

S4no - 3428/23

JAY BHOLE

D-010203523/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 067749

25.07.23  
12.58

৪৫০-৪৫০১৪৪১৪৪/২৩

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

25 JUL 2023

KNOWN ALL MEN BY THESE PRESENTS WE 1) MRS. PADMA PAL, Wife of Nanda Dulal Pal resident at Patpur, P.O, P.S. & District Bankura, Pin 722101, 2) MRS. RAJASHRI LAHA, Wife of Kashinath Laha 3) MRS. NAMITA LAHA, Wife of Bidyut Kumar Laha both are resident at Cinema Road, P.O, P.S. & District - Bankura, Pin 722101, all are by Nationality Indian, by occupation Housewife, 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



ক্রমিক নং- 394

ইং তার 27-7-2023

নাম Padma Pr

বাসগৃহ Pot pu

থানা Burdwan এলাকা

স্থলে ml. secretary

শ্রী দেবদাস মুখার্জী  
বাকুড়া সদর সচিব ভেদার



*[Handwritten signature]*

Additional District Sub-Registrar  
Bankura

25 JUL 2023

Sumanta Dutta  
S/O Sasanka Dutta  
Rajgram Bankura  
722146

**RAGHUNATHJEE CONSTRUCTION** having registered office at stall no 5&6, Sammilani Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & District - Bankura, Pin - 722102 represented by its sole Proprietor **MR. SAUGAT KUNDU (PAN AMAPK1015H), Aadhar No - 2270 2378 2202**, son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin - 722102 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.**

The proportionate share of the landed property of **LAND OWNER I** in District and Police Station Bankura; Mouza Lokepur; J.L. NO. - 216; L.R. Plot No 631, R.S Plot No. 324 was belonged to Satish Gorai, S/O - Jogendra Gorai of Lokepur, Bnakura. In which they was enjoying without any kind of hindrance or interruption. He had executed a sale Deed on I-2988 dated 11/08/2006 at A.D.S.R. Bankura in favour of **MRS PADMA PAL (THE LAND OWNER I OF FIRST PART OF THIS POWER OF ATTORNEY).**

And said purchased land has already been recorded in her (**LAND OWNER I**) name in the present L.R. Khatian under the provisions of the West Bengal Land Reforms Act 1955 with final publication and preparation of his right there in 0.09 Acres vide L.R. Khatian No 477; Vide L.R Plot No 631 appertaining to Mouza Lokepur , J.L. No 216 within the District and P.S. Bankura.

The proportionate share of the landed property of **LAND OWNER II & III** in District and Police Station at Bankura; Mouza Lokepur; J.L. NO. - 216; L.R. Plot No 636, R.S Plot No. 324 was belonged to Satish Gorai, S/O - Jogendra Gorai of Lokepur, Bnakura. In which he was enjoying without any kind of hindrance or interruption. He had executed a sale Deed on I-2989 dated 11/08/2006 at A.D.S.R. Bankura in favour of **MRS RAJASHRI LAHA & MRS NAMITA LAHA (THE LAND OWNER II & III OF FIRST PART OF THIS POWER OF ATTORNEY).**

And said purchased land has already been recorded in their (**LAND OWNER II & III**) name in the present L.R. Khatian under the provisions of the West Bengal Land Reforms Act 1955 with final publication and preparation of his right there in 0.08 Acres vide L.R. Khatian No 475 & 476; Vide L.R Plot No 636 appertaining to Mouza Lokepur; J.L. No 216 within the District and P.S. Bankura.

AND WHEREAS 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 we, have entered into a Development Agreement With RAGHUNATHJEE CONSTRUCTION having registered office at stall no 5&6, Sammilani Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & District - Bankura, Pin - 722102 represented by its sole Proprietor MR. SAUGAT KUNDU (PAN AMAPK1015H), Aadhar No - 2270 2378 2202, son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin - 722102 .

AND WHEREAS we do hereby nominate, constituted and appoint RAGHUNATHJEE CONSTRUCTION represented by its proprietor MR. SAUGAT KUNDU son of Late Mahadeb Kundu, one of the proprietor of the developer as to our lawful Attorney to do and perform the following acts, deeds and things on our 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 Bankura Municipality.
- 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. RAGHUNATHJEE 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 and Third Schedule in Development Agreement vide Deed No. 010203431, dated 20/07/2023 for registration at Additional District Sub Registrar Bankura Office.
- 4) The developer allocation has been described in Second Schedule of this Deed.
- 5) 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.

*(Adv)*

- 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.

