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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

31/8/22 3 → 8/26/22 861/22
पश्चिम बंगाल WEST BENGAL

AE 486555

Certified that the Document is admitted to registration. The endorsement sheet attached with this document are the Part of this document

Addl. District Sub-Registrar
Asansol, Dist - Paschim Bardhaman

31 AUG 2022

E-QUERY NO.- 23058002622861/2022

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

Army
(Adv)

NOV 2021
Shubhraj

TO ALL TO WHOM THESE PRESENTS shall come We, 1. MR. MUKESH JALAN, PAN - AGKPJ2460M 2. SRI BINOD KUMAR JALAN, PAN: AOWPJ0770J 3. SRI PRAMOD KUMAR JALAN , PAN: AUUPJ8072D, all son of Late Chothmal Jalan (alias Late Chothamal jalan, alias Late Couthmal Jalan),, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at S.P. Mukherjee Road Bye Lane Murgasol Asansol-713303 Dist: Paschim Burdwan hereinafter called and referred to as the "LAND OWNER / PRINCIPAL"(which expression shall unless excluded by or inconsistent with or repugnant to the context mean and include all his legal heirs, nominees, executors, administrators, representatives, successors and assigns) of the ONE PART.

- 2 - Land owner - Binod Kumar Jalan @ Binod Jalan.
3 - Land owner - Pramod Kumar Jalan @ Pramod Jalan.

WHEREAS:

A. The Land Owner / First party / Principal is the owner & possessor of the "Said Property" described in the Schedule 'A' below AND the Developer/ Attorney is 'M/S AVIGHNA INFRASTRUCTURES', (Pan: ABWFA8868P), a Partnership Firm having its registered office at S.P. Mukherjee Road 1st Right by lane Murgasol Asansol 713303 District - Paschim Bardhaman, West Bengal, India. (Hereafter called the "Attorney/Developer").

B. The Land Owner / Principal and the Developer have entered into an Deed of Development & Construction Agreement being no. - 1 7635 of 2022, dated - 31.08.22, registered with the Additional District Sub Registrar, Office at Asansol (hereafter called the "Development & Construction Agreement"), to develop the Said Property (hereafter the "Project") under the terms and conditions as detailed therein.

C. In terms of the Development Agreement and/or otherwise, the Land Owner / Principal is required and/or is desirous of appointing the Developer as his true and lawful Attorney for the purposes hereinafter mentioned.

NOW KNOW ALL BY THESE PRESENTS THAT we, the above named Land Owner / Principal, do hereby nominate, constitute and/or appoint **M/S AVIGHNA INFRASTRUCTURES**, a partnership Firm having its office at S.P. Mukherjee Road 1st Right by lane Murgasol Asansol 713303, the said Firm being represented by one of its partner **Mr. JASWANT SINGH**, (Pan No.: - AQEPS5892A), S/o Late Jarnail Singh by faith - Sikh, by occupation - Business, residing at S.P. Mukherjee Road 1st Right by lane Murgasol, Asansol - 713303, District - Paschim Bardhaman, West Bengal, India, (hereafter called the "Attorney"), to act as the true and lawful attorney of the Land Owner / Principal, for/or in the name of and/or on behalf of the Land Owner / Principal and the Attorney to do, exercise and perform all or any of

the following acts, deeds and/or things relating to the Said Property, duly on such terms, conditions, stipulations and covenants as expressed therein with specific demarcations as to the Owners' Allocation and the Developer's allocation in the proposed residential building to be constructed over the said property as per sanctioned building plan that is to say :-

