

SI- 5549/2023

D- 5613/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 679139

NO. 2-1546291/2023

16/06/23

Signature Sheet and
Endorsement Sheet are
the Part & Parcel of the
Document



DISTRICT SUB-REGISTRAR-1
HOOGHLY

16 JUN 2023

DEVELOPMENT POWER OF ATTORNEY

Since The Registered Development Agreement

THIS DEVELOPMENT POWER OF ATTORNEY is made at Chinsurah on
this 16th day of June, 2023.(Two Thousand Twenty Three) A.D

Contd...P/2

Handwritten signature or mark at the bottom left corner.

ক্রমসংখ্যা: 2018 তারিখ: 12/6/2023

মূল্য: 100/-

ক্রয়তার নাম: Smt. Amitava Dhar

সাকিম: Mayasadanga

থানা: Chinsurah

জেলা: Hooghly

স্বাক্ষর: *[Signature]*

লাইসেন্স প্রাপ্ত স্ট্যাম্প ডেপুটি ম্যাজিস্ট্রেট
অনুপ কুমার গাঙ্গুলী

উপস্থিত স্থানীয়
সি.এস.ও. অফিসে
সি.এস.ও. অফিসের
অধীনে



DISTRICT SUB-REGISTRAR-1
HOOGHLY

16 JUN 2023

DISTRICT SUB-REGISTRAR-1
HOOGHLY

16 JUN 2023

(2)

IN BETWEEN

SRI. AMITAVA DHAR Son of Late Hrishikesh Dhar, (PAN- AIDPD7680) by occupation-Business, by Religion-Hindu, resident of Maynadanga, Chinsurah Station Road, P.O. Chinsurah R.S., P.S. Chinsurah, Dist. Hooghly, Pin-712102, hereinafter called the "**FIRST PARTY/ LAND OWNER/ PRINCIPAL**" (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, successors in interest and/or assigns);

AND

RUDRAM INFRACON PVT. LTD. (PAN-AAJCR5760Q) a Private Limited Concern, being represented by its Director **SRI DEEPAK BHATTACHARJEE** (PAN-AMRPB0594P) son of Late Santi Nath Bhattacharjee (PAN- AAJCR5760Q), by Religion Hindu, by occupation-Business, having office at 5/9 Bharati Road, B-Zone, Post Office-B-Zone, P.S. Durgapur, District-Paschim Bardhaman, Pin-713205, hereinafter called the **SECOND PARTY/ DEVELOPER/ ATTORNEY** (which expression shall unless excluded by or repugnant to the context be deemed to include its/his legal heirs, successors, administrators, assigns);

KNOW ALL MEN BY THESE PRESENTS that I, **SRI. AMITAVA DHAR**, Son of Late Hrishikesh Dhar, (PAN-AIDPD7680) by occupation- Business, by Religion-Hindu, resident of Maynadanga, Chinsurah Station Road, P.O. Chinsurah R.S., P.S. Chinsurah, Dist. Hooghly, Pin-712102, hereinafter referred to as the "**PRINCIPAL/ EXECUTANT/ FIRST PART**";

WHEREAS I, the Principal/ Executant/ First Party is The Land Owner and occupier of ALL THAT the piece or parcel of demarcated land measuring an area 5 Katha 4 Chatak 21 Sq.ft. be the same and more or less together comprised in R.S. Dag No. 2415(P); corresponding L.R. Dag No. 3578(P); respectively appertaining to R.S. Khatian No. 1026; L.R. Khatian No. 5301; JL No. 16 within Mouza Simla Under Kodalia 1 No. Gram Panchayet, P.S. Chinsurah, Dist. Hooghly. within the ambit of Hooghly

(3)

Zilla Parishad, within the Jurisdiction of the additional Dist. Sub Register office Chinsurah, Dist. Register office, Dist. Hooghly, which is more fully describe in the schedule herein bellow and hereinafter called the "SAID PROPERTY";

AND WHEREAS I, The Present The Land Owner/ Principal/ First Part herein are the absolute Land Owner and Occupier of the said property and I am being The Land Owner of the said property has been enjoying and possessing the said property by paying all statutory taxes, impositions and outgoings before the concerned departments and desired to construct a multi storied building on my said property;

AND WHEREAS As I am not technically expert to undertake the proposed construction myself, I therefore resorted to take proper assistance of The Developer/Builder having technical knowledge regarding the construction affairs.

AND WHEREAS The Developer above name RUDRAM INFRACON PVT.LTD. a Private Limited Concern, being represented by its Director SHRI DEEPAK BHATTACHARJEE son of Late Santi Nath Bhattacharjee has approached to me and made a proposal to develop the schedule mentioned property by way of construction of the said new building in accordance with the sanctioned plan.

