



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 820212

certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr
ements in the
Documents are the Part of the
Document

03 MAR 2022

A D S.R. Dey
Bardhaman

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, **SRI. MILAN RUIDAS** [PAN- AXKPR0348D] Son of Sri. Dhananjay Ruidas, by faith-Hindu, by nationality Indian, by occupation-Business, resident of Chaktetul, P.O.- Rondiha, P.S.- Budbud, District- Purba Bardhaman, State- West Bengal, India, PIN-713420, do hereby state and declare as follows:-

1.49 Rs
030222
A.K. (8) 573131/22
15525001

(Handwritten signature)

S/N: 289 Date: 02/03/2022
Name: Milan Ruidas
Address: Lodinga, Bad Bud.
Value of Stamp: 100
Date of Period of the stamp
Period from: 25 FEB 2022
Name of the Treasurer: Durgapur

Chatterjee

Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No.-1/2018-17



[Handwritten mark]

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

03 MAR 2022

WHEREAS the Property as described in the schedule below was L.R. recorded property of Rajendra Nath Chatterjee and after death of said Rajendra Nath Chatterjee, his three son namely Falguni Chatterjee, Jishnu Chatterjee & Apurba Chatterjee become owner of the schedule mentioned land as per law of inheritance and they jointly transferred the same by way of sale to present owner vide deed No- 7854 for the year 2014 of A.D.S.R. Durgapur and he mutated his name in L.R. R.O.R.

AND WHEREAS I entered into a Development Agreement with "**VINAYAK REALTORS**" [PAN- AAMFV2278B] a Partnership firm, having its registered office at Village & Post- Gopalpur, P.S- Kanksa, District-Paschim Bardhaman, West Bengal, PIN-713212 herein after referred to as "**THE DEVELOPER**", represented by its Partner **MR. RAJ TIWARI** [PAN- AJZPT5793M] Son of Sri. Debasish Tiwari, by faith-Hindu, by occupation-Business, by nationality Indian, resident of Village & Post- Rajbandh, P.S.- Kanksa, Dist- Paschim Bardhaman, State- West Bengal, India, PIN- 713212, India, and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I-230609547 for the year 2021, Serial No- 9773 for the year 2021, Page no. 18844 to 18865, Volume No. 2306-2022.**

AND WHEREAS I do hereby nominate, constitute and appoint, "**VINAYAK REALTORS**" [PAN- AAMFV2278B] a Partnership firm, having its registered office at Village & Post- Gopalpur, P.S- Kanksa, District-Paschim Bardhaman, State- West Bengal, India, PIN-713212, represented by its Partner **MR. RAJ TIWARI** [PAN- AJZPT5793M] Son of Sri. Debasish Tiwari, by faith-Hindu, by occupation-Business, by nationality Indian, resident of Village & Post- Rajbandh, P.S.-Kanksa, Dist- Burdwan presently Paschim Bardhaman, State- West Bengal, PIN-713212, India, as my Lawful



Handwritten signature and initials, possibly 'AT' or similar, located on the left margin of the page.

constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property either solely or jointly:

1. To apply, receive and modify sanctioned plan from Jemua Gram Panchayat and/or such other authority or authorities.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. "**VINAYAK REALTORS**".
3. To represent me before the concerned Registrar Office for registering, Sale/Sale/agreement for 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 my Landed Property mentioned in the schedule save and except that flat which is allotted in my favour through Development Agreement **A.D.S.R. Durgapur vide deed no. I-230609547 for the year 2021, Serial No- 9773 for the year 2021, Page no. 18844 to 18865, Volume No. 2306-2022.**
4. 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.
5. 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.



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



13. To apply for any type of connection either in their own name or in the name of firm.
14. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
15. 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.
16. 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.
17. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
18. 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.
19. To execute any affidavit or bond or any documents in favour of customer or office.
20. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
21. 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.
22. 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.