1. To sign building plan or plans, and all papers and documents in this regard with any authority of the Asansol Municipal Corporation, ADDA, Fire, Forest, such other statutory authority, public body or Government, Semi-Government, undertaking, as the case may be and as may be necessary, deposit the building plan to the appropriate authority by the signature or signatures of the Attorney in our name and on our behalf and take delivery of the plan or plans and to make payments of all fees to the competent Authorities.
2. To take possession and retain possession of our aforesaid property for ourself and on our behalf for the purpose of undertaking construction of the proposed building thereat.
3. To take all steps in compliance with such other statutory body or Government bodies, local authorities, competent authority under the Urban Land (Ceiling and Regulation) Act, 1978, Land Acquisition Collector, Asansol Municipal Corporation, ADDA, or any other authority as may be necessary and to sign all papers and documents before any authority as above for the purpose of clearance and/or sanction and/or exemption certificate as our said appointed attorney may deem fit and proper.
4. To do all things necessary for the purpose of mutation and/or assessment of the said property and sign all papers and documents in our name and on our behalf.
5. To apply for cement, steel, brick, sand, stone-chips etc. required for the purpose of pursuing development work and/or construction at our said premises and to purchase necessary building materials required for the construction of the proposed building.
6. To appoint Architects, Engineers, Contractors, masons, laborers, sub-contractor, plumbers, electricians, supervisor, etc. for us and on our behalf for the purpose of pursuing development work and/or construction at our said property at the cost of the developer.
7. To negotiate on terms for and to agree to enter in any agreements or contracts with intending purchaser/s in the project as clearly mentioned in the Development Agreement.

Amy
(Adv)

the following acts, deeds and/or things relating to the Said Property, duly on such terms, conditions, stipulations and covenants as expressed therein with specific demarcations as to the Owners' Allocation and the Developer's allocation in the proposed residential building to be constructed over the said property as per sanctioned building plan that is to say :-

1. To sign building plan or plans, and all papers and documents in this regard with any authority of the Asansol Municipal Corporation, ADDA, Fire, Forest, such other statutory authority, public body or Government, Semi-Government, undertaking, as the case may be and as may be necessary, deposit the building plan to the appropriate authority by the signature or signatures of the Attorney in our name and on our behalf and take delivery of the plan or plans and to make payments of all fees to the competent Authorities.
2. To take possession and retain possession of our aforesaid property for ourself and on our behalf for the purpose of undertaking construction of the proposed building thereat.
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6. To appoint Architects, Engineers, Contractors, masons, laborers, sub-contractor, plumbers, electricians, supervisor, etc. for us and on our behalf for the purpose of pursuing development work and/or construction at our said property at the cost of the developer.
7. To negotiate on terms for and to agree to enter in any agreements or contracts with intending purchaser/s in the project as clearly mentioned in the Development Agreement.

Amy
(Adv)

8. To institute, defend and prosecute enforce or resist any suit or other actions and proceedings, appeals, in any Court of law within the jurisdiction of our property including criminal, revenue, civil and all or any other statutory authority and for which to execute warrant of attorney, Vakalatnama and other authorities, to act and plead, to appoint Advocate/s, Solicitors etc. and to sign and verify plaints, written-statements, petitioners and other pleadings including pleadings under Article 226 of the Constitution of India.
9. To appear and sign on our behalf before the Additional District Sub-Registrar, District Registrar, Registrar of Assurances and all other statutory authorities and to attend and admit registration of any documents in respect of developer's share.
10. To apply for and obtain sanction of electric-connection, water-connection, sewerage and drainage connection or any other connection related to our property on our behalf and to sign all papers, forms, applications and/or documents related thereto and to pay for all fees towards sanction of the same.
11. To take steps for collection of any refund from any other authority or authorities as the case may be from time to time and to represent on our behalf concerning our aforesaid property.
12. To apply in our name and on our behalf before the concerned authority or other concerned or competent authorities for obtaining necessary permissions, no-objections, licenses, etc. as may be found necessary and/or expedient by our said attorney in respect of the power and/or authorities so being conferred upon her.
13. To appear and represent our self in all matters concerning our aforesaid property including appearance before the Pollution Control Board, Income Tax, Sales Tax, Magistrates, Fire Brigade, concerned Police Authority or such other law enforcing statutory authorities or public authorities as may be required by our said attorney.
14. To submit declarations, statements, applications and/or returns to the concerned authorities if so required in respect of our said property.
15. To settle, adjust compound, compromise or submit to Arbitration of all actions, suits, accounts, claims and disputes, if any, arising amongst ourself and any other person or persons and to compound or compromise the same.
16. To concur in doing any one or more of the acts, deeds, and things hereinbefore mentioned in conjunction with any other person or persons without making me liable for any loss or damage on that account under any circumstances.

