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B 9963/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 135506

After the Documents  
 are presented to the Registrar  
 of the District Registrar  
 and the Endr  
 ovements  
 Documents are the Part of this  
 Document

A.D.S.R. District Registrar

19 SEP 2022

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

Contd. Page-02

*Handwritten notes:*  
 12/11/22  
 12.09.22  
 24.02.22

*Handwritten signature:*  
 J. Roy  
 ADV



I, ~~Mr.~~ **ASIT KUMAR TRIBEDI** [ Pan No-ANJPT0506G ] son of Sudhirendra Tribedi, by faith-Hindu, by nationality-Indian, by Occupation- Cultivation residing at Vill-Shyampur, P.O-Durgapur, Pin-713201, Word no-43 P.S-Coke-Oven, District-Paschim Bardhaman, West Bengal.

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

**DO HEREBY NOMINATE APPOINT AND CONSTITUTE**

**DUTTA AND COMPANY** being a Proprietorship Firm, having its registered office at Suryasen Pally Block-A, P.S-Durgapur-01, P.S-Coke-Oven, Dist-Paschim Barddhaman, West Bengal, represented by its proprietor ~~Mr.~~ **Chitta Dutta** ( Pan No-ATYPD2046A ), Aadhaar No-323371566472 ] son of Kartick Chandra Dutta, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Suryasen Pally Block-A, P.S-Durgapur-01, Word no- 42 P.S-Coke-Oven, Dist-Paschim Barddhaman, West Bengal as my lawful attorney.

AND WHEREAS the schedule below Land originally belongs to the present LANDOWNER which he acquired by way of regd deed of sale being no-7438 of 1985 and name of the present LANDOWNER duly recorded in LR records of rights under Khatian no-LR-2154 in connection with Plot no-RS-702, LR-3151 and from the date of purchase I am owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS I have already entered with an agreement for development duly registered before ADSR office at Durgapur vide Registered Development Agreement being no-7389 of 2022, Volume No-2306-2022, Page No- 186290 to 186304 in respect of the schedule below property and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Durgapur municipal corporation and/or any other concerned Authority/Authorities but due to my engagement in other affairs and lack of sufficient times I am 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 I am 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 Durgapur Municipal corporation 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.

J. Roy  
ADV



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 Durgapur Municipal corporation 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 Durgapur Municipal corporation 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 my name. As and when required by executing the same on behalf of myself.
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 S.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.

J. Roy  
ADU  
2

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-7389 of 2022, Volume No-2306-2022, Page No- 186290 to 186304 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 we could do the same.

AND we hereby whatsoever our 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.

And I do hereby ratify, confirm and agree or undertake to ratify and confirm all of whatsoever the said attorney shall lawfully do and perform concerning my schedule mentioned property .

**SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

ALL THAT piece and parcel of Danga Land measuring area of 4.66 Decimal comprising in Plot No-RS-702 Plot No-LR-3151, under LR Khatian No- 2154 under Mouza-Nadiha, J.L No-92, P.S-Coke-Oven, Dist- Paschim Bardhaman, West Bengal within Durgapur Municipal Corporation which is butted and bounded as follows : West: House of Lakshman Swarnakar. South : House of Sudhirendra Nath Tribedi. North: 75 ft wide PWD Road. East : Land of Hasi Tribedi.

J. Roy  
ADY



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 parties have executed this development power of attorney on this 19<sup>th</sup> day of September 2022 before ADSR office at Durgapur.

Witnesses:

1.

Shri. Brijendra Kumar,  
S/o - Brijendra Kumar,  
Durgapur Court 12

Asit Kumar Tribedi  
SIGNATURE OF THE EXECUTANT

2.

