

পশ্চিষ্ববঙ্গ पश्चिम बंगाल WEST BENGAL

AN 207920



DEVELOPMENT POWER OF ATTORNEY AFTER

REGISTRATION OF DEVELOPMENT AGREEMENT

Contd.Page-02

01/08	113
SINO. 68 Dale 01/08 Sold to Tara Physe B	l. Poss & Developer.
Address Dye-12	in the same
Value of Stamp 1 on	
Date of Purchase of the stamp	
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Name of the Treasury from Durgapur	
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Compost Chattarian	

Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-18
Licence No.-1/2016-17

Sachin Thom 1839



Addl. Dist. Sub-Registrar Durgapur, Paschim Bardhaman

2 2 AUG 2023

Drugnes 6004-16



KNOW ALL MEN BY THESE PRESENTS THAT,

I, Mr. SADHIN GHOSH son of Lambodhar Ghosh, by faith: Hindu, by occupation: Business, by Nationality: Indian, residing at near Shankarpur, P.O-Arraha Durgapur-713212, P.S-Newtownship, Dist-Paschim Bardhaman, Pin-713212, West Bengal.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

TARA SHREE BUILDERS AND DEVELOPERS [PAN-AAQFT3522N], A Partnership Firm having its office at C/o Avijit Ghosh, Vill-Shankarpur, P.S-Newtownship, Durgapur-12, Dist-Paschim Bardhhaman, West Bengal

represented by its Partners either singly and jointly:-

faith: Hindu, by Occupation: Business, residing at Vill-Shankarpur, P.S-Newtownship, P.O-Arraha Durgapur-12, Dist-Paschhim Bardhaman, West Bengal

[2] Mr. PRANABENDU MISRA [Pan No-BIFPM6479P] son of Rasamoy Misra, By Faith: Hindu, by Occupation: Business, Citizen of India, residing at Mrityunjoy Housing Complex, ITI Complex, P.S-Newtownship, P.O-Durgapur-713212, Dist-Paschim Bardhaman, West Bengal as my lawful attorney.

And WHEREAS schedule below property originally belongs to Bibhuti Bhusan Bhattacharya and thereafter Bibhuti Bhusan Bhattacharya transferred an area of 12 Decimal comprising in Plot no-RS-306/517, under Khatian No-RS- 311 in favour of the Bhagyabati Ghosh.

And whereas Bhagyabati Ghosh have already executed a deed of gift in favour of the donor being no-633 of 2012 in which Bhagyabati Ghosh have already transferred an area of 12 decimal of land in respect of plot no-LR-545 but the RS plot number has wrongly been written as RS-306/516 in place of 306/517 against the LR- plot no- 545 in the said gift deed and whereas name of the LANDOWNERS duly recorded in LR records of rights under Khatian no-LR-1805 and thereafter further executed deed of Gift in favour of the present landowner vide Gift deed no-2827 of 2023 duly registered before ADSR office at Durgapur.

AND WHEREAS I already entered with an agreement for development of a land vide Registered Development Agreement being no-5834 of 2023 duly registered before ADSR office at Durgapur and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Gram Panchayat or Zila Parishad and/or any other concerned Authority/ Authorities but due to my engagement in other affairs and lack of sufficient times I 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 I are in need to execute this power of attorney by appointing my developer company.

Stan .

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 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 Gram Panchyat 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 Panchyat 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.
- 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.
- 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.

G HOW

- 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-5834 of 2023, Volume No-2306 -2023, Page No-99424 to 99444 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 power of attorney is revocable in nature.

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 am personally present.

SCHEDULED ABOVE REFFERED TO DESCRIPTION OF LAND

A piece and Parcel of BAID Land Area 12 Decimal comprising in Plot no-RS-306/517, under Khatian No-RS-311, within the Mouja of Shankarpur, J.L No-95, J.L No-LR- 109, Plot no-LR- 545, Khatian no-LR-1805 within Jemua Gram Panchayat P.S- Newtownship, Dist-Paschim Bardhaman, West Bengal which is Butted & Bounded as follows: North: Agriculture Land, East: Agriculture Land, West: Agriculture Land, South: Agriculture Land.

