

1790

P-1881/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 782377

Handwritten notes:
1.09 for
22.02.22
Reg. No. 543063/22
4500/22

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

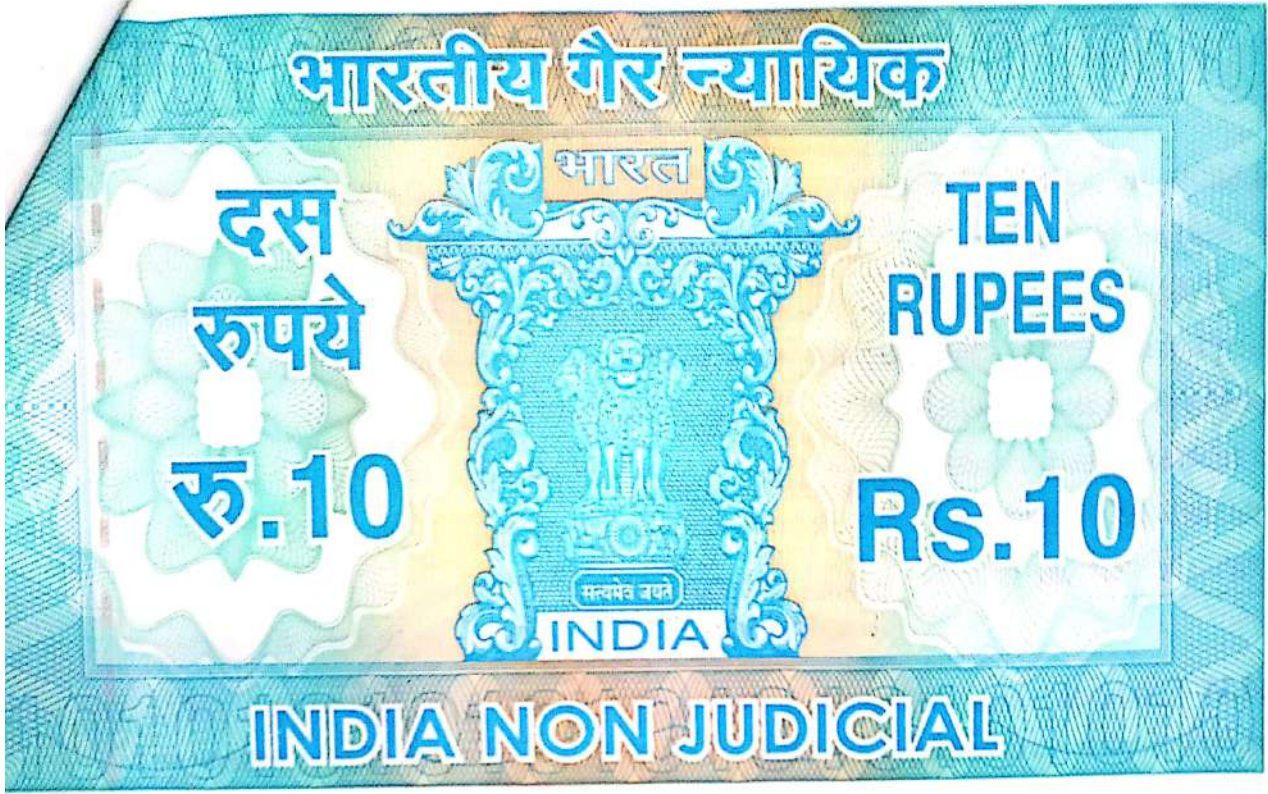
A.D.S.R. Durgapada
Sardar

22 FEB 2022

QUERY No. 8000543063/2022

**DEVELOPMENT POWER OF
ATTORNEY
AFTER REGD. DEVELOPMENT
AGREEMENT DEED NO. I-
230600482 FOR THE YEAR OF 2022**

Handwritten signature:
D. N. Acharya



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

62AB 299323

THIS DEVELOPMENT POWER OF ATTORNEY is made after Development Agreement on this the 22nd day of February, 2022.

