

416

P 422/24

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 575276

1.02.24
19.01.24
A.D.S.E. (3) 16222/24

Certified that the Document
is Admitted to Registration th.
Signature Sheet and the En-
gements attached with the
Documents are the Part of the
Document

19 JAN 2024

A.D.S.E. Durgam
Bardwan

POWER OF ATTORNEY AFTER REGISTRATION OF
DEVELOPMENT AGREEMENT

Contd. Page-02

J. Roy
my

1615 Date 18/01/2024
Kedar nity Realstate
D.P. 12
Value of Stamp 50K
Date of Purchase of the stamp
Paper from Treasury 04 JAN 2024
Name of the Treasury from
Durgapur

Blattor
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No. 1/2018



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

19 JAN 2024

POWER OF ATTORNEY IN REGISTRATION OF
DEVELOPMENT WORKS

KNOW ALL MEN BY THESE PRESENTS THAT I,

SRI PURNA CHANDRA PAUL (PAN No-ALVPP1215C) son of Late Gobardhan Paul, by Nationality: Indian, by faith: Hindu, by occupation: Business residing at Vill-Bamunara, Post Office-Bamunara, Pin-713212, Police Station-Kanksa, District: Paschim Bardhaman, West Bengal.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

KEDARNATH REALESTATE, [Pan No- AAYFK0408Q] a Partnership Firm incorporated under Indian Partnership Act Having its registered office at the Village+P.O-Bamunara, P.S-Kanksa, District : Paschim Bardhaman, Pin-713212, West Bengal **represented by one of its Partner Mr. ARUP ROY (Pan No-ATKPR8573J)** son of Shyama Pada Roy, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Vill+P.O-Bamunara, P.S-Kanksa, District-Paschim Bardhaman, West Bengal as **my lawful attorney.**

WHEREAS the present landowner acquired the " A " Schedule landed property originally belonged to Lal Chand Roy and Manik Chandra Chattraj and they transferred the same by regd deed of sale being no-681 Of 1955 in favour Of Banshidhar Mukhapadhyay and said Banshidhar Mukhapadhyay whose name duly mutated in LR Records Of Right under LR Khatian No- 252 and he died leaning behind his only son Tapan Kumar Mukherjee whose name duly mutated in LR khatian No-2114 .

AND Whereas Tapan Kumar Mukherjee further transferred the A schedule property by regd deed of sale being no-1983 Of 2018 in favour Of present Land Owner whose name duly mutated in LR Khatian No- 2141 and paid relevant land revenue upto 1425 and peacefully enjoyed the same without any disturbances from anybody whatsoever or litigation or sub-judice before any court of law or any forum or Tribunal.

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 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.

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 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 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 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.

J. Roy
ADD

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.
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 in respect of developers' allocation.
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-5941 of 2022, Volume No-2306-2022, Page No-161879 to 161897** 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 power of attorney is revocable in nature.

J. Roy
MK

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.

SCHEDULE ABOVE REFERRED TO

(Description of Land)

All That the BASTU Land measuring about more or less 36.65 Satak Or 22.17 Cattah under Mouza: Kaliganj, J. L No-110 comprising in Dag No-RS No- 1117, Dag No LR-1347, LR Khätian no-2141, Under Jemua Gram Panchyat , P.S-Newtownship, District - Paschim Bardhaman, West Bengal Pin-713206 Which is butted and bounded by: - On the North: Panch Pukuria. On the South:16 Feet Road . On the East: LR Plot No-1118, On the West: Mouja- Panch pukuria.

(LANDOWNERS'S ALLOCATION)

That each of The LANDOWNER will get 27 % of the total construction area and 27% area of total parking space.

Block-A

Flat No	Type	Floor
4A	3BHK	4th
6A	3BHK	6th
6B	3BHK	6th
3C	2BHK	3rd
4C	2BHK	4th
1D	3BHK	1st
2D	3BHK	2nd
4E	2BHK	4th
5E	2BHK	5th

Block-B

Flat No	Type	Floor
4A	3BHK	4th
6A	3BHK	6th
4B	1BHK	4th
5B	1BHK	5th
4C	3BHK	4th
2D	2BHK	2nd
2E	2BHK	2nd
3E	2BHK	3rd
1F	2BHK	1st

J. Roy
11/2

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 LANDOWNERS 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 this development power of attorney on this 19th day of January 2024 before ADSR office at Durgapur.

Witnesses:

1.

Bhmita Paul
Bhmita Paul
Durgapur-16

2. Biswajit Khondait
Kanchampur

Purna chandra Paul
SIGNATURE OF THE EXECUTANT

KEDARNATH REAL ESTATE

Arup Roy Partner
Signature of our attorney duly
Attested by us

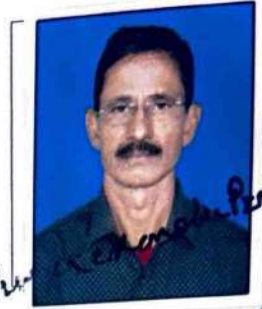
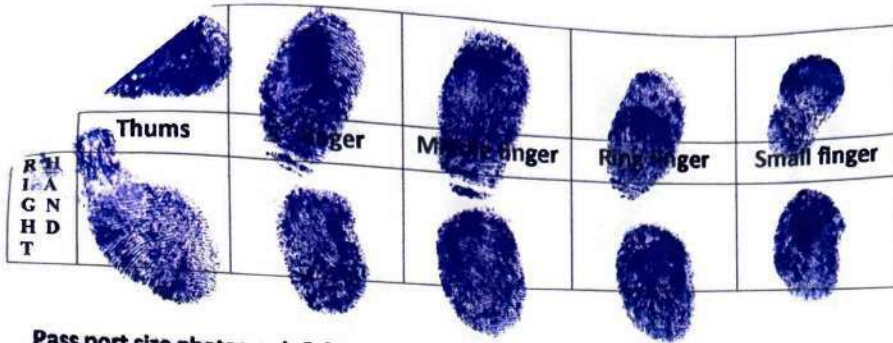
Purna chandra Paul.
SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Jo y Roy