## FIRST SCHEDULE

### (DESCRIPTION OF LAND)

#### LAND OWNER I

All that piece and parcel of "BASTU" vacant Land measuring an area of 0.09 acres comprising L.R. Khatian No 477, R.S Plot No. 259, L.R. Plot No. 631 within District, P.S.- Bankura, Mouza Lokepur, J.L. No. 216, at Ward No.16 under Bankura Municipality, Lokepur, Khatra Road.

#### LAND OWNER II & III

All that piece and parcel of "BASTU" vacant Land measuring an area of 0.08 acres comprising L.R. Khatian No 475 & 476, R.S Plot No. 324, L.R. Plot No. 636 within District, P.S.- Bankura, Mouza Lokepur, J.L. No. 216, at Ward No.16 under Bankura Municipality, Lokepur, Khatra Road.

#### BUTTED AND BOUNDED AS UNDER

**ON THE NORTH** : Land of R.S Plot no. 261.

**ON THE SOUTH** : Land of R.S Plot no. 257.

**ON THE EAST** : Land of R.S Plot no. 257, 258 & 260.

**ON THE WEST** : Rajgram Lokepur Road (Khatra Road.)

## SECOND SCHEDULE ABOVE REFERRED TO

- i) Flat no. 1C of 1<sup>st</sup> floor measuring a super built-up area of 1284 sq.ft.
- ii) Flat no. 1D of 1<sup>st</sup> floor measuring a super built-up area of 1298 sq.ft.
- iii) Flat no. 2B of 2<sup>nd</sup> floor measuring a super built-up area of 1002 sq.ft.
- iv) Flat no. 2C of 2<sup>nd</sup> floor measuring a super built-up area of 1284 sq.ft.

- v) Flat no. 2D of 2<sup>nd</sup> floor measuring a super built-up area of 1298 sq.ft.
- vi) Flat no. 3A of 3<sup>rd</sup> floor measuring a super built-up area of 994 sq.ft.
- vii) Flat no. 3B of 3<sup>rd</sup> floor measuring a super built-up area of 1002 sq.ft.
- viii) Flat no. 3C of 3<sup>rd</sup> floor measuring a super built-up area of 1284 sq.ft.
- ix) Flat no. 4C of 4<sup>th</sup> floor measuring a super built-up area of 1284 sq.ft.
- x) Flat no. 4D of 4<sup>th</sup> floor measuring a super built-up area of 1298 sq.ft.
- xi) Commercial stall at ground floor measuring 689.39 sq.ft.
- xii) 7 nos. of car parking at the ground floor.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 25<sup>th</sup> day of JULY, 2023 (Two Thousand Twenty Three).

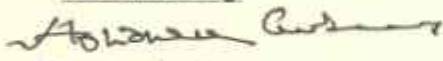
**WITNESS**

1) Sumanta Saitta.  
S/o Sasonka Saitta.  
Rajgram Bankura  
722146

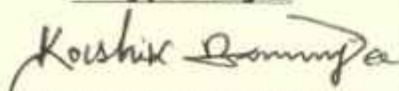
2) Sni Koushik Banerjee  
S/o Babu Banerjee  
Jagedaha. Bankura  
722146.

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

**Drafted by**

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

**:: Typed by ::**

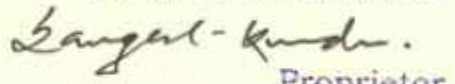
  
**Koushik Banerjee**  
(BANKURA COURT)

Padma Pal.











Rajashree Laha  
Namita Laha

**Signature of the Executant**

RAGHUNATHSEE CONSTRUCTION











  
**Proprietor**  
**Signature of the Attorney**

# SPECIMEN FROM FOR TEN FINGERPRINTS

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



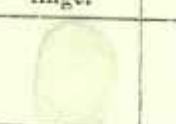






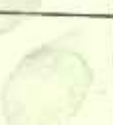


Signature :- Sangal-Kundla  
Proprietor

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					













Signature :- Padma Devi

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



Signature :- Rajashree Laha

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



Signature :- Namita Laha

## Major Information of the Deed

Deed No :	I-0102-03523/2023	Date of Registration	25/07/2023
Query No / Year	0102-8001881188/2023	Office where deed is registered	
Query Date	24/07/2023 12:32:41 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Saugat Kundu Lokpur Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722102, Mobile No. : 7001942137. Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 50,00,000/-		Rs. 1,22,40,000/-	
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]:- 010203431/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		









