

5227

R-5278/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AK 122496

Specified that the Document  
 is a ... registration. The  
 Sign ... Sheet and the End  
 ...  
 Documents are the Part of the  
 Document.

24 MAY 2022

A.D.S.R. Darpan  
Sardar

POWER OF ATTORNEY AFTER REGISTRATION OF  
DEVELOPMENT AGREEMENT

Contd. Page-02

12-23 Am  
 24.05.22  
 TOYK 144 992/2

*QAN*



SI No. 1477 Date 18/04/22  
Sold to K C Associates  
Address D-113  
Value of Stamp 1000  
Date of Purchase of the stamp  
Prepar from Treasury 08 APR 2022  
Name of the Treasury from  
Durgapur

*Chatterjee*

**Somnath Chatterjee**  
Stamp Vendar  
A.D.S.R. Office, Durgapur-16  
Licence No.-1/2016-17



*[Signature]*  
Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

**24 MAY 2022**

**KNOW ALL MEN BY THESE PRESENTS THAT WE,**

[1] **Mr. ARUP DAS** | Pan No- ARMPD3552E, Aadhaar No- 311957259293]

[2] **Mr. SWARUP DAS** | Pan No- ARMPD3552F , Aadhaar No- 520258580280 ]

Both are son of Late Subal Chandra Das, by faith: Hindu, by Occupation- Business, by nationality: Indian, residing at 5/5, Saptarshi Park, Durgapur, P.O- Durgapur-06, P.S-Newtownship, Durgapur-713206, Dist- Paschim Bardhaman, West Bengal .

**DO HEREBY NOMINATE APPOINT AND CONSTITUTE**

**K C ASSOCIATES (PAN No.: AAKFK5269M)** a partnership firm having its registered office at Shyam Complex, P.O : Benachity, Durgapur-13, PS : Durgapur, District:- Paschim Bardhaman, Pin – 713213, West Bengal represented by its partners

[1] **MD NASIM KHAN (PAN No. ANHPK8226A, | Aadhaar No- 468335415012** | Son of MD Muslim Khan, by faith Muslim, by Nationality : Indian, by Occupation : Business, resident of A1/2, Ashiyana, Naim Nagar, PO : Durgapur, PS & ADSR : Durgapur, Dist : Paschim Bardhaman, Pin : 713203 .

[2] **Mr. MANOJ CHOUDHARY [ Pan No-AFYPC4626H ] [ Aadhaar No-975601815019** | son of Surendra Choudhury, by faith-Hindu, By Occupation-Business, by nationality-Indian residing at 3/10, S.C Path, City Centre, P.O-Durgapur-16, P.S- Durgapur, Dist-Paschim Barddhaman, West Bengal, Pin-713216. **as our lawful attorney.**

**WHEREAS** We are owning, possessing and seizing all that piece and parcel of Baid Land measuring area of **5 Katha or 8.26 Decimal** comprising in **Plot No- LR-273 Plot No- Rs-71**, under **LR Khatian No-2575 area-4.13 decimal , LR Khatian No-2573 area-4.13 decimal** , Mouza-Shankarpur, JL No-109, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal within Jemua Gram Panchayat which is butted and bounded as follows : **North: 20 ft wide Metal Road. East : House of Pandey. West: Land of others. South : Urvasi Apartment.**

**AND WHEREAS** We already entered with an agreement for development of a land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Jemua Gram Panchayat and/or any other concerned Authority/Authorities but due to our engagement in other affairs and lack of sufficient times we are not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such we are in need to execute this power of attorney by appointing our developer company.

  
Adv




**By force of this Power of Attorney our lawful attorney shall be able to do any acts as follows either singly or jointly :-**

1. To appear before the office of Jemua Gram Panchayat or B.L. & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. To submit any building plan or revised plan or letter or documents or to receive any letter in our 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 land and erection of flat and building thereon.
3. To deposit any fees or charges in the office of Jemua Gram Panchayat 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.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in our name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. 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.

  
APV

12. To execute any affidavit or bond or any documents in favour of customer or office.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
16. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.
18. By force of Registered **Development Agreement being no-2307 of 2022 , Volume No: 2306/2022 , Page No : 97469 to 97500** our attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. **This POA does not create consume or assign any kind of transfer of right, title interest of the said property in favour of the attorney.**
21. **That the Power of Attorney is revocable and will never be treated as irrevocable POA.**

And Generally to do all acts deeds and thing which our said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as we could do the same.

 AND we hereby whatsoever our said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if we were personally present.



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the LANDOWNER and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties have executed and presents on this 18th day of April 2022.

Witnesses:

1. Dhriti Pal  
Sto. Buriguda Pal,  
Durgam Chowk-16

2. Rohit Kumar Shukh  
Sto. Late Radha Shukh  
Durgam Chowk

(1) Arun Sin

(2) Suman Das.

SIGNATURE OF THE EXECUTANT

(1) HD. Nasim Khan

(2) Mauj Chomelkany

Signature of our attorney duly  
Attested by us

(1) Arun Sin.

(2) Suman Das.

