



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 736306

refused and the Documents  
 A. fitted to Register. The  
 sigl. the Sheet and the Endr-  
 ovements Attached with this  
 Documents are the Part of the  
 Document.

A.D.S.R. Durgam  
 Durgam

23 SEP 2022

## DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS WE, (1) MR. SAYON MUKHERJEE [PAN- BOZPM8846Q] Son of Late Tapan Kumar Mukherjee, By Faith: Hindu, By Occupation: Service, (2) MISS. MONAMI MUKHERJEE [PAN- ASRPM9537D] Daughter of Late Tapan Kumar Mukherjee, By Faith: Hindu, By Occupation: Service, resident of 1/19, Bibekananda Park, Near Mission Hospital, City:- Durgapur, P.O:- Arrah, P.S:- Kanksa, District:- Paschim Bardhaman, State- West Bengal, India, PIN 713212, do hereby state and declare as follows:-

**WHEREAS** the schedule mentioned property was recorded property of Gopal Chandra Gope, Gopal Chandra Gope transferred the same in favour of Sri Lakshman Ranjan Roy son of Late Abhayapada Roy vide deed No- 4093 for the year 1984 of A.D.S.R. Durgapur and Lakshman Ranjan Roy son of Late Abhayapada Roy transferred the same by way of sale to Tapan Kumar Mukherjee Son of Late Subal Mukherjee vide deed No- 4039 for the year 2000 of A.D.S.R. Durgapur and mutated his name in L.R.R.O.R. and converted the land from Baid to Bastu vide Con Case No- PFCN/2018/2302/ 13 of B.L. & L.R.O. Faridpur – Durgapur and said Tapan Kumar Mukherjee entered into a Development agreement with "ARADHYA SPACE DEVELOPERS" which was registered before A.D.S.R. Durgapur vide deed No- A.D.S.R. Durgapur, vide deed no. I-020600342 for the year 2020, Serial No- 0206000371 for the year 2020 & also executed a power of attorney vide deed No-589 for the year 2020 of A.D.S.R. Durgapur and after that said Tapan Kumar Mukherjee died leaving behind his son namely Mr. Sayon Mukherjee and daughter namely Miss. Monami Mukherjee as his legal heirs and they enter their name in L.R.R.O.R. and become owner of the schedule mentioned property as per law of inheritance.

**AND WHEREAS** for avoiding future complication and legal encumbrances the present land owners agreed to execute a new power of Attorney in favour of Developer.

**AND WHEREAS** We do hereby nominate, constitute and appoint, "ARADHYA SPACE DEVELOPERS" (PAN - ABQFA0571P) Being a Partnership Firm having its office at: 53, Tapoban Housing Co-Operative Society, POST – Benachity, & P.S.- Durgapur, District- Burdwan presently Paschim Barthaman, PIN- 713213, West Bengal, India Represented by its Partner namely **MR. TAPU DAS** [PAN- AIDPD9515E] Son of Mr. Gopinath Das, by faith-Hindu, by



occupation-Business, by nationality Indian, resident of D-1/1, Vidyasagar Pally P.O.-Benachity, P.S.- Durgapur, District-Burdwan presently Paschim Bardhaman, PIN- 713213, West Bengal, India, as our Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property either solely or jointly.

1. To manage and supervise the construction of multi storied building to be raised on my landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **"ARADHYA SPACE DEVELOPERS"**.
2. To represent us before the concerned Registrar Office for registering, Sale/Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above our Landed Property mentioned in the schedule save and except those flat which are allotted in our favour through Development Agreement vide deed No **A.D.S.R. Durgapur, vide deed no. I-020600342 for the year 2020, Serial No- 0206000371 for the year 2020.**
3. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.
4. To make, sign and verify all documentation, 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 my schedule mentioned property.