KNOW ALL MEN BY THESE PRESENTS I, **MR. DILIP KUMAR MONDAL** [PAN NO. AKWPM6260C] Son of Late Jayram Mondal, by faith -Hindu, by occupation-Business, Indian Citizen, resident of- Kururia Gram, P.O.-Amrai, P.S.-Durgapur, Dist- Paschim Bardhaman, W.B., Pin-713203, India, hereinafter jointly referred to and called as **"LANDOWNER"**, do hereby state and declare as follows:-

WHEREAS I on 10.02.2022 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R. Office, Durgapur, vide Regd. Deed No. I-

230600482 for the year of 2022, CD Volume No. 2306-2022, Pages from 32098 to 32126 with **N.N. CONSTRUCTION**, having PAN No ADFPH3818M, a Proprietorship Firm, having its Office at Balaka Park, Bidhannagar, P.O. ABL & P.S. New Township, Durgapur, Pin-713206, West Bengal, India, represented by its Proprietor **MR. BIKRAM HAZRA** [PAN NO. ADFPH3818M], son of Sri Nirad Baran Hazra, by faith-Hindu, by Occupation-Business, Indian Citizen, resident of OCD-2, North J.N. Avenue, P.O.-Amrabati, P.S.-New Township, Dist.-Paschim Bardhaman, West Bengal, hereinafter referred to and called as the "DEVELOPER", hereinafter referred to and called as the "DEVELOPER"

AND whereas I do hereby nominate, constitute and appoint, **N.N. CONSTRUCTION**, having PAN No ADFPH3818M, a Proprietorship Firm, having its Office at Balaka Park, Bidhannagar, P.O. ABL & P.S. New Township, Durgapur, Pin-713206, West Bengal, India, represented by its Proprietor **MR. BIKRAM HAZRA** [PAN NO. ADFPH3818M], son of Sri Nirad Baran Hazra, by faith-Hindu, by Occupation-Business, Indian Citizen, resident of OCD-2, North J.N. Avenue, P.O.-Amrabati, P.S.-New Township, Dist.-Paschim Bardhaman, West Bengal, as my Lawful Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property:-

1. To apply, receive and modify sanctioned plan from Durgapur Municipal Corporation and/or such other authority or authorities.
2. To work, manage, control and supervise the management of the entire project of said development on or over the land in question and to develop the same.
3. To manage and supervise the construction of multi storied building to be construct 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. **N.N. CONSTRUCTION**.
4. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I could have done for the completion of the said development work.

Adv.

5. To represent me before the Office of A.D.S.R. Durgapur/D.S.R. Paschim Bardhaman, to present Agreement for Sale/Sale Deeds/lease Deeds and to execute all such Deeds of Conveyances for Selling of the Flats/Apartment/Parking Spaces etc. of which will be constructed over and above my landed Property mentioned in the schedule below save and excepts those Flats /parking space/commercial space which are allotted in favour of Land Owner in the Development Agreement, which was duly registered before the A.D.S.R.O. Durgapur vide Regd. Deed No. I- 230600482 for the year of 2022, CD Volume No. 2306-2022, Pages from 32098 to 32126, dated 10.02.2022.
6. To accept and withdrawal on my behalf any compensation payable to me for acquisition of the said land by the Government or by any competent authority.
7. To appoint, engage on my behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and / or terminate his or their appointment.
8. To compromise, compound or withdraw cases or be non- suited to refer to arbitration all disputes & differences.
9. To withdraw, and received documents or money from any court, office or opposite party, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any such cases.
10. To negotiate and receive from the intending purchaser or purchasers any earnest money and / or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same.
11. 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 Developer.
12. To make, sign and verify all Banking & other 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.

13. 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 that behalf.
14. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
15. To appear or engage on my behalf any pleader, Advocate before any office or authority of the Govt. or Court or Labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
16. To sign declarations as may be required under section 269 of the income- tax Act, 1961 and application under section 230(A) of income- tax Act, 1961 and to appear before any tax authority on my behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income- Tax Act, 1961.
17. For all or any of the purposes of and power, authorities and discretion conferred by these presents to use and sign in my names or in which I may be in any way interested or to use and sign his/their name as my attorney(S) shall think fit without any reference or recourse to us.
18. To appear for & represent me in all courts, civil, criminal or revenue, including Labour, tribunals, Original, revisional, or appellate, in any Registration office, and to sign, execute, verify and file complaints, written statements and petitions and also to represent appeals in my court and to accept services of all summonses notices and other processes of laws.
19. To sign, transfer forms documents and writing for transferring the property in the records of Government or municipal authorities and

Dr. A. W.

other public authorities and to do all other acts in connection therewith,

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to her.