AND WHEREAS I, the Principal herein have entered into a Development Agreement dated 16th June, 2023 with The said Developer RUDRAM INFRACON PVT.LTD. which was registered in the office of D.S.R.-1 Chinsurah in Book No. I Being No ...5610....., for the year 2023 and by that Agreement the respective portions/Flat/areas of the said proposed building (of Land Owner and Developer) has been settled in between The Land Owner/Principal and The Developer/Attorney herein and in such effect The Said Developer has already taken necessary steps for obtaining sanctioned plan from the concerned authority. Now on terms of the said Development Agreement it has become necessary to make

(4)

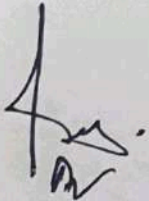
and execute development power of attorney wherein and whereby I want to appoint The Said Developer firm as my lawful constituted attorney to do all acts, deeds, things and cause to be done and perform in respect of my said property in terms of the said development agreement on my behalf.

NOW KNOW ALL MEN by these presents that I, the above named Appointer/Land Owner/First Party do hereby nominate, constitute and appoint, SHRI DEEPAK BHATTACHARJEE son of Late Santi Nath Bhattacharjee The Director of RUDRAM INFRACON PVT.LTD. as my true and lawful attorney to do all acts, things, perform, execute and cause to be done, executed and performed in respect of my property more fully and particularly described in the schedule hereunder written as mentioned below in my name and on my behalf that is to say:

- 1) To appear and act in all the courts, criminal, civil, revenue office, block land and Land Reform Office, District Registrar Office, Additional District Sub-Registrar Office, District Magistrate and Sub-Divisional Office, District Board, Zilla Parishad or any other local authority.
- 2) To apply B.L & L.R.O for conversion of the Schedule mentioned land/property, and to sign all documents, appear for hearing to represent me, submit plan and to do all necessary formalities as required do for the purpose of conversion of Land on my behalf;
- 3) To sign, revised plans, to verify plaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any court of law such as any civil court, criminal court or any of the office of offices.
- 4) To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorised to do any act.
- 5) To compromise, compound or withdraw cases or to confess judgement and to refer case to arbitration.



- 6) To file and received back any documents, to deposit money by Challan or receipt and to withdraw money from any court, cases or from any office or offices and to grant proper acknowledgement receipt.
- 7) To accept service of any summons, notice, writ issued by any court and office against me.
- 8) To obtain, refund of stamp duty, court fees, to execute the decree or any decrees up to the amount of the decree.
- 9) To file suits, for damages and any kind of suit.
- 10) To apply to courts and offices for copies of documents and papers and to withdraw deeds, documents, papers from any court.
- 11) To apply for the inspection of and to inspect any judicial records any records of any office or offices.
- 12) To file any application before the Zilla Parishad authority or any board and to appear and also to do all acts which will be necessary to protect the interest at the property and also take any copies from the Zilla Parishad.
- 13) To carry on correspondence with all concerned authority and bodies including the government of West Bengal and all its departments, Zilla Parishad, Police Authorities, Electricity Board for the time being in connection with the schedule property and any other matters pertaining to the said property.
- 14) To deal and correspond with Zilla Parishad and all its department or officers or any other officers or authorities in connection with or relating to the said property hereunder and in particular to do the aforesaid acts, deeds, matters etc.
- 15) To deal with the Electricity Board for obtaining electric connection over the schedule property and to put up and erect and electric sub-station for the supply of electricity to the schedule property and for the purpose to sign all letters, applications undertaking, terms and conditions as may from time to time be thought necessary as may be required by concerned authorities.



(6)

- 16) To enter into an agreement for sale on my behalf and to do all acts which will be legal valid for completion of all agreement if require to appear before the Registering authority and presenting the same and shall admit execution and registration.
- 17) To execute and register proper instrument of transfer on my behalf on duly stamped conveyance and any other kind of indenture like Gift, sale, create mortgage or any things he likes out of The Developer's allocation and shall present the same before the Registering Authority and shall admit execution and registration and also shall complete and observe all formalities for completion of sale and shall complete and observe all formalities for completion of sale and shall deliver of possession of The Developer's allocation/portion (except The Land Owner's allocated Flats) of the building and shall take all money and consideration and to grant receipt for acknowledge of payment.
- 18) To sign and execute and/or register all or any documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance and Transfer the Flats/Units/Shop rooms/ Garages out of The Developer's allocation as mentioned herein before and receive consideration thereof.
- 20) **AND GENERALLY** to do all acts, deeds and things in any concerned authority hereby granted in respect of the schedule property which I myself could have done lawfully under my own hands if present personally.

