

0007

P-007/23

भारतीय गैर न्यायिक

पचास  
रुपये  
₹.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AF 295729

Whereas the Document  
is Admitted to Registration the  
Sign the Sheet and the End  
Documents are the Part of the  
Document.

02 JAN 2023

A.D.K. Dasgupta  
Registrar

POWER OF ATTORNEY AFTER REGISTRATION  
OF DEVELOPMENT AGREEMENT

Contd. Page-02

*M. Biswas*  
*AW.*

*1.20 for*  
*02.01.23*  
*Dr. W. (S) 25/2/23*

SI No. 71 Date 02 JAN 2023  
Sold to Durgapur Indisha Nektan  
Address Durgapur  
Value of Stamp 50/-  
Date of Purchase of the Stamp 08 DEC 2022  
Paper from Treasury  
Name of the Treasury from where  
Purchased: Durgapur

Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-16  
Licence No-1/93



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

02 JAN 2023



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

**GOLAM SAMIM** [ Pan No-BIKPS7993D, Aadhaar No- 209188151854 ] son of Habibur Rahaman, by Nationality-Indian, by faith-Muslim, by occupation-Business, residing at Akbar Road, P.O-Durgapur-04, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.

**DO HEREBY NOMINATE APPOINT AND CONSTITUTE**

**DURGAPUR BIDISHA NIKETAN** [ Pan No-AARFD8896J ] having its principle place of business at 2/12, Rocky Path, Moulana Azad City Centre, P.O-Durgapur-16, P.S- Durgapur, Dist- Paschim Bardhaman, West Bengal represented by one of its partner **Mr. BISWABIJOY SUTTRADHAR** ( Pan No-BEPPS5320M , Aadhaar No-494694708781 ) son of Rasamay Sutradhar, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at 5/8 Mahiskapur Road, P.O-Durgapur-05, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, Pin-713205 as my lawful attorney.

AND WHEREAS the schedule below Land originally belongs to the landowner which he acquired by way of Regd deed No-4342 of 2022 of an area of 3 Katha 9 Chatak in connection with plot no-LR & RS-472 and acquired an area of 3 Katha 9 Chatak in connection with plot no-LR & RS-472 by way of Regd deed No- 4343 of 2022 and name of the present LANDOWNER duly recorded in LR records of rights under Khatian no-LR-1947 and from the date of purchase he is owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS We already entered with an agreement for development of a land vide deed no. 13288 of 2022 before ADSR , Durgapur and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Ichapur Gram Panchayat and/or any other concerned Authority/Authorities but due to my 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 my developer company.

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

1. To appear before the office of Ichapur 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 my name and to sign therein after receipt before Ichapur

*M. Biswas*  
*Adv.*



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.

3. To deposit any fees or charges in the office of Ichapur 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 my behalf in connection with my 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 my 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 in respect of developers' allocation.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.

M. Biswas.  
Adv.

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-13288 of 2022**, my 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 my said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as we could do the same.

AND we hereby whatsoever my said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if we were personally present.

**SCHEDULE ABOVE REFERRED TO**  
**(Description of Land)**

ALL THAT piece and parcel of **Danga Land** measuring area of **12 Decimal** comprising in **Plot No-RS-472** corresponding to **Plot No-LR- 472**, under **LR Khatian No- 1947** under **Mouza-Bansole**, J.L No-209, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal which is butted and bounded as follows :  
North: Plot No-RS- 472 (P), East : 20 ft wide Kancha Road. West: Plot No-RS- 471 (P), South : Plot No-RS- 472 (P),

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.

*M. Biswas*  
*Adv.*





হস্তাসূত্রের টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসুত্র Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Golan Sami

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Golan Sami

বাম হাত Left Hand					
	বৃদ্ধাসুত্র Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Biswajit Ghosh

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Biswajit Ghosh

বাম হাত Left Hand						ফটো Photo
	বৃদ্ধাসুত্র Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

বাম হাত Left Hand						ফটো Photo
	বৃদ্ধাসুত্র Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature



### Major Information of the Deed



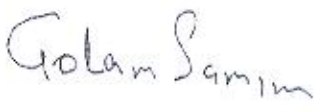
Deed No :	I-2306-00007/2023	Date of Registration	02/01/2023
Query No / Year	2306-8000006527/2023	Office where deed is registered	
Query Date	02/01/2023 11:34:50 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8250537504, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 26,58,463/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230613288/2022		

### Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Gram Panchayat: ICHHAPUR, Mouza: Bansole, Pin Code : 713363

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-472 (RS :-)	LR-1947	Other Commercial Usage	Danga	12 Dec		26,58,463/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>					<b>12Dec</b>	<b>0 /-</b>	<b>26,58,463 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Golam Samim (Presentant )</b> Son of Habibur Rahaman Executed by: Self, Date of Execution: 02/01/2023 , Admitted by: Self, Date of Admission: 02/01/2023 ,Place : Office			
		02/01/2023	LTI 02/01/2023	02/01/2023



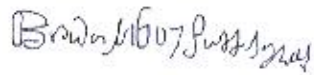


Akbar Road, Durgapur, City:- Durgapur, P.O:- A Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BIxxxxxx3D, Aadhaar No: 20xxxxxxxx1854, Status :Individual, Executed by: Self, Date of Execution: 02/01/2023  
 , Admitted by: Self, Date of Admission: 02/01/2023 ,Place : Office




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DURGAPUR BIDISHA NIKETAN</b> 2/12 Rocky Path, Moulana Azad Sarani, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 , PAN No.:: AAxxxxxx6J,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 Biswabijoy Sutradhar</b> Son of Mr Rasamay Sutradhar Date of Execution - 02/01/2023, , Admitted by: Self, Date of Admission: 02/01/2023, Place of Admission of Execution: Office			
	5/8 Mahiskapur Road, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx0M, Aadhaar No: 49xxxxxxxx8781 Status : Representative, Representative of : DURGAPUR BIDISHA NIKETAN (as Partner)	Jan 2 2023 2:03PM	LTI 02/01/2023	02/01/2023

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	02/01/2023	02/01/2023	02/01/2023

Identifier Of Golam Samim, Mr Biswabijoy Sutradhar

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Golam Samim	DURGAPUR BIDISHA NIKETAN-12 Dec

## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Gram Panchayat: ICHHAPUR, Mouza: Bansole, Pin Code : 713363

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 472, LR Khatian No:- 1947	Owner:গোলাম সান্নিম, Gurdian:হাবিবুল রহমান, Address:আকবর রোড , Classification:ভাঙ্গা, Area:0.12000000 Acre,	Golam Samim



On 02-01-2023

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:20 hrs on 02-01-2023, at the Office of the A.D.S.R. DURGAPUR by Golam Samim ,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 26,58,463/-

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

Execution is admitted on 02/01/2023 by Golam Samim, Son of Habibur Rahaman, Akbar Road, Durgapur, P.O: A Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Muslim, by Profession Business

Indetified by Mr Bhakta Pal, . , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: 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 02-01-2023 by Mr Biswabijoy Suttradar, Partner, DURGAPUR BIDISHA NIKETAN, 2/12 Rocky Path, Moulana Azad Sarani, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indelified by Mr Bhakta Pal, . , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: 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 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 71, Amount: Rs.50.00/-, Date of Purchase: 02/01/2023, Vendor name: RAM PRASAD BANERJEE

*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 2306-2023, Page from 655 to 666

being No 230600007 for the year 2023.



Digitally signed by Santanu Pal  
Date: 2023.01.03 11:19:09 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/01/03 11:19:09 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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