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 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 on this 2249 day of August 2023 at Durgapur.

Witnesses:

Donahanglarie

2. Juy Roy Advocate, 248-16

Sachin Then Signature Of The Executant

1. JARASHREE BOLLOPERS
Avisit Ghoss

TARASHREE BUILDERS & DEVELOPERS
Pranabenda Misra

Signature of my attorney duly Attested by us

Sadhin Then Signature Of The Executant

Drafted and typed by me

Advocate Durgapur

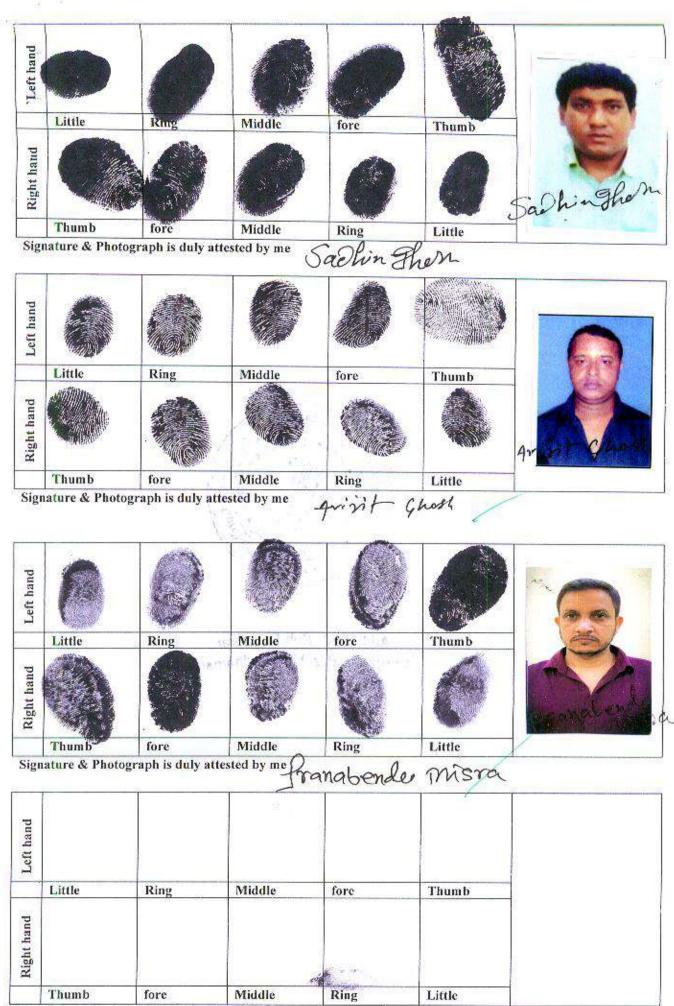
En No-WB-733 of 2011

DETAILS OF IDENTIFIER WITH PHOTO

ংশনাক্তকারীর সচিত্র বিবরণ)

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	3. OCCUPAT	ION (পেশা)		Ciu	n Ch	w.	
	4. PARMAN	ENT ADDRE	ss (স্থায়ী ঠিব	স্বা)			
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FINGER PRINT & PHOTOCOPY



Signature & Photograph is duly attested by me



Govt. of West Bengal Directorate of Registration & Stamp Revenue GRIPS eChallan





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CRN Date:

22/08/2023 11:04:13

BICN:

0834583799119

Cateway Ref 10:

CHN4777713

CRIPS Payment ID:

Payment Status:

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Payment Mode:

Bank/Gateway:

SBI Epay

SBIePay Payment

Gateway

BRN Date:

Method:

Payment Init. Date:

Payment Ref. No:

22/08/2023 11:04:51

State Bank of India NB

22/08/2023 11:04:13

8002053721/4/2023

[Query Sur*/Query Year]

Depositor Details

Depositor's Name:

Mr AVIJIT GHOSH

Address:

ARRAIL

Mobile:

8250537504

Period From (dd/mm/yyyy): 22/08/2023.

