

11660

P-11709/22

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AF 290694

certified that the Document  
is Admitted to Registration the  
Signature Sheet and the Endr-  
osements attached with this  
Documents are the Part of this  
Document

18 NOV 2022

A.D.S.R. Durgam  
Bardwan

5.10.22  
17.11.22  
Ch. (S) 324 8230/m  
Caus. Sec.



### POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

Registrar, West Bengal  
Registrar, West Bengal

Contd. Page-02

J. Roy  
ADV




SI No. 270 Date 01/11/22  
Sold to K.C ASSOCIATES  
Address D-5P-13  
Value of Stamp 500  
Date of Purchase of the stamp  
Paper from Treasury 13 OCT 2022  
Name of the Treasury from Durgapur

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

- Jayanta Banerjee

 1206

- Jayanta Banerjee  
1907

  
K. C. ASSOCIATES  
MD. Nazim Khan  
Partner

 1908

*Sany Choudhury*  
K. C. ASSOCIATES  
Partner

Snigdha Banerjee  
W/o Jayanta Banerjee  
MC-22, Ganga Colony, Durgapur,  
Medinipur, PIN-828207.



Add. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

17 NOV 2022



**KNOW ALL MEN BY THESE PRESENTS THAT**

I, **Jayanta Banerjee** [ Pan No- ACSPB8711F], [Aadhaar No- 857345123605 ] Son of Late Kshiroade Gopal Banerjee (alias Kshirod Banerjee) by Occupation- Service, by faith: Hindu, by nationality: Indian, residing at MC- 22 Gogna Colony, D.V.C gagna, Dhanbad , Jharkhand, pin- 828207;

**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 Late 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 Late 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 Katha** comprising in Plot No-RS-71, **Plot No-LR-273** under Khatian No-67 **Khatian no-LR-788** under Mouza-Shankarpur, J.L No-109, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal within Jemua Gram Panchayat which is butted and bounded as follows : North: Shyamoli Apartment . East : Land of Bijoy Prasad. West: 20 ft wide Metal road .South :12 ft wide Metal road.

**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.

J. Roy  
10/11



**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.

J. R. B. Y.  
ADY



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- 230611689 of 2022, Volume No-2306-2022 , Page no- From 259252 to 259270 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.

J. Roy  
Adv

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 17<sup>th</sup> day of November 2022.

Witnesses:

1. Snigdha Banerjee

W/o Jayanta Banerjee  
MC-22, Ganga Colony, DCE,  
P.O - Maidan Dam,  
Dhankad, Pin-828207.

Jayanta Banerji

SIGNATURE OF THE EXECUTANT

2) Soubar Das

S/O - Let - Suresh Ch Das  
Saptharsh Park, DOLPHINTOWNS  
DURGAPUR - 06

K.C. ASSOCIATES

MD. ALAM KHAN  
Partner

K.C. ASSOCIATES

Meerj Choudhury  
Partner

Signature of my attorney duly  
Attested by me

Jayanta Banerji

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Joy Roy

Advocate, Durgapur Court

En No- F/1595/562/2020



হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Jayanta Baroja

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Jayanta Baroja

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



May Choudhury

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

May Choudhury

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



H. Nazim Khan

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

H. Nazim Khan

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

ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23068003268330/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr JAYANTA BANERJEE MC-22, GOGNA COLONY, DVC, City:- Not Specified, P.O:- MAITHON DAM, P.S:-Maithon, District:-Dhanbad, Jharkhand, India, PIN:- 826207	Principal		1906 	Jayanta Banerjee 17/11/22
2	MD NASIM KHAN A-1/2, ASHIYANA, NAMMAGAR City:- Durgapur, P.O:- DURGAPUR, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal India, PIN:- 713001	Representative of Attorney [K C ASSOCIATES]		1907 	MD. NASIM KHAN 18-11-22 Partner
3	Mr. CHANDU CHOUHURY 3/10, S C PATIL COUNSELLOR CENTRE, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal India, PIN:- 713001	Representative of Attorney [K C ASSOCIATES]		1908 	K. C. ASSOCIATES Chandou Choudhury Partner 17/11/22