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.

SCHEDULE

ABOVE REFERRED TO

ALL THAT piece & parcel of land in the Dist.- Paschim Bardhaman, P.S.-Durgapur, within the area of Durgapur Municipal Corporation, at Mouza- Kururia, J.L. No.56, R.S. Khatian No.19(Nineteen),

1) R.S. Plot No.747(Seven Hundred Forty-Seven), L.R. Plot No.1875 (Eighteen Hundred Seventy-Five), L.R. Khatian No.4419 (Forty-Four Hundred Nineteen), measuring an area of land 5 (Five)Decimal.

2) R.S. Plot No.747 (Seven Hundred Forty-Seven), L.R. Plot No.1875(Eighteen Hundred Seventy-Five), L.R. Khatian No.4420 (Forty-Four Hundred Twenty), measuring an area of land 11 (Eleven) Decimal.

Total Area of Land 16 (Sixteen) Decimal more or less 9.7 (Nine Point Seven) Katha under Durgapur Municipal Corporation, B.L. & L.R.O. Faridpur-Durgapur and the Land is recorded as Danga and proposed to be use as Bastu for Residential Housing Complex Purpose.

Butted and Bounded as follows:-

North R.S. Plot No.747(P).

Dr. R. Adv.

South, 30 feet wide Pucca Road.
East, R.S. Plot No.747(P).
West, 16 feet wide Kancha Road.

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/are 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 WHERE OF the executants and the attorney set and subscribed their respective hands on this the 22nd day of February, 2022 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

1. Souvik Roy
S/o Alok Roy
P/o Pradyumn Barua
P.m-213198

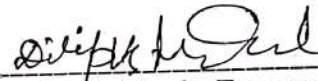


Signature of Executants


Proprietor

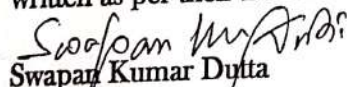
Signature of Attorney

2. Nilkanta chandel
S/o Pradyumn chandel
Baidyanath prr



Attested by the Executants

Drafted and Typed at my office & I have read over & Explained in Mother languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.


Swapna Kumar Dutta
Advocate
En. No.WB/999/2009

ডান হাত Right Hand					
বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Bisham Hama

ডান হাত Right Hand					
বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Silip Khatun

ডান হাত Right Hand					
বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

ডান হাত Right Hand					
বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

दिलिप कुमार मण्डल
DILIP KUMAR MONDAL


जयराम मण्डल
JAYRAM MONDAL

02/01/1958

Permanent Account Number
AKWPM6260C

Signature

2
1
46274



Dilip Kumar Mondal



ভারত সরকার

Government of India

ডিলিপ কুমার মন্ডল

Dilip Kumar Mondal

পিতা: জয়রাম মন্ডল

Father: JOYRAM MONDAL

জন্মতারিখ/DOB: 02/01/1950

পুংস্ব / Male



5581 2116 4681

আধার - সাধারণ মানুষের অধিকার

Dilip Kumar Mondal



ঠিকানা: কুরুরিয়া গ্রাম
পোস্ট আমরাই, দুর্গাপুর (এম কর্প)
দুর্গাপুর স্টিল প্রজেক্ট, বর্ডহামান
পশ্চিম বঙ্গ,

ভারত সরকার
Unique Identification Authority of India

Address: KURURIA GRAM,
POST AMRAI, Durgapur (m
Corp.), Bardhaman,
Durgapur Steel Project, West
Bengal, 713203

5581 2116 4681

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



जायकर विभाग
INCOME TAX DEPARTMENT
BIKRAM HAZRA
NIRAD BARAN HAZRA
01/06/1984
Permanent Account Number
ADFPH3819M
Signature

भारत सरकार
GOVT. OF INDIA



Birkam Hazra



आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No : 0655/04501/19326

To
Bikram Hazra

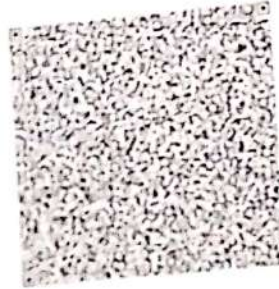
19.10.2014

OCD-2,
JN AVENUE,
VTC: Durgapur (m Corp.), PO: Durgapur CRPF Camp,
Sub District Barddhaman, District: Barddhaman,
State: West Bengal, PIN Code: 713214,
Mobile: 8170017961