Period To (dd/mm/yyyy):

22/08/2023

Payment Ref 1D:

8002053721/4/2023

Dept Ref ID/DRN:

8002053721/4/2023

Payment Details

St. No

Payment Ref No

Head of A/C

Head of A/C

Amount (₹)

800205372.71/2023

Description

Property Registration-Registration Fees

0030-03-104-001-16 Total

18 14

IN WORDS:

FOURTEEN ONLY.



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 23068002053721/2023

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

SI lo.	Name of the Executa	nt Category	Photo	Finger Print	t Signature with date
1	Mr SADHIN GHOSH SHANKARPUR, City:- Not Specified, P.O:- ARRAH, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212		sadhinghen		SaDhin Thon 22/8/23
SI No.	Name and Address of identifier	Identific	er of	Photo Finger	Print Signature with date
1	Son of Mr	Mr SADHIN GHOS GHOSH, Mr PRAN MISRA			18/123 Park ta Park.

(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 :	1-2306-08423/2023	Date of Registration	23/08/2023
2306-8002053721/2023 Query Date 10/08/2023 1:44:08 PM		Office where deed is n	egistered
		A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana: BENGAL, PIN - 713216, Mobile No.	Durgapur, District : Pasch 8250537504, Status :Adv	im Bardhaman, WEST ocate
Transaction	300	Additional Transaction	
	Power of Attorney after Registered	[4308] Other than Immo Agreement [No of Agree	ovable Property, ement : 1]
Set Forth value		Market Value	
	WAS ARREST TO A STATE OF THE ST	Rs. 21,60,000/-	
Stampduty Paid(SD)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks	Development Power of Attorney afte No/Year]:- 230605834/2023	Registered Development	Agreement of [Deed

Land Details:

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

Sch	Plot Number	Khatian	Apparent Services and Services	Use	Area of Land		Market Value (In Rs.)	Other Details
L1	LR-545 (RS	The state of the s	Vastu	Baid	12 Dec		21,60,000/-	
	Grand	Total:			12Dec	0 /-	21,60,000 /-	

Principal Details:

SI No	Name, Address, Photo, Finger print and Signature
1	Mr SADHIN GHOSH Son of Mr LAMBODHAR GHOSH SHANKARPUR, City:- Not Specified, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aixxxxxxyr, Aadhaar No: 47xxxxxxxx2457, Status: Individual, Executed by: Self, Date of Execution: 22/08/2023 , Admitted by: Self, Date of Admission: 22/08/2023, Place: Pvt. Residence , Executed by: Self, Date of Admission: 22/08/2023, Place: Pvt. Residence

Attorney Details :

SI	Name, Address, Photo, Finger print and Signature
5-20 8 -2-2	TARA SHREE BUILDERS AND DEVELOPERS C/O AVIJIT GHOSH, SHANKARPUR, ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status::Organization, Executed by: Representative

Representative Details:

Name	Photo	Finger Print	Signature
Mr AVIJIT GHOSH Presentant) ion of Mr GAJANAN GHOSH bate of Execution - 2/08/2023, Admitted by: ielf, Date of Admission: 2/08/2023, Place of			4-14- 5-
Admission of Execution: Office	Annual Supplementaries	LTI	22/08/2023
ndia, PIN:- 713212, Sex: Mal 3Jxxxxxxx5J, Aadhaar No: 94x	e, By Caste: Hind xxxxxxxx7607 Sta	22/08/2023 .S:-Kanksa, Distriction: Bu du. Occupation: Bu	t:-Paschim Bardhaman, West Be usiness, Citizen of: India, , PAN N
ndia, P <mark>IN:-</mark> 713212, Sex: Mal 3Jxxxxxx5J, Aadhaar No: 94x BUILDERS AND DEVELOPE	P.O:- ARRAH, P e, By Caste: Hind xxxxxxxx7607 Sta	22/08/2023 .S:-Kanksa, Distriction: Bu du. Occupation: Bu	ct:-Paschim Bardhaman, West Be usiness, Citizen of: India, , PAN N ive, Representative of : TARA SH Signature
ndia, PIN:- 713212, Sex: Mal 3Jxxxxxx5J, Aadhaar No: 94x	P.O:- ARRAH, P.e., By Caste: Hind exxxxxxx7607 Sta RS (as Partner)	22/08/2023 S:-Kanksa, Distriction: Budu, Occupation: Budus : Representation	ct:-Paschim Bardhaman, West Be usiness, Citizen of: India. , PAN N ive, Representative of : TARA SH