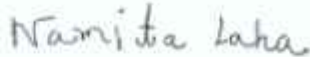
### Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Unnamed Road, Road Zone : (Ward no 16 -- Ward no 16) , Mouza: Lokpur, Pin Code : 722102

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-631	LR-477	Commercial	Baide	0.09 Acre	30,00,000/-	64,80,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-636	LR-475	Commercial	Baide	0.04 Acre	10,00,000/-	28,80,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-636	LR-476	Commercial	Baide	0.04 Acre	10,00,000/-	28,80,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
<b>TOTAL :</b>					17Dec	50,00,000 /-	122,40,000 /-	
<b>Grand Total :</b>					17Dec	50,00,000 /-	122,40,000 /-	



## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Padma Pal</b> <b>(Presentant)</b> Wife of Nanda Dulal Pal Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office	 25/07/2023	 LTI 25/07/2023	  25/07/2023
Patpur Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: arxxxxx5n, Aadhaar No: 67xxxxxxx3503, Status :Individual, Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mrs Rajashri Laha</b> Wife of Kashinath Laha Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office	 25/07/2023	 LTI 25/07/2023	  25/07/2023
Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: atxxxxxx6k, Aadhaar No: 56xxxxxxx5623, Status :Individual, Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Mrs Namita Laha</b> Wife of Bidyut Kumar Laha Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office	 25/07/2023	 LTI 25/07/2023	  25/07/2023
Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: atxxxxxx2k, Aadhaar No: 78xxxxxxx9394, Status :Individual, Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Raghunathjee Construction</b> Sammilani Bipanani Stall No 5 And 6 Lokpur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India. PIN:- 722102, PAN No.: amxxxxxx5h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Saugat Kundu</b> Son of Late Mahadeb Kundu Date of Execution - 25/07/2023, , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office			
		Jul 25 2023 4:11 PM	LTI 25/07/2023	25/07/2023
	Lokpur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: amxxxxxx5h, Aadhaar No: 22xxxxxxxx2202 Status : Representative, Representative of : Raghunathjee Construction (as Proprietor)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sumanta Dutta</b> Son of Mr Sasanka Dutta Rajagram, City:- Bankura, P.O:- Rajagram, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722146			
	25/07/2023	25/07/2023	25/07/2023
Identifier Of Mrs Padma Pal, Mrs Rajashri Laha, Mrs Namita Laha, Mr Saugat Kundu			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mrs Padma Pal	Raghunathjee Construction-0.09 Acre

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mrs Rajashri Laha	Raghunathjee Construction-0.04 Acre

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Mrs Namita Laha	Raghunathjee Construction-0.04 Acre

## Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Unnamed Road, Road Zone : (Ward no 16 -- Ward no 16) , Mouza: Lokpur, Pin Code : 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 631, LR Khatian No:- 477	Owner:নগা সাল, Gurdian:নন্দদুলাল , Address:পাটেশ্বর , Classification:বাইদ, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 636, LR Khatian No:- 475	Owner:রাজেশ্বরী লায়, Gurdian:কাশীনাথ , Address:মিনেমারোড বাকুড়া , Classification:বাইদ, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 636, LR Khatian No:- 476	Owner:নমিতা লায়, Gurdian:বিদুত , Address:মিনেমারোড বাকুড়া , Classification:বাইদ, Area:0.04000000 Acre;	Owner Name not selected by applicant.

On 25-07-2023

**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 12:58 hrs on 25-07-2023, at the Office of the A.D.S.R. BANKURA by Mrs Padma Pal , one of the Executants.

**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 1,22,40,000/-

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

Execution is admitted on 25/07/2023 by 1. Mrs Padma Pal, Wife of Nanda Dulal Pal, Patpur Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife, 2. Mrs Rajashri Laha, Wife of Kashinath Laha, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife, 3. Mrs Namita Laha, Wife of Bidyut Kumar Laha, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife

Indetified by Mr Sumanta Dutta, . . Son of Mr Sasanku Dutta, Rajagram, P.O: Rajagram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Business

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

Execution is admitted on 25-07-2023 by Mr Saugat Kundu, Proprietor, Raghunathjee Construction, Sammilani Bipanani Stall No 5 And 6 Lokpur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Mr Sumanta Dutta, . . Son of Mr Sasanku Dutta, Rajagram, P.O: Rajagram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Business

**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 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3981, Amount: Rs 100.00/-, Date of Purchase: 24/07/2023, 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 0102-2023, Page from 56973 to 56985  
being No 010203523 for the year 2023.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2023.07.26 13:06:52 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2023/07/26 01:06:52 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BANKURA  
West Bengal.

(This document is digitally signed.)

---