



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Notarized that the Document
 Submitted to registration the
 Signature Sheet and the Endr-
 osements furnished with this
 Document are the Part of this
 Document.

AK 135507

19.09.22
 19.09.22
 26021444
 3273134

A.D.S.R. Durgapada
 Sardar

19 SEP 2022

POWER OF ATTORNEY AFTER REGISTRATION OF
 DEVELOPMENT AGREEMENT

Contd. Page-02

J. Roy
 ADV

SI No. 9321 Date 19/09/22
Sold to Datta and company
Address DGR-01
Value of Stamp 1000
Date of Purchase of the stamp
Pepar from Treasury 01 SEP 2022
Name of the Treasury from
Durgapur

Chatterjee

Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



[Signature]
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

19 SEP 2022

I, **Mrs. HASI TRIBEDI** [Pan No- AKMPT3614P] wife of Late Sisir Kumar Tribedi, by faith-Hindu, by nationality-Indian, by Occupation- Housewife residing at Vill-Shyampur, P.O-Durgapur, Pin-713201, 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, 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 she acquired by way of regd deed of sale being no-7455 of 1985 of an area of 2.85 decimal and by way of regd deed of sale being no-5762 of 1978 of an area of 3.5 decimal in connection with Plot no-RS-702, LR-3149 and name of the present LANDOWNER duly recorded in LR records of rights under Khatian no-LR-1284 in connection with Plot no-RS-702, LR-3149 and from the date of purchase she is 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-7385 of 2022, Volume No-2306-2022, Page No- 186337 to 186352 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.
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.

J. Roy
Adv
2

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 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 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.
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.

J. Roy
ADV

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-7385 of 2022, Volume No-2306-2022, Page No- 186337 to 186352** 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 my 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 **6.35 Decimal** comprising in **Plot No-RS-702, Plot No-LR-3149**, under LR Khatian No- **1284** 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: **Plot No-RS-702**. South : **75 ft wide PWD Road**. North: **Plot No-RS-702**. East : **Plot No-RS-702**.

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.

J. Roy
ADV

IN WITNESS WHEREOF the parties have executed this development power of attorney on this 19th day of September 2022 before ADSR office at Durgapur.

Witnesses:

1.

ADWIT A Lal
S/o - Banijyanti Lal
Durgapur West-16

Hari Tribedi
SIGNATURE OF THE EXECUTANT

2, Sudip Konar
S/o - Sukumar Konar
Durgapur- 12

DUTTA AND COMPANY
Signature of our attorney duly

3. Swapan Kumar Sen
Andel Harth Bezan
P.O ANA Raschimibandha.

Attested by us

Hari Tribedi
SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Joy Roy

Advocate , Durgapur Court

En no- F/595/562/2020

হস্তাসূত্রী টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসূল 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

Chita Datta

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



Hari Tribedi

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

Hari Tribedi

বাম হাত Left Hand						ফটো Photo
	বৃদ্ধাসূল 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
	বৃদ্ধাসূল 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



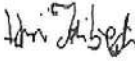
Deed No :	I-2306-09962/2022	Date of Registration	19/09/2022
Query No / Year	2306-8002602144/2022	Office where deed is registered	
Query Date	29/08/2022 7:02:10 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 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. 32,73,134/-		
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]:- 230607385/2022 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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3149 (RS :-702)	LR-1284	Vastu	Danga	6.35 Dec		32,73,134/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road,
Grand Total :					6.35Dec	0 /-	32,73,134 /-	



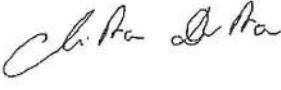
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs HASI TRIBEDI (Presentant) Wife of Late SISIR KUMAR TRIBEDI Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office	 <small>19/09/2022</small>	 <small>LTI 19/09/2022</small>	 <small>19/09/2022</small>
Shyampur, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx4P, Aadhaar No: 70xxxxxxxx8066, 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	DUTTA AND COMPANY 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 by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Chitta Dutta 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	 <small>Sep 19 2022 3:46PM</small>	 <small>LTI 19/09/2022</small>	 <small>19/09/2022</small>
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: 32xxxxxxxx6472 Status : Representative, Representative of : DUTTA AND COMPANY (as Proprietor)				

Identifier Details :

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

Identifier Of Mrs HASI TRIBEDI, Mr Chitta Dutta

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs HASI TRIBEDI	DUTTA AND COMPANY-6.35 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:- 3149, LR Khatian No:- 1284	Owner:হাসিরানী ত্রিবেদী, Gurdian:শিশির , Address:নিজ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Mrs HASI TRIBEDI

On 12-09-2022

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 32,73,134/-

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 12:00 hrs on 19-09-2022, at the Office of the A.D.S.R. DURGAPUR by Mrs HASI TRIBEDI ,Executant.

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

Execution is admitted on 19/09/2022 by Mrs HASI TRIBEDI, Wife of Late SISIR KUMAR TRIBEDI, Shyampur, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, 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, , 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 9321, 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 231175 to 231186

being No 230609962 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.09.20 11:36:08 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/09/20 11:36:08 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
