

2394

D-12116/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 820187

certified that the Document  
 is Admitted to Registration the  
 Signature Sheet and the Endr.  
 agreements joined with this  
 Documents are the Part of this  
 Document.

A.D.S.R. Dargava  
 Registrar

30 NOV 2022

07 MAR 2022

**DEVELOPMENT POWER OF ATTORNEY AFTER  
 REGISTRATION OF DEVELOPMENT  
 AGREEMENT**

**This Development Power Of Attorney made on the day,  
 month and year as written below.**

Contd. Page-02

1.41 fm  
 D 2703.22  
 O.K. (S) 205687/22  
 mmr = 9/11/2022

J. Roy  
 ADV  
 2

S/No. 04 Date 02/03/22  
Sold to MAXIPLE PROJECT DEVELOPMENT  
Address DGP-12  
Value of Stamp 1000  
Date of Purchase of the stamp  
Prepar from Treasury 25 FEB 2022  
Name of the Treasury from  
Durgapur

*Chatterjee*

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



*[Handwritten mark]*

**Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman**

**07 MAR 2022**

DEPARTMENTAL POWER OF ATTORNEY AFTER  
REGISTRATION OF DEVELOPMENT  
AGREEMENT

The Departmental Power of Attorney, reads as the last  
page and year as written below.

**KNOW ALL MEN BY THESE PRESENTS THAT We,**

[1] Mr. ARABINDA KUMAR PAN @ ARABINDA PAN [ Pan No-ATEPP8987G ] son of Bishwa Ranjan Pan, by Occupation- Service,

[2] Mrs. SANGITA PAN [ Pan No-CIEPP5666B ] wife of Mr. Arabinda Kumar Pan, by Occupation- Housewife, both are by faith: Hindu, by nationality: Indian, residing near Town School, P.S-Bishnupur, Dist-Bankura, West Bengal , Pin-722122.

**DO HEREBY NOMINATE APPOINT AND CONSTITUTE**

**MAXIPLE PROJECT DEVELOPMENT [ Pan-ABRFM3690E ]** A Partnership Firm having its office at Shankarpur, P.S-Newtownship, P.O.-Arrah, District- Paschim Bardhaman, Pin-713212, Represented by one of its Partner **SAMIR KUNDU [ Pan - ANJPK5041P]** Son of Sri Biswajit Kundu, by faith: Hindu, by occupation business, resident at Village-Arrah Sripally, P.O- Durgapur-12 P.S.- Kanksa, District -Paschim Bardhaman West Bengal as **our lawful attorney.**

And whereas the schedule below land originally belongs to the present LANDOWNERS which they acquired by way of regd deed of sale being no-5478 of 2012 and their names duly recorded in the role of BL & LRO under khatian no-2871, 2872 and from the date of purchase they are owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

AND WHEREAS we already entered with an agreement for development of a land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Gram Panchayat or Zila Parishad and/or any other concerned Authority/Authorities but due to *our* engagement in other affairs and lack of sufficient times we are not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such we are in need to execute this power of attorney by appointing *our* developer company.

**By force of this Power of Attorney *our* lawful attorney shall be able to do any acts as follows either singly or jointly :-**

1. To appear before the office of Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. To submit any building plan or revised plan or letter or documents or to receive any letter in *our* name and to sign therein after receipt before Gram Panchyat 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.

J.ROY  
ADV  
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3. To deposit any fees or charges in the office of 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.
4. 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.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in our name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. 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.
12. To execute any affidavit or bond or any documents in favour of customer or office.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.

J. Roy

ADV  
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15. 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.
16. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.
18. By force of Registered **Development Agreement being no-2032 of 2022 , Volume No: 2306-2022,Page No :63618 to 63643** our attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. This power of attorney is revocable in nature.

And Generally to do all acts deeds and thing which *our* said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as *I* could do the same.

AND *I* hereby whatsoever *our* said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if *I* was personally present.

**SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

ALL THAT piece and parcel of **Danga Land** measuring area of **6 Decimal** comprising in **Plot No-LR-3260, RS Plot No-1600** under **LR Khatian No-2871, 2872** under **Mouza-Arraha, JL No-91, P.S-Kanksa, Dist-Paschim Barddhaman, West Bengal** within **Molandighi Gram Panchayat** which is butted and bounded as follows :

North: Land of N C Raha.

East : 12 ft wide Kancha road.

West: Land of Kalpana Nayak & Pattanayak,

South : Land of Sabitra Das.

J. Roy  
ADV

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the all the parties have executed on this 7th day of March 2022 before ADSR Durgapur.

Witnesses:

1.