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Prasanta Bandyopadhyay.  
Advocate, Durgam Court  
En No- WB-733 of 2011

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

বাম হাত Left Hand						
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature *Art Sam*

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

বাম হাত Left Hand						
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature *Subir Das*

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

বাম হাত Left Hand						
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature *Mery Chowdury*

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

বাম হাত Left Hand						
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature *MD. Nasir Khan*



### Major Information of the Deed

Deed No :	I-2306-05278/2022	Date of Registration	24/05/2022
Query No / Year	2306-8001449934/2022	Office where deed is registered	
Query Date	17/05/2022 5:09:47 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, 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. 24,62,152/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230602307/2022		






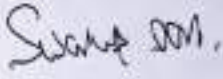
### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713206

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-273 (RS :-)	LR-2573	Vastu	Baid	4.13 Dec		12,31,076/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-273 (RS :-)	LR-2575	Vastu	Baid	4.13 Dec		12,31,076/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>8.26Dec</b>	<b>0 /-</b>	<b>24,62,152 /-</b>	
		<b>Grand Total :</b>			<b>8.26Dec</b>	<b>0 /-</b>	<b>24,62,152 /-</b>	



**Appal Details :**



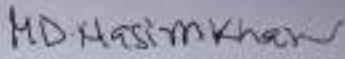


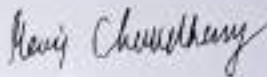
Name,Address,Photo,Finger print and Signature				
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Arup Das (Presentant )</b> Son of Late Subal Chandra Das Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
	24/05/2022	LTI 24/05/2022	24/05/2022	
5/5, Saptarshi Park, Durgapur, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx3E, Aadhaar No: 31xxxxxxxx9293, Status :Individual, Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Swarup Das</b> Son of Late Subal Chandra Das Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office			
	24/05/2022	LTI 24/05/2022	24/05/2022	
5/5, Saptarshi Park, Durgapur, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx2F, Aadhaar No: 52xxxxxxxx0280, Status :Individual, Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 24/05/2022 ,Place : Office				

**Attorney Details :**

Name,Address,Photo,Finger print and Signature	
1	<b>K C ASSOCIATES</b> Shyam Complex, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

**Name,Address,Photo,Finger print and Signature**

1	Name	Photo	Finger Print	Signature
	<b>Md Nasim Khan</b> Son of Md Muslim Khan Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office	 May 24 2022 1:32PM	 LTI 24/05/2022	 24/05/2022
A1/2, Ashiyana, Naim Nagar, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India. , PAN No.:: ANxxxxxx6A, Aadhaar No: 46xxxxxxxx5012 Status : Representative, Representative of : K C ASSOCIATES (as Partner)				
2	Name	Photo	Finger Print	Signature
	<b>Mr Manoj Choudhury</b> Son of Mr Surendra Choudhary Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 24/05/2022, Place of Admission of Execution: Office	 May 24 2022 1:35PM	 LTI 24/05/2022	 24/05/2022
3/10, S.C Path, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6H, Aadhaar No: 97xxxxxxxx5019 Status : Representative, Representative of : K C ASSOCIATES (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Mr Baidyanath Pal Durgapur Court, City Centre, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	24/05/2022	24/05/2022	24/05/2022

Identifier Of Mr Arup Das, Mr Swarup Das, Md Nasim Khan, Mr Manoj Choudhury

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Arup Das	K C ASSOCIATES-4.13 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Swarup Das	K C ASSOCIATES-4.13 Dec



## details as per Land Record

Paschim Bardhaman, P.S.- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713206

Slch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 273, LR Khatian No:- 2573	Owner: অরুণ দাস, Gurdian: সুবল চন্দ্র, Address: নিজ , Classification: বাইদ, Area: 0.04130000 Acre,	Mr Arup Das
L2	LR Plot No:- 273, LR Khatian No:- 2575	Owner: স্বরূপ দাস, Gurdian: সুবল চন্দ্র দাস, Address: ৫ বাই ৫ সম্মুখি দার্ক দুর্গাপুর ৬ পশ্চিম বর্ধমান, Classification: বাইদ, Area: 0.04130000 Acre,	Mr Swarup Das

17-05-2022

**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 24,62,152/-

*Santanu Pal*

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

On 24-05-2022

**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 12:28 hrs on 24-05-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Arup Das , one of the Executants.

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

Execution is admitted on 24/05/2022 by 1. Mr Arup Das, Son of Late Subal Chandra Das, 5/5, Saptarshi Park, Durgapur, P.O: Durgapur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business. 2. Mr Swarup Das, Son of Late Subal Chandra Das, 5/5, Saptarshi Park, Durgapur, P.O: Durgapur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 24-05-2022 by Md Nasim Khan, Partner, K C ASSOCIATES, Shyam Complex, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-05-2022 by Mr Manoj Choudhury, Partner, K C ASSOCIATES, Shyam Complex, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

**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**

that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp  
Stamp: Type: Impressed, Serial no 1479, Amount: Rs.100/-, Date of Purchase: 18/04/2022, Vendor name:  
SOMNATH CHATTERJEE

*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 2306-2022, Page from 151268 to 151281

being No 230605278 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.06.01 12:48:22 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/06/01 12:48:22 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)