07421382



KF074213820F1



Bikram Hazra

आपका आधार क्रमांक / Your Aadhaar No. :

4655 4058 7055

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Bikram Hazra
DOB: 01/06/1984
Male

19/10/2014





भारत सरकार
Government of India



Souvik Roy
Father : ALOK ROY
DOB : 31/12/1997
Male



4398 2382 4531

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
SOUTH CANEL PAR, PANAGARH BAZAR, G T ROAD ,
BUS STAND, Panagar, Barddhaman, Panagar Bazara,
West Bengal, 713148

4398 2382 4531

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Souvik Roy



Major Information of the Deed




Deed No :	I-2306-01881/2022	Date of Registration	22/02/2022
Query No / Year	2306-8000543063/2022	Office where deed is registered	
Query Date	18/02/2022 2:20:51 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SWAPAN DUTTA DURGAPUR COURT, CITY CENTRE, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 45,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 60/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230600482/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Sabujnagar Road, Mouza: Kururia, Pin Code : 713203

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-1875 (RS :-)	LR-4419	Vastu	Danga	5 Dec	1/-	14,06,250/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,
L2	LR-1875 (RS :-)	LR-4420	Vastu	Danga	11 Dec	1/-	30,93,750/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road,
		TOTAL :			16Dec	2 /-	45,00,000 /-	
	Grand Total :				16Dec	2 /-	45,00,000 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dilip Kumar Mondal (Presentant) Son of Late Jayram Mondal Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
		22/02/2022	LTI 22/02/2022	22/02/2022
Kururia Gram, City:- Not Specified, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx0C, Aadhaar No: 55xxxxxxx4681, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	N N Construction Balaka Park, Bidhannagar, City:- Not Specified, P.O:- A B L, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 , PAN No.:: ADxxxxxx8M,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 Bikram Hazra Son of Mr Nirad Baran Hazra Date of Execution - 22/02/2022, , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office			
		Feb 22 2022 3:36PM	LTI 22/02/2022	22/02/2022
OCD-2, North J N Ave., City:- Not Specified, P.O:- Amrabati, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8M, Aadhaar No: 46xxxxxxx7055 Status : Representative, Representative of : N N Construction (as Proprietor)				

Details :

	Photo	Finger Print	Signature
Souvik Roy Son of Mr Alok Roy South Canal Park, Panagarh Bazar, City:- Not Specified, P.O:- Panagarh Bazar, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148			
	22/02/2022	22/02/2022	22/02/2022

Identifier Of Mr Dilip Kumar Mondal, Mr Bikram Hazra

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Kumar Mondal	N N Construction-5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Dilip Kumar Mondal	N N Construction-11 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Sabujnagar Road, Mouza: Kururia,
Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1875, LR Khatian No:- 4419		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1875, LR Khatian No:- 4420		Seller is not the recorded Owner as per Applicant.

21-02-2022

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 45,00,000/-

(Signature)

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

On 22-02-2022

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.

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

Presented for registration at 13:09 hrs on 22-02-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Dilip Kumar Mondal ,Executant.

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

Execution is admitted on 22/02/2022 by Mr Dilip Kumar Mondal, Son of Late Jayram Mondal, Kururia Gram, P.O: Amrai, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business

Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, South Canel Parh, Panagarh Bazar, P.O: Panagarh Bazar, Thana Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

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

Execution is admitted on 22-02-2022 by Mr Bikram Hazra, Proprietor, N N Construction, Balaka Park, Bidhannagar, City:- Not Specified, P.O:- A B L, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, South Canel Parh, Panagarh Bazar, P.O: Panagarh Bazar, Thana Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

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 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 60/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2377, Amount: Rs.50/-, Date of Purchase: 15/02/2022, Vendor name: SOMNATH CHATTERJEE

2. Stamp: Type: Impressed, Serial no 2378, Amount: Rs.10/-, Date of Purchase: 15/02/2022, Vendor name: SOMNATH CHATTERJEE

(Signature)

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 88231 to 88250

being No 230601881 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.03.23 13:17:24 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/03/23 01:17:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)