New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx9P, Aadhaar No: 94xxxxxxx7607 Status: Representative, Representative of: TARA SHREE BUILDERS AND DEVELOPERS (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		· · · · · · · · · · · · · · · · · · ·	white I
	22/08/2023	22/08/2023	22/08/2023

Transfer of property for L1						
SI.No	From	To. with area (Name-Area)				
1	Mr SADHIN GHOSH	TARA SHREE BUILDERS AND DEVELOPERS-12 Dec				

Land Details as per Land Record

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

Sch	Plot & Khatian	Details Of Land	Owner name in English
No	Number		as selected by Applicant
L1	LR Plot No:- 545, LR Khatian No:- 1805	Owner:যাণীন কুমার ধাম, Gurdian:নগুড়ার . Address:নিজ . Classification:ৰাইড. Area:0.12000000 Acre,	Mr SADHIN GHOSH

Endorsement For Deed Number: I - 230608423 / 2023

On 10-08-2023

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 21,60,000/-

Rantampa

Santanu Pal ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR

Paschim Bardhaman, West Bengal

On 22-08-2023

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

Presented for registration at 10:51 hrs on 22-08-2023, at the Office of the A.D.S.R. DURGAPUR by Mr AVIJIT GHOSH...

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

Execution is admitted on 22-08-2023 by Mr AVIJIT GHOSH, Partner, TARA SHREE BUILDERS AND DEVELOPERS, C/O AVIJIT GHOSH, SHANKARPUR, ARRAH, City:- Not Specified, P.O.- ARRAH, P.S.-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified 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

Execution is admitted on 22-08-2023 by Mr PRANABENDU MISRA. Partner, TARA SHREE BUILDERS AND DEVELOPERS, C/O AVIJIT GHOSH, SHANKARPUR, ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified 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

Endorsement for issuing commission Case No:- 000772 of 2023

A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to DIPAK MURMU, Upper Division Clerk for the purpose of enquiring whether this documenthas been executed by Mr SADHIN GHOSH, , Son of Mr LAMBODHAR GHOSH, SHANKARPUR, P.O.: ARRAH, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business by whom it purports to have been executed

Endorsement by Commissioner after execution of Visit Commission Case No:-000772 of 2023

Having visited the residence of Mr SADHIN GHOSH, , Son of Mr LAMBODHAR GHOSH, SHANKARPUR, P.O: ARRAH, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business I have this day examined the said Mr SADHIN GHOSH who has been identified to my satisfaction 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 AND the said Mr SADHIN GHOSH has admitted the execution of this document

Digok Mann

Mr DIPAK MURMU
Upper Division Clerk
A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration

Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2023 11:04AM with Govt, Ref. No: 192023240180676098 on 22-08-2023, Amount Rs: 14/-, Bank: SBI EPay (SBIePay), Ref. No. 0834583799119 on 22-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 68, Amount: Rs.100.00/-, Date of Purchase: 01/08/2023, Vendor name:

SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2023 11:04AM with Govt. Ref. No: 192023240180676098 on 22-08-2023, Amount Rs: 0/-, Bank: SBI EPay (SBIePay), Ref. No. 0834583799119 on 22-08-2023, Head of Account

Rentandel

Santanu Pal ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR

Paschim Bardhaman, West Bengal

On 23-08-2023

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.

Endorsement by a Registering Officer ON receipt of Commissioner's report Case No:- 000772 of 2023

From the above report I am satisfied that this documenthas been executed by the said Mr SADHIN GHOSH AND I accordingly admit it to registration

Gentandel

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 2306-2023, Page from 149969 to 149984
being No 230608423 for the year 2023.



Jantardel

Digitally signed by SANTANU PAL Date: 2023.09.07 19:29:59 +05:30 Reason: Digital Signing of Deed.

(Santanu Pal) 07/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.