

4342

[Page- 1]

P 4396/22



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AK 123481

Part of the Document  
is A... to Register. The  
Signature Sheet and the Indr-  
... with this  
... as the Part of the  
Document.

A.D.S.R. Dargadar  
Bardhaman

28 APR 2022

## DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SMT. MAHENDAR KAUR [PAN- GWEPK8736H] Wife of Sardar Lal Singh by faith-Hindu, by occupation-House wife, resident of A-2-1/6, V.K Nagar, P.O.- V.K Nagar , P.S.- New Township, District-Paschim Bardhaman, West Bengal, PIN-713210, do hereby state and declare as follows:-

SI No. 2400 Date 25/04/2022  
Sold to Mahendar Kaur  
Address Durgapur - 10  
Value of Stamp 100/-  
Date of Purchase of the stamp  
Paper from Treasury  
Name of the Treasury from Durgapur

20 APR 2022

Chatterjee  
Somnath Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Durgapur-10  
Licence No.-1/2016-17



Adl. Dist. Sub-Registrar  
Durgapur, West Bengal

20 APR 2022

**WHEREAS** the Property as described in the schedule below was purchased property of Smt. Maitry Kar, she purchased the same vide deed No- 4266 for the year 1979 of Joint Registrar at Raniganj at Durgapur from Chandidas Chattopadhyay & others and recorded her name in L.R. R.O.R.. After that she transferred the same in the name of Smt. Mahendar Kaur i.e. Owner by way of sale vide deed No-5234 for the year 1992 of A.D.S.R. Durgapur and mutated her name in L.R.R.O.R. and converted the land from Danga to Bastu vide conversion case No- CN/2019/2302/85 Of B.L. & L.R. O. Fairdpur Durgapur

**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- Burdwan presently 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-230604723 for the year 2021, Serial No- 4787 for the year 2021, Page no. 128100 to 128121, Volume No. 2306-2021.**

**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 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-230604723 for the year 2021, Serial No- 4787 for the year 2021, Page no. 128100 to 128121, Volume No. 2306-2021.**
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 Durgapur 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 Bastu Land measuring **7 (Seven) Decimal** under **Mouza-Tetikhola**, J.L No-111, R.S Plot no-43/67, **L.R. Plot No- 199, L.R. Khatian No- 907**, 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:- Existing Building

East:- 50 Feet Wide Road

West:- existing Building



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 26<sup>th</sup> Day of April, 2022 before A.D.S.R. Durgapur in free and fare state of mind and health.

**WITNESSES :**

① Summit Mond  
So. Yamjan Mond  
Vix - Angur, D/W-15  
P.S. Cankar, My Bury  
Mun. Kuning Berman



L.T.I of Hakeem Khan  
by the pen of Sumit Mond

**EXECUTANT**

**VINAYAK REALTORS**

*Dr. K. K. K.*  
**Partner**

② Subrata Mukherjee  
Sota Seta Mukherjee  
Phule, Durgapur  
Dist - Paschim Bardhaman