SCHEDULE PROPERTY ABOVE REFERRED TO

ALL THAT the piece or parcel of demarcated converted **BASTU** land measuring an area 5 Katha 4 Chatak 21 Sq.Ft. be the same and more or less together comprised in R.S. Dag No. 2415(P); corresponding L.R. Dag No. 3578(P); respectively appertaining to R.S. Khatian No. 1026; L.R. Khatian No. 5301; JL No. 16 within Mouza Simla Under Kodalia 1 No. Gram Panchayet, P.S. Chinsurah, Dist. Hooghly. Within the ambit of Hooghly Zilla Parisad, within the jurisdiction of the Additional District Sub Register Office Chinsurah,



(7)

District Register Office and District Hooghly, the above land/composite block/premises is butted & bounded by:

North : 16 Feet wide Panchayet Road.

South : Lay out Plot of 3 No.

East : 15 Feet wide Road.

West : Rail way Property.

IN WITNESS WHERE OF the parties here to subscribed their hands and seals on the day, month and year written hereinbefore.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES :

1. *Saumen Sen*
Chinsurah Court
Hooghly,

2. *Tapas Kumar Sen,*
Dharampur, Hooghly.

Amrita Sen

SIGNATURE OF THE EXECUTANT
/PRINCIPAL/LAND OWNER.

HYDRAM INFRACON PVT. LTD.

Deepak Bhattacharya

Director

SIGNATURE OF THE ATTORNEY

Prepared By-

Sankar Das
SANKAR DAS (ADVOCATE)

























Reg. No.- F/405/12

Type by me **District Judge's Court, Chinsurah**

Prem Prasad,
Chinsurah Judges' Court, Hooghly.

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

	বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 Ananta Das স্বাক্ষর		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
 Ananta Das স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	
	বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 Deepak Bhattacharya স্বাক্ষর		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
 Deepak Bhattacharya স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	



एनआरआई विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrolment No.: 0661/40015/29008

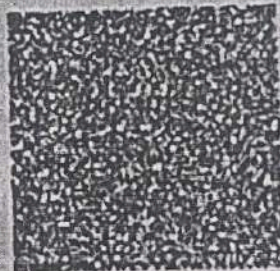
Download Date: 22/09/2018

To
 Amitava Dhar
 MOYNADANGA
 Simla (CT)
 Chinsurah RS
 Hooghly West Bengal - 712102
 9836554337

Generation Date: 18/10/2013

Signature valid

Digital Signature
 AUTHORITY: MOYNADANGA RS
 Date: 2018-09-22 14:49:22
 811



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

3744 9367 8562

VID : 9123 6357 5601 9921

मेरा आधार, मेरी पहचान



~~भारत सरकार~~
~~Government of India~~



Amitava Dhar
 Date of Birth/DOB: 10/04/1969
 Male/ MALE

3744 9367 8562

VID : 9123 6357 5601 9921





ভারত সরকার
Government of India



দীপক ভট্টাচার্জী
Deepak Bhattacharjee
জন্মতারিখ/DOB: 22/12/1967
পুরুষ/ MALE



5418 4346 7104

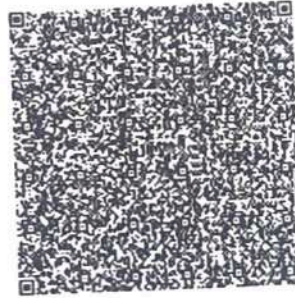
আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
এস/ও: শান্তিনাথ ভট্টাচার্জী, ২এ/৩ আলাউদ্দীন খান
বীথি, দুর্গাপুর (এম কর্প), বর্দমান,
পশ্চিম বঙ্গ - 713216

Address:
S/O: Shantinath Bhattacharjee, 2A/3
ALAUDDIN KHAN BITHI, Durgapur (m
Corp.), Barddhaman,
West Bengal - 713216



QR Code with Photograph

5418 4346 7104



help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

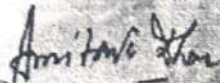
AMITAVA DHAR

HRISHIKESH DHAR

10/04/1969

Permanent Account Number

AIDPD7680G


Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DEEPAK BHATTACHARJEE

SANTI NATH BHATTACHARJEE

22/12/1967

Permanent Account Number

AMRPB0594P

Deepak Bhattacharjee

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card

AAJCR5760Q



नाम / Name

RUDRAM INFRACON PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation/Formation
02/05/2019