Sudip Konar  
S/o - Sukumar Konar  
Durgapur Court 12

DUTTA AND COMPANY  
Signature of our attorney duly

Attested by us

3. Sandipta Tribedi

S/o Asit Kumar  
Tribedi  
Durgapur - 1

Asit Kumar Tribedi  
SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Joy Roy

Advocate, Durgapur Court

En no- F/595/562/2020

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসুল 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

*Chitra Deba*

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



*Asit Kumar Tribedi*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

*Asit Kumar Tribedi*

বাম হাত Left Hand						ফটো Photo
	বৃদ্ধাসুল 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
	বৃদ্ধাসুল 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-2306-09963/2022	Date of Registration	19/09/2022
Query No / Year	2306-8002602075/2022	Office where deed is registered	
Query Date	29/08/2022 6:51:06 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. : 8250537504, 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. 24,02,017/-		
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]:- 230607389/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



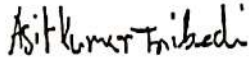
### Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Nadiha Road, Mouza: Nadiha, Pin Code : 713218

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-3151 (RS :-702 )	LR-2154	Vastu Danga	4.66 Dec		24,02,017/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				4.66Dec	0 /-	24,02,017 /-	

**Principal Details :**










Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	<b>Mr Asit Kumar Tribedi (Presentant)</b> Son of Mr Sudhirendra Tribedi Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office	 19/09/2022	 LTI 19/09/2022	 19/09/2022
Shyampur, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: ANxxxxxx6G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DUTTA AND COMPANY</b> Suryasen Pally, Block- A, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 , PAN No.:: ATxxxxxx6A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



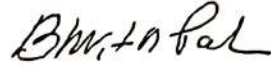
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Chitta Dutta</b>                      Son of Mr Kartick Chandra Dutta                      Date of Execution - 19/09/2022, , Admitted by: Self, Date of Admission: 19/09/2022, Place of Admission of Execution: Office                 </td> <td>                       Sep 19 2022 3:46PM                 </td> <td>                       LTI                      19/09/2022                 </td> <td>                       19/09/2022                 </td> </tr> </tbody> </table> <p>Suryasen Pally, Block-A, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx6A,Aadhaar No Not Provided Status : Representative, Representative of : DUTTA AND COMPANY (as Proprietor)</p>	Name	Photo	Finger Print	Signature	<b>Mr Chitta Dutta</b> Son of Mr Kartick Chandra Dutta Date of Execution - 19/09/2022, , Admitted by: Self, Date of Admission: 19/09/2022, Place of Admission of Execution: Office	 Sep 19 2022 3:46PM	 LTI 19/09/2022	 19/09/2022
Name	Photo	Finger Print	Signature						
<b>Mr Chitta Dutta</b> Son of Mr Kartick Chandra Dutta Date of Execution - 19/09/2022, , Admitted by: Self, Date of Admission: 19/09/2022, Place of Admission of Execution: Office	 Sep 19 2022 3:46PM	 LTI 19/09/2022	 19/09/2022						



**Details :**

**Bhakta Pal**  
 Son of Mr Baidyanath Pal  
 Durgapur Court, City Centre, City:-  
 Durgapur, P.O:- Durgapur, P.S:-Durgapur,  
 District:-Paschim Bardhaman, West  
 Bengal, India, PIN:- 713216

Photo	Finger Print	Signature
		
19/09/2022	19/09/2022	19/09/2022

Identifier Of Mr Asit Kumar Tribedi, Mr Chitta Dutta

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Asit Kumar Tribedi	DUTTA AND COMPANY-4.66 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Nadiha Road, Mouza: Nadiha,  
 Pin Code : 713218

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3151, LR Khatian No:- 2154	Owner: অসিত কুমার ত্রিবেদী, Gurdian: সুধীন্দ্র , Address: নিজ , Classification: ডাঙ্গা, Area: 0.12000000 Acre,	Mr Asit Kumar Tribedi



19-09-2022

**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 24,02,017/-

*Santanu Pal*

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

**On 19-09-2022**

**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.

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

Presented for registration at 12:01 hrs on 19-09-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Asit Kumar Tribedi ,Executant.

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

Execution is admitted on 19/09/2022 by Mr Asit Kumar Tribedi, Son of Mr Sudhirendra Tribedi, Shyampur, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Cultivation

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, 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 19-09-2022 by Mr Chitta Dutta, Proprietor, DUTTA AND COMPANY, Suryasen Pally, Block-A, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, 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 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 14/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9322, Amount: Rs.100/-, Date of Purchase: 19/09/2022, 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 231187 to 231198**

**being No 230609963 for the year 2022.**



Digitally signed by Santanu Pal  
Date: 2022.09.20 11:38:01 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/09/20 11:38:01 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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