**Signature of Attorney**

L.T.I of Hakeem Khan  
by the pen of Subrata Mond

**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



**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/presentation



*Raj Tejwani*

**(LEFT HAND)**

Little      Ring      Middle      Fore      Thumb



**(RIGHT HAND)**

Thumb      Fore      Middle      Ring      Little



Signature:-

*Raj Tejwani*

Signature of the Executants/presentation



*L.T.I of Mahender Kaur by her son of Sunny Kaur*

**(LEFT HAND)**

Little      Ring      Middle      Fore      Thumb ✓



**(RIGHT HAND)**

Thumb      Fore      Middle      Ring      Little



Signature:-

*L.T.I of Mahender Kaur by her son of Sunny Kaur*

Signature of the Executants/presentation

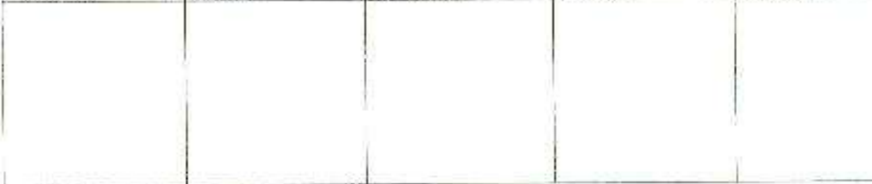
**(LEFT HAND)**

Little      Ring      Middle      Fore      Thumb ✓



**(RIGHT HAND)**

Thumb      Fore      Middle      Ring      Little



Signature:-

## Major Information of the Deed



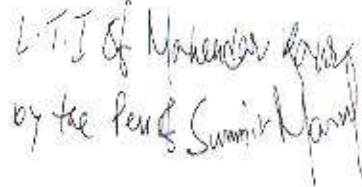
|   |  |  |            |
|---|--|--|------------|
| Daed No :   | I-2306-04396/2022  | Date of Registration                           | 28/04/2022 |
| Query No / Year   | 2306-8001247841/2022   | Office where deed is registered                |            |
| Query Date  | 25/04/2022 7:31:55 PM  | A.D.S.R. DURGAPUR, District: Paschim Bardhaman |            |
| Applicant Name, Address & Other Details   | Subrata Mukherjee<br>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. 21,73,500/-  |  |            |
| 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]:- 230604723/2021                            |  |            |

### 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-199      | LR-907         | Bastu             | Bastu   | 7 Dec        | 1/-                     | 21,73,500/-           | Width of Approach Road: 62 Ft., Adjacent to Metal Road, , Project Name : |
| <b>Grand Total :</b> |             |                |                   |         | <b>7Dec</b>  | <b>1 /-</b>             | <b>21,73,500 /-</b>   |  |




## Principal Details :

| Sl No  | Name,Address,Photo,Finger print and Signature  |  |  |  |
|--|--|--|--|--|
| 1  | Name   | Photo  | Finger Print   | Signature  |
|  | <b>Smt MAHENDAR KAUR (Presentant)</b><br>Wife of Mr SARDAR LAL KAUR<br>Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office | <br><small>28/04/2022</small> | <br><small>LTI 28/04/2022</small> | <br><small>28/04/2022</small> |
| A-2-1/6, V.K Nagar, City:- Durgapur, P.O:- V K Nagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713210 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: GWxxxxxx6H, Aadhaar No: 51xxxxxxxx9696, Status :Individual, Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office |  |  |  |  |



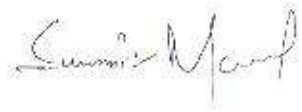
## Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |  |  |  |
|-------|---|--|--|--|
| 1     | <b>VINAYAK REALTORS</b><br>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  | Name   | Photo  | Finger Print   | Signature  |
|  | <b>Mr RAJ TIWARI</b><br>Son of Mr DEBASISH TIWARI<br>Date of Execution - 26/04/2022, , Admitted by: Self, Date of Admission: 28/04/2022, Place of Admission of Execution: Office | <br><small>Apr 28 2022 2:31PM</small> | <br><small>LTI 28/04/2022</small> | <br><small>28/04/2022</small> |
| 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: 22xxxxxxxx5077 Status : Representative, Representative of : VINAYAK REALTORS (as PARTNER) |  |  |  |  |

**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|
| <b>Mr SURAJIT MONDAL</b><br>Son of Mr MANORANJAN MONDAL<br>ANGADPUR, City:- Durgapur, P.O:-<br>ANGADPUR, P.S:-Coke Oven, District:-<br>Paschim Bardhaman, West Bengal, India,<br>PIN:- 713215 |  |  |  |
|   | 28/04/2022  | 28/04/2022  | 28/04/2022  |

Identifier Of Smt MAHENDAR KAUR, Mr RAJ TIWARI

**Transfer of property for L1**

| Sl.No | From              | To. with area (Name-Area) |
|-------|-------------------|---------------------------|
| 1     | Smt MAHENDAR KAUR | VINAYAK REALTORS-7 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:- 199, LR Khatian No:- 907 | Owner:মহেন্দ্র কাউর, Gurdian:সর্দারলাল সিং, Address:এ-২/১/৬ ভি.কে নগর, Classification:ডাঙ্গা, Area:0.07000000 Acre, | Owner Name not selected by applicant.          |

On 28-04-2022

**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 11:50 hrs on 28-04-2022, at the Office of the A.D.S.R. DURGAPUR by Smt MAHENDAR KAUR ,Executant.

**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 21,73,500/-

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

Execution is admitted on 28/04/2022 by Smt MAHENDAR KAUR, Wife of Mr SARDAR LAL KAUR, A-2-1/6, V.K Nagar, P.O: V K Nagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN 713210, by caste Hindu, by Profession House wife

Indetified 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 28-04-2022 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

Indetified 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 2400, Amount: Rs.100/-, Date of Purchase: 25/04/2022, Vendor name: SOMNATH CHATTERJEE



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 136136 to 136149

being No 230604396 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.05.11 15:07:26 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/05/11 03:07:26 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)