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

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

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)

All that piece and parcel of **Danga** Land measuring **5 (Five) Decimal** more or less under **Mouza- Tetikhola**, P.S.: New Township, J.L No-111, R.S Plot no-43/67, **L.R Plot No-187, L.R. Khatian No-1800**, Under the jurisdiction of Jemua Gram Panchayet, Dist- Paschim Bardhaman, in the State of West Bengal.

Butted and Bounded by:-

North:- 12 Feet wide road

South:- Land of Dey Babu

East:- Land of Mrityunjoy Ruidas

West:- Sk. Altab



3It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder 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 **3rd Day of March, 2022** before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Summit Khar
Sb. Manish Khar
v. 4 - Akhota, Br - 15
P. S. - Cages, Singpur
Main Family Bureau

Hilar Ruidas

EXECUTANT

VINAYAK REALTORS

Raj Tewari
Partner

② Subrata Mukherjee
No. 4 Subrata Mukherjee
Purba, Durgapur
Dist. Purba - 741001

Signature of Attorney

Hilar Ruidas

Attested by 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

 भारत सरकार
Government of India

 Surajit Mondal
Father : Manoranjan Mondal
DOB : 15/07/1993
Male




7372 4361 9968

आधार - आम आदमी का अधिकार


Surajit Mondal





 भारतीय आदर्श पहचान प्राधिकरण
Unique Identification Authority of India

Address:
ANGADPUR, DURGAPUR -15, Durgapur (m Corp.),
Angadpur, Barddhaman, West Bengal, 713215

7372 4361 9968

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

SPECIMEN FORM FOR TEN FINGER PRINTS

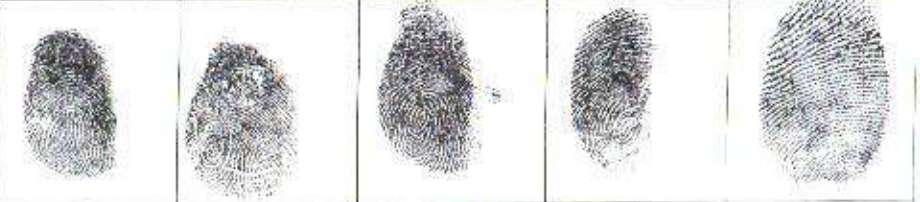
Signature of the Executants/presentation



Raj Tewari

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
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(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
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Signature:- *Raj Tewari*

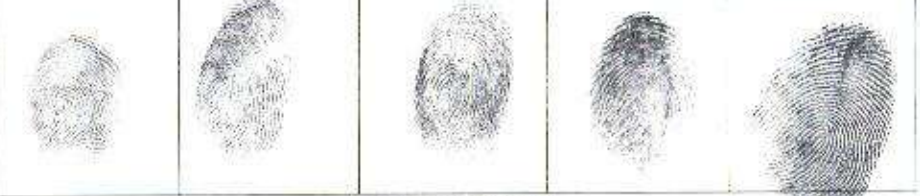
Signature of the Executants/presentation



Milan Ravi Das

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
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(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
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Signature:- *Milan Ravi Das*

Signature of the Executants/presentation

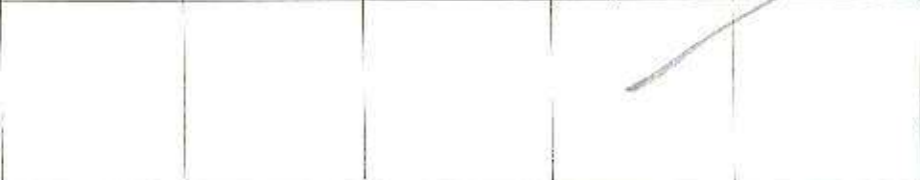
(LEFT HAND)

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(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
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Signature:-