Arabinda Pan,  
S/o. Binayak Pan,  
Durgam @ St. 16

*Arabinda Pan*  
@ ARABINDA PAN

*Sangeeta Pan*  
SIGNATURE OF THE EXECUTANT

2. Sibu Roy Das  
S/o. Ananta Roy

MAXIPLE PROJECT DEVELOPMENT  
*Sibu Roy Das*  
Partner

Signature of our attorney duly  
Attested by me

*Arabinda Pan*  
@ ARABINDA PAN

*Sangeeta Pan.*

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

*JOY ROY*

Advocate Durgapur Court

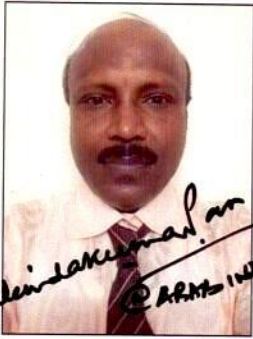
EN: F/595/562/2020

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/presentation

**(LEFT HAND)**

Little      Ring      Middle      Fore      Thumb



*Aravind Kumar Pan*  
@ ARABINDA PAN



**(RIGHT HAND)**

Thumb      Fore      Middle      Ring      Little



*Aravind Kumar Pan* @ ARABINDA PAN  
Signature:-

Signature of the Executants/presentation

**(LEFT HAND)**

Little      Ring      Middle      Fore      Thumb



*Sangita Pan*



**(RIGHT HAND)**

Thumb      Fore      Middle      Ring      Little



Signature:- *Sangita Pan.*

Signature of the Executants/presentation

**(LEFT HAND)**

Little      Ring      Middle      Fore      Thumb



*Samir Kumar*



**(RIGHT HAND)**

Thumb      Fore      Middle      Ring      Little



Signature:- *Samir Kumar*

## Major Information of the Deed

Deed No :	I-2306-12116/2022	Date of Registration	30/11/2022
Query No / Year	2306-8000705687/2022	Office where deed is registered	
Query Date	04/03/2022 6:24:10 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9476229899, 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. 9,18,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230602032/2022		



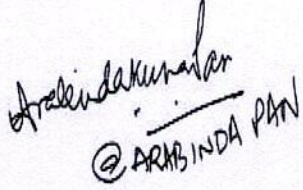


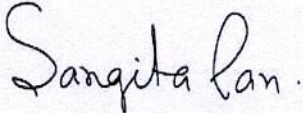
### Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, 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-3260 (RS :-)	LR-2871	Vastu	Danga	3 Dec	1/-	4,59,000/-	Width of Approach Road: 12 Ft.,
L2	LR-3260 (RS :-)	LR-2872	Vastu	Danga	3 Dec	1/-	4,59,000/-	Width of Approach Road: 12 Ft.,
		<b>TOTAL :</b>			<b>6Dec</b>	<b>2 /-</b>	<b>9,18,000 /-</b>	
		<b>Grand Total :</b>			<b>6Dec</b>	<b>2 /-</b>	<b>9,18,000 /-</b>	





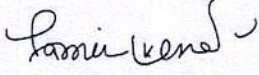
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Arabinda Kumar Pan,</b> <b>(Alias: Mr Arabinda Pan)</b> <b>(Presentant )</b> Son of Mr Bishwa Ranjan Pan Executed by: Self, Date of Execution: 07/03/2022 , Admitted by: Self, Date of Admission: 07/03/2022 ,Place : Office	 07/03/2022	 LTI 07/03/2022	 07/03/2022
Town School, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATxxxxxx7G, Aadhaar No: 48xxxxxxxx6122, Status :Individual, Executed by: Self, Date of Execution: 07/03/2022 , Admitted by: Self, Date of Admission: 07/03/2022 ,Place : Office				
2	<b>Name</b> <b>Mrs Sangita Pan</b> Wife of Mr Arabinda Kumar Pan Executed by: Self, Date of Execution: 07/03/2022 , Admitted by: Self, Date of Admission: 07/03/2022 ,Place : Office	 07/03/2022	 LTI 07/03/2022	 07/03/2022
Town School, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CIxxxxxx6B, Aadhaar No: 73xxxxxxxx8601, Status :Individual, Executed by: Self, Date of Execution: 07/03/2022 , Admitted by: Self, Date of Admission: 07/03/2022 ,Place : Office				



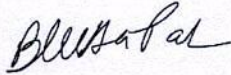
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Maxiple Project Development</b> Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ABxxxxxx0E,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
	<b>Mr Samir Kundu</b> Son of Mr Biswajit Kundu Date of Execution - 07/03/2022, , Admitted by: Self, Date of Admission: 07/03/2022, Place of Admission of Execution: Office			
		Mar 7 2022 5:08PM	LTI 07/03/2022	07/03/2022
Vill Arah, Sripally, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx1P, Aadhaar No: 52xxxxxxxx1123 Status : Representative, Representative of : Maxiple Project Development (as partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Mr Baidyanath Pal Durgapur Court, City Centre, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	07/03/2022	07/03/2022	07/03/2022
Identifier Of Mr Arabinda Kumar Pan, Mrs Sangita Pan, Mr Samir Kundu			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mrs Sangita Pan	Maxiple Project Development-3 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mr Arabinda Kumar Pan	Maxiple Project Development-3 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3260, LR Khatian No:- 2871	Owner:Sangita Pan, Gurdian:Arabinda Kumar, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mrs Sangita Pan
L2	LR Plot No:- 3260, LR Khatian No:- 2872	Owner:Arabinda Pan, Gurdian:Lt Biswaranjan, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr Arabinda Kumar Pan

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On 07-03-2022

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

Presented for registration at 13:41 hrs on 07-03-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Arabinda Kumar Pan Alias Mr Arabinda Pan, one of the Executants.

**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 9,18,000/-

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

Execution is admitted on 07/03/2022 by 1. Mr Arabinda Kumar Pan, Alias Mr Arabinda Pan, Son of Mr Bishwa Ranjan Pan, Town School, P.O: Bishnupur, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Service, 2. Mrs Sangita Pan, Wife of Mr Arabinda Kumar Pan, Town School, P.O: Bishnupur, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession House wife

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-03-2022 by Mr Samir Kundu, partner, Maxiple Project Development, Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

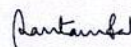
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 14.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 04, Amount: Rs.100.00/-, Date of Purchase: 02/03/2022, Vendor name: SOMNATH CHATTERJEE

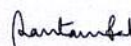


Santanu Pal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal

On 30-11-2022

**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.



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 268881 to 268893

being No 230612116 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.12.01 12:43:40 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/12/01 12:43:40 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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