	08/01/2024	08/01/2024	08/01/2024

Identifier Of Mr Sanjib Laha, Mr Sanjib Laha, Mrs Radha Laha

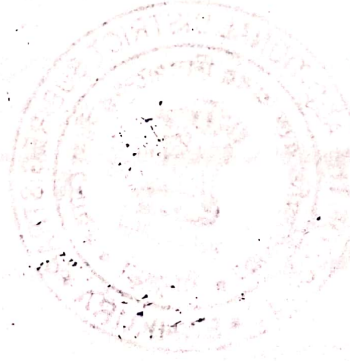
**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Sanjib Laha	MS JOYMAA BAISHNODEBI CONSTRUCTION-5.25 Dec

**Land Details as per Land Record**

District: Bankura, P.S:- Bankura, Gram Panchayat: ANCHURI, Mouza: Allakundi, Pin Code : 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 391, LR Khatian No:- 1149	Owner:সঞ্জীব লাহা, Gurdian:অধিনী কুমার, Address:পিলেশা রোড,বাঁকুড়া , Classification:বাইদ, Area:0.08000000 Acre,	Owner Name not selected by applicant.





**Endorsement For Deed Number : I - 010200056 / 2024**

**On 08-01-2024**

**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 12:50 hrs on 08-01-2024, at the Office of the A.D.S.R. BANKURA by Mr Sanjib Laha , 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 16,65,563/-

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

Execution is admitted on 08/01/2024 by Mr Sanjib Laha, Son of Late Ashwini Kumar Laha, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business

Identified by Shri Subhas Rana, , Son of Late Kushapati Rana, Cinema Road, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

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

Execution is admitted on 08-01-2024 by Mr Sanjib Laha, Partner, MS JOYMAA BAISHNODEBI CONSTRUCTION, Gobindanagar Ailakundi Road Srinagar, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Identified by Shri Subhas Rana, , Son of Late Kushapati Rana, Cinema Road, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

Execution is admitted on 08-01-2024 by Mrs Radha Laha, Partner, MS JOYMAA BAISHNODEBI CONSTRUCTION, Gobindanagar Ailakundi Road Srinagar, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Identified by Shri Subhas Rana, , Son of Late Kushapati Rana, Cinema Road, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

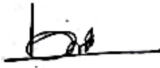
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28.00/- ( E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 28.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 80/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3465, Amount: Rs.100.00/-, Date of Purchase: 17/05/2023, Vendor name: Debdas Mukherjee

  
**Partha Bairaggya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BANKURA**  
**Bankura, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2024, Page from 1432 to 1444  
being No 010200056 for the year 2024.



*ba*

Digitally signed by PARTHA BAIRAGGYA  
Date: 2024.01.08 17:45:20 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 08/01/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BANKURA  
West Bengal.