Advocate , Durgapur Court

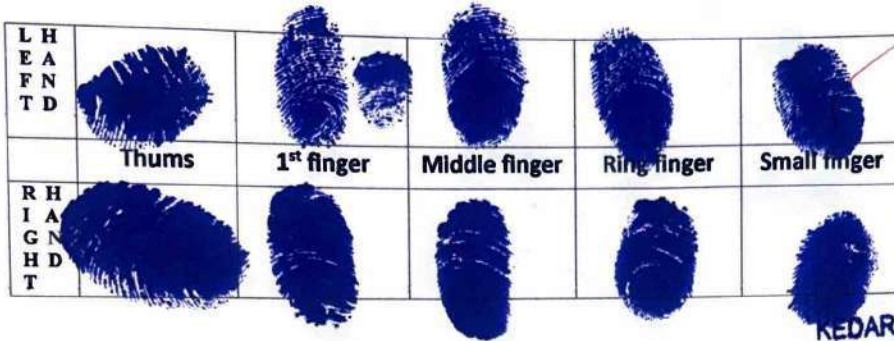
En no-WB- F/595/562/2020



Signature *Purna Chandra Paul*

Pass port size photograph & finger print of both hand attested by me

Signature *Purna Chandra Paul*



Signature *Anup Roy*

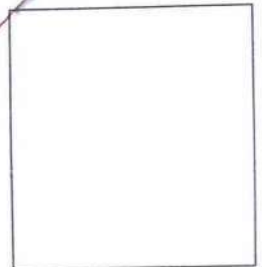
KEDARNATH/REAL ESTATE
Anup Roy

Pass port size photograph & finger print of both hand attested by me

Signature.....

Partner

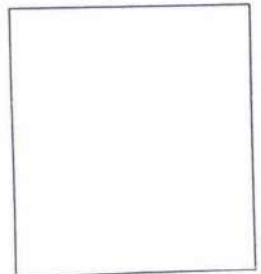
L H E A F N T D					
	Thums	1 st finger	Middle finger	Ring finger	Small finger
R H I A G N H D T					



Pass port size photograph & finger print of both hand attested by me

Signature.....

L H E A F N T D					
	Thums	1 st finger	Middle finger	Ring finger	Small finger
R H I A G N H D T					



Pass port size photograph & finger print of both hand attested by me

Signature.....

Fingers Print & Photo

Major Information of the Deed




Deed No :	I-2306-00422/2024	Date of Registration	19/01/2024
Query No / Year	2306-8000168578/2024	Office where deed is registered	
Query Date	19/01/2024 12:17:02 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			
Set Forth value	Market Value		
	Rs. 45,92,963/-		
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]:- 230605941/2022		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, 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-1347 (RS :-)	LR-2141	Vastu	Baid	36.65 Dec		45,92,963/-	Width of Approach Road: 16 Ft.,
Grand Total :					36.65Dec	0/-	45,92,963 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Purna Chandra Paul Son of Late Gobardhan Paul Executed by: Self, Date of Execution: 19/01/2024 , Admitted by: Self, Date of Admission: 19/01/2024 ,Place : Office	 <small>19/01/2024</small>	 Captured <small>LTI 19/01/2024</small>	 <small>19/01/2024</small>
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx5C, Aadhaar No: 24xxxxxxxx4912, Status :Individual, Executed by: Self, Date of Execution: 19/01/2024 , Admitted by: Self, Date of Admission: 19/01/2024 ,Place : Office				


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KEDARNATH REALESTATE 5/8 Mahiskapur Road,, City:- Durgapur, P.O:- B Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 , PAN No.:: AAxxxxx8Q,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
	Mr Arup Roy (Presentant) Son of Mr Shyamapada Roy Date of Execution - 19/01/2024, , Admitted by: Self, Date of Admission: 19/01/2024, Place of Admission of Execution: Office	 Jan 19 2024 4:00PM	 LTI 19/01/2024	 19/01/2024
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx3J, Aadhaar No: 98xxxxxxxx8152 Status : Representative, Representative of : KEDARNATH REALESTATE (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City Centre, City:- Durgapur, P.O:- City Centre, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216	 19/01/2024	 19/01/2024	 19/01/2024
Identifier Of Mr Purna Chandra Paul, Mr Arup Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Purna Chandra Paul	KEDARNATH REALESTATE-36.65 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1347, LR Khatian No:- 2141		Seller is not the recorded Owner as per Applicant.

- To deposit any fees or charges in the office of 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.

Endorsement For Deed Number : I - 230600422 / 2024

On 19-01-2024

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 13:02 hrs on 19-01-2024, at the Office of the A.D.S.R. DURGAPUR by Mr Arup Roy ..

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 45.92.963/-

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

Execution is admitted on 19/01/2024 by Mr Purna Chandra Paul, Son of Late Gobardhan Paul, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: City Centre, 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 19-01-2024 by Mr Arup Roy, Partner, KEDARNATH REALESTATE, 5/8 Mahiskapur Road,, City:- Durgapur, P.O:- B Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205

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

Payment of Fees

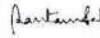
Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1615, Amount: Rs.50.00/-, Date of Purchase: 18/01/2024, Vendor name: SOMNATH CHATTERJEE



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 2306-2024, Page from 9896 to 9906

being No 230600422 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.01.25 19:27:23 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 25/01/2024

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