

11672

R-11717/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Admitted to Register
 Signature Sheet and the Endorsements
 attached with this Document are the Part of this Document

AK 138517

A.D.S.R. Darjeeling

18 NOV 2022

POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

Contd. Page-02

12.09.22
17.11.22
21/10/2022

Adv

SI No. 1546 Date 20/10/2022
Sold to K.C. Associates
Address D.P. - 13
Value of Stamp 1000
Date of Purchase of the stamp
Prepar from Treasury 13 OCT 2022
Name of the Treasury from
Durgapur

Chatterjee

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



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

18 NOV 2022

KNOW ALL MEN BY THESE PRESENTS THAT

L NIYATI RANI PANDAY @ NIYATI PANDAY [Pan No- CUPPP2890A, Aadhaar No-885517094675] wife of Krishna Kumar Pandey by Occupation- Housewife, by faith: Hindu, by nationality: Indian, residing at SP-7/12 Saptarshi Park, Shankarpur(W), P.O- Durgapur-06, P.S- Newtosnhsip, 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 my lawful attorney.

WHEREAS I am owning, possessing and seizing ALL THAT piece and parcel of **Baid Land** measuring area of **3.5 Katha** comprising in **Plot No-RS- 71** under **Khatian No-67, Plot No-LR- 271** under **Khatian No-LR-2014** under **Mouza-Shankarpur, JL No-T09, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal** within **Jemua Gram Panchayat** which is butted and bounded as follows : North: Land of Dulali Roy. East : 12 ft wide Metal road. West: Land of Arup Das & Swarup Das, South : Land of Jhulan Roy.

AND WHEREAS I have 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 my engagement in other affairs and lack of sufficient times I am 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 I am in need to execute this power of attorney by appointing my developer company.


Manoj

By force of this Power of Attorney my 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 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 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 my behalf in connection with my 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 my 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.


Adv

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 **their** 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-9616 of 2022, Volume No-2306-2022, Page from 224479 to 224496** my 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 my said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as I could do the same.

AND I hereby whatsoever my said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if I 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. I(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 1st day of November 2022.

Witnesses:

1. hmtulal.
S/o. Anandiyulal.
Durgam Cheruvu

निश्चि यती काळे 31/11/2022
निश्चि काळे
SIGNATURE OF THE EXECUTANT

2. Rajit Pal
Durgam Cheruvu,
Durgam Cheruvu

K. C. ASSOCIATES
MD. Nasser Khan
Partner

3. Debabrata Seneluy
S/o - Lt. Krishna Seneluy
7/12, Safdarshahi Park,
Shankarapur (W), Durgam - 06

K. C. ASSOCIATES
Kari Chennelluy
Partner
Signature of my attorney duly
Attested by me

निश्चि यती काळे
31/11/2022
निश्चि काळे

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Ananta Anandiyulal
Advocate, Durgam Court
En No- WB-733 of 2011

হাতামুদ্রীর টিপ প্রিন্ট ও ফটো / Fingers Print & Photo

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



নিয়তি বন্নি শাহু
নিয়তি শাহু
নিয়তি বানী শাহু

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature

MD. Nasim Khan

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature

Merichonthermy

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর
Signature

Major Information of the Deed




Deed No :	I-2306-11717/2022	Date of Registration	18/11/2022
Query No / Year	2306-8003102088/2022	Office where deed is registered	
Query Date	01/11/2022 11:15:12 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8250537504, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 17,21,420/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230609616/2022		

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-271 (RS :-)	LR-2014	Vastu	Baid	3.5 Katha		17,21,420/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :					5.775Dec	0 /-	17,21,420 /-	



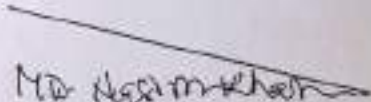
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Niyati Rani Panday, (Alias: Mrs Niyati Panday) (Presentant) Wife of Mr Krishna Kumar Pandey Executed by: Self, Date of Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Office			
	18/11/2022	RTI 18/11/2022	18/11/2022	
SP 7/12, Saptarshi Park, Sankarpur, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GXxxxxxx6F, Aadhaar No: 88xxxxxxxx4675, Status :Individual, Executed by: Self, Date of Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	K C ASSOCIATES Shyam Complex, Benachity, 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 :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Md Nasim Khan Son of Md Muslim Khan Date of Execution - 01/11/2022 , Admitted by: Self, Date of Admission: 18/11/2022, Place of Admission of Execution: Office			
	Nov 18 2022 1:34PM	RTI 18/11/2022	18/11/2022	
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)				

Name	Photo	Finger Print	Signature
Mr Manoj Choudhury Son of Mr Surendra Choudhary Date of Execution - 01/11/2022, , Admitted by: Self, Date of Admission: 18/11/2022, Place of Admission of Execution: Office	 Nov 18 2022 1:35PM	 RTI 18/11/2022	 18/11/2022
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: Hindu, 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
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216	 18/11/2022	 18/11/2022	 18/11/2022
Identifier Of Mrs Niyati Rani Panday, Md Nasim Khan, Mr Manoj Choudhury			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Niyati Rani Panday	K C ASSOCIATES-5.775 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 271, LR Khatian No:- 2014	Owner:নিয়তি পাণ্ডে, Gurdian:কক , Address:নিজ , Classification:বাইদ, Area:0.06000000 Acre,	Mrs Niyati Rani Panday

On 01-11-2022

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 17,21,420/-

Santanu Pal

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

On 18-11-2022

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 12:09 hrs on 18-11-2022, at the Office of the A.D.S.R. DURGAPUR by Mrs Niyati Rani Panday Alias Mrs Niyati Panday, Executant.

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

Execution is admitted on 18/11/2022 by Mrs Niyati Rani Panday, Alias Mrs Niyati Panday, Wife of Mr Krishna Kumar Pandey, SP 7/12, Saptarshi Park, Sankarpur, P.O: Durgapur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: 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 18-11-2022 by Md Nasim Khan, Partner, K C ASSOCIATES, Shyam Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

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

Execution is admitted on 18-11-2022 by Mr Manoj Choudhury, Partner, K C ASSOCIATES, Shyam Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: 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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Stamp Duty

verified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1546, Amount: Rs.100.00/-, Date of Purchase: 20/10/2022, 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 262136 to 262148
being No 230611717 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.11.21 17:29:04 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/11/21 05:29:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)