/

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 me 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 their behalf.
6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
7. To appear before any office or authority of the Govt. or Jemua Gram Panchayat/ Municipal Corporation or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
8. 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 / Municipal Corporation 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.
9. To deposit any fees or charges in the office of Jemua Gram Panchayat / 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.
10. 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.
11. To receive the any building plan or revised plan after sanction from the competent authority.



12. To apply for any type of connection either in their own name or in the name of firm.
13. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
14. 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.
15. To appear and act in all court 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.
16. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
17. 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.
18. To execute any affidavit or bond or any documents in favour of customer or office.
19. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
20. 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.
21. To execute any sale deed or agreement for 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.

22. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

**AND** We do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him/there.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

That piece and parcel of a **Bastu** land measuring **4 (Four) Katha** under **Mouza- Tetikhola**, R.S. Plot No- 7, **L.R. Plot No-59**, **L.R. Khatian No- 2129 & 2130**, J.L No-96, L.R. J.L. No-111 Under P.S.- New Township under the Jurisdiction of Jemua Gram Panchyat, Dist- Burdwan presently Paschim Bardhaman, West Bengal, butted and bounded :-

**On the North-** House of Sanyal Babu

**On the South-** 20 feet wide Road

**On the East-** 20 feet wide Road

**On the West-** Residential House

*[Handwritten signature]*

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holders is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the **23<sup>rd</sup> Day of September, 2022** before A.D.S.R. Durgapur in free and fare state of mind and health.

**WITNESSES :**

1) Arun Kumar  
S/o Rajender Pande Choudhary  
Raniganj Pin 713323

*Rajan Mukherjee*

*Manoj Mukherjee*

**EXECUTANT**

ARADHYA SPACE DEVELOPERS

*Raju Das*  
Partner

*Subrata Mukherjee*  
S/o Subrata Mukherjee  
Bardhaman - 7  
Df 4 - Part 4 - Bardhaman

**Signature of Attorneys**

*Rajan Mukherjee*

**Attested by one of the Executant**

Drafted by me and Typed at my office &  
I read over & Explained in Mother Languages to all  
Parties to this deed and all of them admit that the  
Same has been correctly written as per their instruction.

*Subrata Mukherjee*  
SUBRATA MUKHERJEE  
ADVOCATE  
Durgapur Court  
Enroll No.- WB/506/2007

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

**ARN Details**

GRN:	192022230127336438	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	23/09/2022 11:29:23	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8887252643540	BRN Date:	23/09/2022 11:30:38
Gateway Ref ID:	202226606418777	Method:	State Bank of India New PG DC
Payment Status:	Successful	Payment Ref. No:	2002773631/2/2022 [Query No./Query Year]

**Depositor Details**

Depositor's Name: ARADHYA SPACE DEVELOPERS  
Address: Benachity, Durgapur, PIN:- 713213  
Mobile: 9333155557  
Depositor Status: Buyer/Claimants  
Query No: 2002773631  
Applicant's Name: Mr SUBRATA MUKHERJEE  
Identification No: 2002773631/2/2022  
Remarks: Sale, Development Power of Attorney


































**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002773631/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2002773631/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			<b>Total</b>	<b>24</b>

IN WORDS: TWENTY FOUR ONLY.



## SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Momin Mukherjee</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Momin Mukherjee</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Sayan Mukherjee</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Sayan Mukherjee</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Tapu Das</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Tapu Das</i>					

## Major Information of the Deed

No :	I-2306-10346/2022	Date of Registration	23/09/2022
Registry No / Year	2306-2002773631/2022	Office where deed is registered	
Registry Date	15/09/2022 8:48:46 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 20,49,300/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-59 (RS :-7 )	LR-2129	Bastu	Bastu	2 Katha		10,24,650/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-59 (RS :-7 )	LR-2130	Bastu	Bastu	2 Katha		10,24,650/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					6.6Dec	0 /-	20,49,300 /-	
<b>Grand Total :</b>					6.6Dec	0 /-	20,49,300 /-	

