



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 820211

Certified that the Document  
is Admitted to Registration the  
Sign are Sheet and the Endr-  
of this  
Documents are the Part of this  
Document

A D & Durgam  
New Delhi

03 MAR 2022

## DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, **SRI. MRITUNJOY RUIDAS** [PAN- AKLPR1248L] Son of Sri. Dayamay Ruidas, by faith-Hindu, by nationality Indian, by occupation-Business, resident of Tetikhola, P.O.- Arrah, P.S.- New Township, District-Paschim Bardhaman, State- West Bengal, India, PIN-713212, do hereby state and declare as follows:-

*(Handwritten signature)*

Sl No. 290 Date 02/03/2022  
Sold to Mritunjay Ruidas  
Address Durgapur-12  
Value of Stamp 100  
Date of Purchase of the stamp  
Paper from Treasury  
Name of the Treasury from 25 FEB 2022  
Durgapur

*Chatterjee*

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



Adl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

03 MAR 2022



**WHEREAS** the Property as described in the schedule below was purchased property of Mridul Chattopadhyaya son of late Anil Chattopadhyaya, he purchased the land vide deed No- 4763 for the year 2001 of A.D.S.R. Durgapur from Narayan Chandra Dey and after that said Mridul Chattopadhyaya son of late Anil Chattopadhyaya transferred the same to present owner by way of sale vide deed No- 7854 for the year 2014 of A.D.S.R. Durgapur and after purchasing the land present owner 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, 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- Paschim Bardhaman, State- West Bengal, PIN-713212, India, and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I- 230609546 for the year 2021, Serial No- 9772 for the year 2021, Page no. 18803 to 18824, 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- Paschim Bardhaman, State- West Bengal, PIN-713212, India, as my Lawful 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-230609546 for the year 2021, Serial No- 9772 for the year 2021, Page no. 18803 to 18824, 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.





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**

#### **(Said Property)**

All that piece and parcel of **Danga** Land measuring **4.53 (Four point Five Three) Katha** 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.- 1598/1**, Under the jurisdiction of Jemua Gram Panchayet, Dist- Paschim Bardhaman, State-West Bengal, in the State of West Bengal.

#### **Butted and Bounded by:-**

North:- 12 Feet wide road

South:- Residential House

East:- Land of Mahendra Kaur

West:- Land of Milan Ruidas



It 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 3<sup>rd</sup> Day of March, 2022 before A.D.S.R. Durgapur in free and fare state of mind and health.

**WITNESSES :**

① Sumitranandan Pant  
S/o. Manmohan Pant  
V.V. - Durgapur, Dist. - B.P.S. - Calcutta. V.P. Baran  
Puri Kumbh Baram

② Subrata Mukherjee  
S/o & S/o Subrata Mukherjee  
Purulia, Durgapur - I  
Dist - Purulia - Baram

*Antony Rindas*

EXECUTANT

VINAYAK REALTORS

*Raj Tewari*  
Partner

Signature of Attorney

*Antony Rindas*

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* *Surajit Mondal*


 आभार  
भारतीय आभार प्रणाली 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 Talwar*

**(LEFT HAND)**

Little	Ring	Middle	Fore	Thumb

**(RIGHT HAND)**

Thumb	Fore	Middle	Ring	Little

Signature:- *Raj Talwar*

Signature of the Executants/presentation



**(LEFT HAND)**

Little	Ring	Middle	Fore	Thumb

**(RIGHT HAND)**

Thumb	Fore	Middle	Ring	Little

Signature:- *Anitay Rai ds*

Signature of the Executants/presentation

**(LEFT HAND)**

Little	Ring	Middle	Fore	Thumb

**(RIGHT HAND)**

Thumb	Fore	Middle	Ring	Little

Signature:-



आयकर विभाग  
INCOME TAX DEPARTMENT  
RAJ TIWARI  
DEWASISH TIWARI

भारत सरकार  
GOVT. OF INDIA

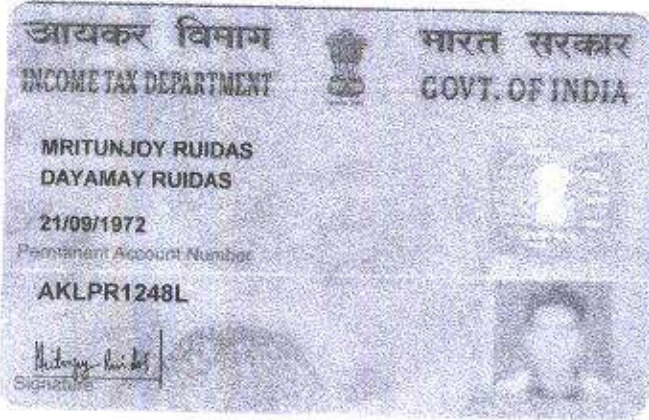
05/05/1985  
Pan Card Account Number  
AJZPT5793M

*Raj Tiwari*  
Signature



*Raj Tiwari*

*✓*



*Ritunjoy Ruidas*



## Major Information of the Deed




Deed No :	I-2306-02297/2022	Date of Registration	03/03/2022
Query No / Year	2306-8000598207/2022	Office where deed is registered	
Query Date	23/02/2022 2:05:04 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		
<b>[0138] Sale, Development Power of Attorney after Registered Development Agreement</b>			
Set Forth value	Market Value		
Rs. 1/-	Rs. 23,20,832/-		
Stampduty 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]:- 230609546/2021		

### 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 ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-187 (RS - )	LR-1598/1	Bastu	Danga	4.53 Katha	1/-	23,20,832/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					7.4745Dec	1 /-	23,20,832 /-	


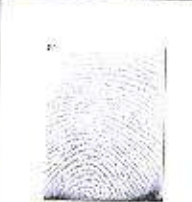
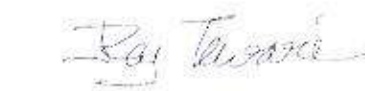
## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr MRITUNJOY RUIDAS</b> <b>(Presentant)</b> Son of Mr DAYAMAY RUIDAS Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	03/03/2022	LTI 03/03/2022		03/03/2022
Tetikhola, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No AKxxxxxx8L, Aadhaar No: 38xxxxxxx7157, Status :Individual, Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office				

## Attorney Details :



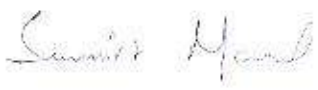
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>VINAYAK REALTORS</b> Village- Gopalpur, City:- Durgapur, P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.: AAXxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr RAJ TIWARI</b> 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	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Mar 3 2022 5:26PM	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
<b>Mr SURAJIT MONDAL</b> Son of Mr MANORANAJN 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 MRITUNJOY RUIDAS, Mr RAJ TIWARI

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr MRITUNJOY RUIDAS	VINAYAK REALTORS-7.4745 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:- 1598/1	Owner: সুরজয় রুইদাস, Gurdian: দয়াময় , Address: নিজ Classification: ডাঙ্গা, Area: 0.07000000 Acre.	Mr MRITUNJOY 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 23,20,832/-

*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 148 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:49 hrs on 03-03-2022, at the Office of the A.D.S.R. DURGAPUR by Mr MRITUNJOY RUIDAS ,Executant.

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

Execution is admitted on 03/03/2022 by Mr MRITUNJOY RUIDAS, Son of Mr DAYAMAY RUIDAS, Tetikhola, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Identified by Mr SURAJIT MONDAL, , , Son of Mr MANORANAJN 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 MANORANAJN 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 290, 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 95888 to 95904  
being No 230602297 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.03.28 15:21:02 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/03/28 03:21:02 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)