Major Information of the Deed



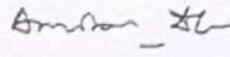
Deed No :	I-0601-05613/2023	Date of Registration	16/06/2023
Query No / Year	0601-2001546291/2023	Office where deed is registered	
Query Date	14/06/2023 7:48:49 PM	D.S.R. - I HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	SOUMEN SEN CHINSURAH COURT,Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101, Mobile No. : 9903472726, Status :Deed Writer		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 21,21,492/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 39/- (Article:E)		
Remarks			

Land Details :

District: Hooghly, P.S:- Chinsurah, Gram Panchayat: KODALIA-I, Mouza: Simla, JI No: 16, Pin Code : 712102

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-3578 (RS :-2415)	LR-5301	Bastu	Bastu	5 Katha 4 Chatak 21 Sq Ft		21,21,492/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					8.7106Dec	0 /-	21,21,492 /-	

Principal Details :



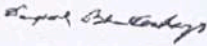
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri AMITAVA DHAR (Presentant) Son of Late HRISHIKESH DHAR Executed by: Self, Date of Execution: 16/06/2023 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office	 <small>16/06/2023</small>	 <small>LTI 16/06/2023</small>	 <small>16/06/2023</small>

MAYNADANGA, City:- Not Specified, P.O:- CHINSURAH RS, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx0G, Aadhaar No: 37xxxxxxxx8562, Status :Individual, Executed by: Self, Date of Execution: 16/06/2023
 , Admitted by: Self, Date of Admission: 16/06/2023 ,Place : Office



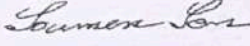
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RUDRAM INFRACON PRIVATE LIMITED 5/9 BHARATI ROAD, B-ZONE,, City:- Not Specified, P.O:- B ZONE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 , PAN No.:: AAxxxxxx0Q,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
	Shri DEEPAK BHATTACHARJEE Son of Late SANTI NATH BHATTACHARJEE Date of Execution - 16/06/2023, , Admitted by: Self, Date of Admission: 16/06/2023, Place of Admission of Execution: Office	 <small>Jun 16 2023 3:04PM</small>	 <small>LTI 16/06/2023</small>	 <small>16/06/2023</small>
5/9 BHARATI ROAD, B-ZONE, City:- Not Specified, P.O:- B ZONE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 54xxxxxxxx7104 Status : Representative, Representative of : RUDRAM INFRACON PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SOUMEN SEN Son of Late SUDHIR KUMAR SEN CHINSURAH COURT, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101	 <small>16/06/2023</small>	 <small>16/06/2023</small>	 <small>16/06/2023</small>
Identifier Of Shri AMITAVA DHAR, Shri DEEPAK BHATTACHARJEE			

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Gram Panchayat: KODALIA-I, Mouza: Simla, JI No: 16, Pin Code : 712102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3578, LR Khatian No:- 5301	Owner: অমিতাভ ধর, Gurdian: হুমিকেশ ধর, Address: ময়নাডাঙ্গা চুঁচুড়া , Classification: বাগান, Area: 0.08000000 Acre,	Shri AMITAVA DHAR

On 16-06-2023

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 15:02 hrs on 16-06-2023, at the Office of the D.S.R. - I HOOGHLY by Shri AMITAVA DHAR ,Executant.

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

Execution is admitted on 16/06/2023 by Shri AMITAVA DHAR, Son of Late HRISHIKESH DHAR, MAYNADANGA, P.O: CHINSURAH RS, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712102, by caste Hindu, by Profession Business

Indetified by Shri SOUMEN SEN, , Son of Late SUDHIR KUMAR SEN, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 16-06-2023 by Shri DEEPAK BHATTACHARJEE, DIRECTOR, RUDRAM INFRACON PRIVATE LIMITED (Private Limited Company), 5/9 BHARATI ROAD, B-ZONE,, City:- Not Specified, P.O:- B ZONE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205

Indetified by Shri SOUMEN SEN, , Son of Late SUDHIR KUMAR SEN, CHINSURAH COURT, P.O: CHINSURAH, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Deed Writer

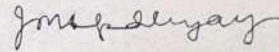
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2018, Amount: Rs.100.00/-, Date of Purchase: 12/06/2023, Vendor name: A K G



Jayanti Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I HOOGHLY
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0601-2023, Page from 103986 to 103999

being No 060105613 for the year 2023.



Digitally signed by JAYANTI
MUKHOPADHYAY
Date: 2023.06.23 11:40:03 -07:00
Reason: Digital Signing of Deed.

Jayanti Mukhopadhyay

(Jayanti Mukhopadhyay) 2023/06/23 11:40:03 AM
DISTRICT SUB-REGISTRAR
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