**al Details :**

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr SAYON MUKHERJEE</b> (Presentant) Son of Late TAPAN KUMAR MUKHERJEE Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office			
23/09/2022	LTI	23/09/2022	23/09/2022

1/19, Bibekananda Park, Near Mission Hospital, City:- Durgapur, P.O:- Tetikhola, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BOxxxxxx6Q, Aadhaar No: 54xxxxxxxx9805, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Miss MONAMI MUKHERJEE</b> Daughter of Late TAPAN KUMAR MUKHERJEE Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office			
23/09/2022	LTI	23/09/2022	23/09/2022



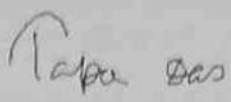
1/19, Bibekananda Park, Near Mission Hospital, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ASxxxxxx7D, Aadhaar No: 45xxxxxxxx1893, Status :Individual, Executed by: Self, Date of Execution: 23/09/2022 , Admitted by: Self, Date of Admission: 23/09/2022 ,Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ARADHYA SPACE DEVELOPERS</b> D-1/1, Vidyasagar Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.: ABxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr TAPU DAS</b> Son of Mr GOPINATH DAS Date of Execution - 23/09/2022, , Admitted by: Self, Date of Admission: 23/09/2022, Place of Admission of Execution: Office	 Sep 23 2022 7:27PM	 LTI 23/09/2022	 23/09/2022
D-1/1, Vidyasagar Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5E, Aadhaar No: 90xxxxxxx4094 Status : Representative, Representative of : ARADHYA SPACE DEVELOPERS (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AMAN KUMAR</b> Son of Mr RAJENDRA PRASAD CHOWDHURY Raniganj, City:- Durgapur, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347	 23/09/2022	 23/09/2022	 23/09/2022
Identifier Of Mr SAYON MUKHERJEE, Miss MONAMI MUKHERJEE, Mr TAPU DAS			

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 59, LR Khatian No:- 2129	Owner:সায়ন মুখার্জী, Gurdian:তপন , Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Mr SAYON MUKHERJEE
L2	LR Plot No:- 59, LR Khatian No:- 2130	Owner:সোনামী মুখার্জী, Gurdian:তপন , Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Miss MONAMI MUKHERJEE

23-09-2022

**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 of Indian Stamp Act 1899.

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

Presented for registration at 13:13 hrs on 23-09-2022, at the Office of the A.D.S.R. DURGAPUR by Mr SAYON MUKHERJEE , 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 20,49,300/-

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

Execution is admitted on 23/09/2022 by 1. Mr SAYON MUKHERJEE, Son of Late TAPAN KUMAR MUKHERJEE, 1/19, Bibekananda Park, Near Mission Hospital, P.O: Tetikhola, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 2. Miss MONAMI MUKHERJEE, Daughter of Late TAPAN KUMAR MUKHERJEE, 1/19, Bibekananda Park, Near Mission Hospital, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service

Indetified by Mr AMAN KUMAR, , Son of Mr RAJENDRA PRASAD CHOWDHURY, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Business

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

Execution is admitted on 23-09-2022 by Mr TAPU DAS, PARTNER, ARADHYA SPACE DEVELOPERS (Partnership Firm), D-1/1, Vidyasagar Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr AMAN KUMAR, , Son of Mr RAJENDRA PRASAD CHOWDHURY, Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 11:30AM with Govt. Ref. No: 192022230127336438 on 23-09-2022, Amount Rs: 14/-, Bank: SBI EPay ( SBlePay), Ref. No. 8887252643540 on 23-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 10/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 9428, Amount: Rs.5,000/-, Date of Purchase: 19/09/2022, Vendor name:

SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 11:30AM with Govt. Ref. No: 192022230127336438 on 23-09-2022, Amount Rs: 10/-, Bank: SBI EPay ( SBlePay), Ref. No. 8887252643540 on 23-09-2022, Head of Account 0030-02-103-003-02

*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 238454 to 238468

being No 230610346 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.09.26 20:52:13 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/09/26 08:52:13 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

---