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Snigdha Banerjee Wife of Mr. Jayanta Banerjee TIC 02, Durgapur Col. West Bengal, City:- Durgapur, P.O.:- Durgapur, P.S.:- Durgapur, District:- Bardhaman, Jharkhand, India. Pin-726207	Mr. JAYANTA BANERJEE, Mr. NASIM KHAN, Mr. MANOJ CHOUDHURY			<i>Snigdha Banerjee</i> 17/11/22 

*Snigdha Banerjee*

(Santanu Pal)

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



## Major Information of the Deed

Deed No :	I-2306-11709/2022	Date of Registration	18/11/2022
Deed No / Year	2306-8003268330/2022	Office where deed is registered	
Deed Date	17/11/2022 2:32:39 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	P 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. 1/-	Rs. 14,75,502/-		
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]:- 230611689/2022		

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713212

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-788	Vastu	Baid	3 Katha	1/-	14,75,502/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					4.95Dec	1 /-	14,75,502 /-	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr JAYANTA BANERJEE (Presentant )</b> Son of Late KSHIROD GOPAL BANERJEE MC-22, GOGNA COLONY, DVC, City:- Not Specified. P.O:- MAITHON DAM, P.S:-Maithon, District:-Dhanbad, Jharkhand, India, PIN:- 828207 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India. PAN No :: ACxxxxxx1F, Aadhaar No: 85xxxxxxx3605, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Pvt. Residence



**Key Details :**

Name, Address, Photo, Finger print and Signature

**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	<b>MD NASIM KHAN</b> Son of MD MUSLIM KHAN A-1/2, ASHIYANA, NAIMNAGAR, 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	<b>Mr MANOJ CHOUDHURY</b> Son of SURENDRA CHOUDHARY 3/10, S C PATH, CITY CENTRE, City:- Durgapur, P.O:- DURGAPUR, 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
<b>Snigdha Banerjee</b> Wife of Mr Jayanta Banerjee M C 22, Gogna Colony, D V C, City:- Not Specified, P.O:- Maithon Dam, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN:- 828207			
Identifier Of Mr JAYANTA BANERJEE, MD NASIM KHAN, Mr MANOJ CHOUDHURY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr JAYANTA BANERJEE	K C ASSOCIATES-4.95 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 273, LR Khatian No:- 788	Owner: জয়ন্ত বানার্জী, Gurdian: ফীরোজ গোপাল, Address: নিজ , Classification: বাইদ, Area: 0.05000000 Acre,	Mr JAYANTA BANERJEE



17-11-2022

**Representation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 17:20 hrs on 17-11-2022, at the Private residence by Mr JAYANTA BANERJEE  
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 14,75,502/-

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

Execution is admitted on 17/11/2022 by Mr JAYANTA BANERJEE, Son of Late KSHIROD GOPAL BANERJEE, MC-22, GOGNA COLONY, DVC, P.O: MAITHON DAM, Thana: Maithon, Dhanbad, JHARKHAND, India, PIN - 828207, by caste Hindu, by Profession Service

Identified by Snigdha Banerjee, . . Wife of Mr Jayanta Banerjee, M C 22, Gogna Colony, D V C, P.O: Maithon Dam, Thana: DHANBAD, , Dhanbad, JHARKHAND, India, PIN - 828207, by caste Hindu, by profession Others

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

Execution is admitted on 17-11-2022 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 Snigdha Banerjee, . . Wife of Mr Jayanta Banerjee, M C 22, Gogna Colony, D V C, P.O: Maithon Dam, Thana: DHANBAD, , Dhanbad, JHARKHAND, India, PIN - 828207, by caste Hindu, by profession Others

Execution is admitted on 17-11-2022 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 Snigdha Banerjee, . . Wife of Mr Jayanta Banerjee, M C 22, Gogna Colony, D V C, P.O: Maithon Dam, Thana: DHANBAD, , Dhanbad, JHARKHAND, India, PIN - 828207, by caste Hindu, by profession Others

*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.

**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**

that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp  
Stamp: Type: Impressed, Serial no 270, Amount: Rs.50.00/-, Date of Purchase: 01/11/2022, 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 262031 to 262044  
being No 230611709 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.11.21 17:07:58 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/11/21 05:07:58 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)