आयकर विभाग
INCOME TAX DEPARTMENT
RAJ TIWARI
DEWASISH TIWARI

भारत सरकार
GOVT. OF INDIA

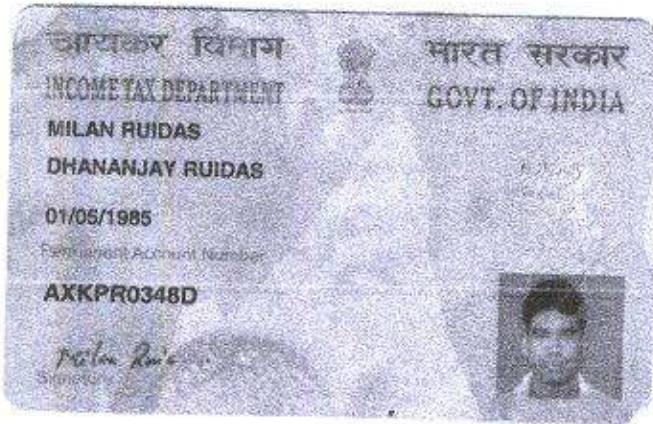
05/05/1985
Permanent Account Number
AJZPT5793M

Raj Tiwari
Signature



Raj Tiwari





Milan Ruidas



Major Information of the Deed




Deed No :	I-2306-02296/2022	Date of Registration	03/03/2022
Query No / Year	2306-8000597131/2022	Office where deed is registered	
Query Date	23/02/2022 1:26:41 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No 8101891226, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 15,52,500/-		
Stamp duty 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):- 230609547/2021		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, 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-187 (RS :-)	LR-1800	Bastu	Danga	5 Dec	1/-	15,52,500/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					5Dec	1 /-	15,52,500 /-	



Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MILAN RUIDAS (Presentant) Son of Mr DHANANJOY RUIDAS Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office			
		03/03/2022	LTI 03/03/2022	03/03/2022
Chaktetul, City:- Not Specified, P.O:- Rondiha, P.S:-Bud Bud, District:-Purba Bardhaman, West Bengal, India, PIN:- 713420 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx8D, Aadhaar No: 82xxxxxxx2194, Status :Individual, Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	VINAYAK REALTORS Village- Gopalpur, City:- Durgapur, P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx8B,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
	Mr RAJ TIWARI Son of Mr DEBASISH TIWARI Date of Execution - 03/03/2022 , , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office			
		Mar 3 2022 5:25PM	LTI 03/03/2022	03/03/2022
Village- Rajbandh, City:- Not Specified, P.O:- Rajbandh, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx3M, Aadhaar No: 22xxxxxxx5077 Status : Representative, Representative of : VINAYAK REALTORS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr. MANORANJAN MONDAL ANGADPUR, City:- Durgapur, P.O:- ANGADPUR, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215			
	03/03/2022	03/03/2022	03/03/2022

Identifier Of Mr MILAN RUIDAS, Mr RAJ TIWARI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MILAN RUIDAS	VINAYAK REALTORS-5 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 187, LR Khatian No:- 1800	Owner:মিলন রুইদাস, Gurdian:ধনঞ্জয় , Address:নিজ , Classification:ডাঙ্গা, Area:0.05000000 Acre,	Mr MILAN RUIDAS

On 23-02-2022

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 15,52,500/-

Santanu Pal

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

On 03-03-2022

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:48 hrs on 03-03-2022, at the Office of the A.D.S.R. DURGAPUR by Mr MILAN RUIDAS .Executant.

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

Execution is admitted on 03/03/2022 by Mr MILAN RUIDAS, Son of Mr DHANANJOY RUIDAS, Chaktetul, P.O: Rondiha, Thana: Bud Bud, , Purba Bardhaman, WEST BENGAL, India, PIN - 713420, by caste Hindu, by Profession Business

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-03-2022 by Mr RAJ TIWARI, PARTNER, VINAYAK REALTORS, Village- Gopalpur, City Durgapur, P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 289, Amount: Rs.100/-, Date of Purchase: 02/03/2022, Vendor name: SOMNATH CHATTERJEE

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 95871 to 95887

being No 230602296 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.03.28 15:19:48 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/03/28 03:19:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)