Ammy
(Adv)

17. To apply and obtain occupancy certificate from the concerned Asansol Municipal Corporation.
18. To enter into any agreement for sale to the portion or portions of Developer's Allocation (Save and except owners allocation), to any intending purchaser or purchasers and also receive the advance money or consideration money thereof by way of cash, cheque, draft etc. on our behalf.
19. To receive from the intending purchaser or purchasers any earnest money, part or full and/or advance or advances and also the balance of purchase money by way of cash, cheque, draft etc. to the portions of developer's allocation (Save and except owners allocation) on our behalf and to issue good, valid receipt and discharge for the same which will protect the purchaser or purchasers.
20. To sign, execute and register any agreements, conveyance/s etc. to the portions of developer's allocation on our behalf and to present such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Additional District Sub Registrar, District Registrar, Registrar of Assurances or Registrar having the authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respect as I can do the same myself.

21. *Be it mentioned that this power is always revocable.*

AND we do hereby agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or performed and caused to be done, executed or performed in connection with the said property under and by virtue of this deed.

SCHEDULE "A" ABOVE REFERRED TO

(Description of the entire property on or over which construction is to be made)

ALL THAT the piece and parcel of lands now treated as "BASTU" in total measuring about **12 (Twelve) Kottahas 01 (One) Chittacks 24 Sq.ft.** be the same a little more or less 'BASTU' class of LAND lying and situated within the Local Limits of Asansol Municipal Corporation ward : 19 (old), Additional District Sub Registrar Office - Asansol, District - Paschim Bardhaman, Pin - 7133303, Mouza - Asansol, J.L. No. 35, the particulars of which are as follows :-

- a. Being L.R. Khatian No. 4636, R.S. Plot No: 766 corresponding to L.R. Plot No. 949 (Land measuring 7 Cottahas 4 Chittaks more or less).

*Ammy
(Adv)*

b. Being L.R. Khatian No. 4635, 4637, L.R. Plot No. 951 corresponding to R.S. Plot No: 768 (Land measuring 8 Decimals i.e. 4 Cottahs 13 Chittaks, 24sqft).

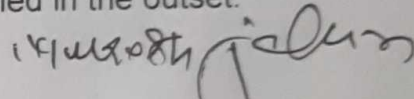
c. THE ENTIRE PROPERTY IS BUTTED AND BOUNDED AS FOLLOWS :
ON THE NORTH : Road. S.P. Mukherjee 15 fut by Lane.
ON THE SOUTH : Land of others.
ON THE EAST : Land of others.
ON THE WEST : Land of others.

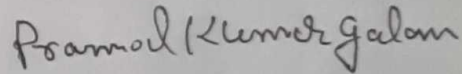
STRUCTURE – 100 sq. ft. Tile shed.

IN WITNESS WHEREOF the Parties have executed these presents before the A.D.S.R., Asansol on date, month and year mentioned in the outset.

WITNESSES:-

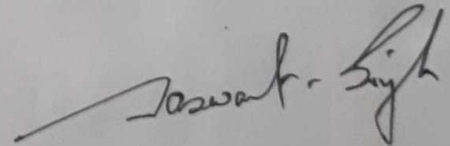
1. Rajkamal Gupta
S/o Jawahar Lal Gupta
S.P. Mukherjee Rd.
2nd Bylane, Murgesol.
713303


Pramod Kumar Galam



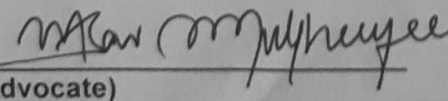
Signature of the Principal

2. Sanjay Julam
Pramod Kumar Julam
Asansol



Signature of the Attorney

Drafted & Prepared by me as per Instruction, directions & documents provided by both the parties and explained the contents to both the Parties in Vernacular (Hindi & English) and Printed in my office.



(Advocate)

PASCHIM BARDHAMAN DISTRICT JUDGE'S COURT AT ASANSOL

Enrolment No.- WB/549/2011.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Handwritten name: Jitendra Singh



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

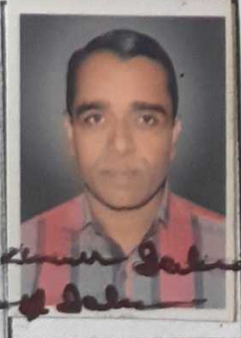
Handwritten name: Jitendra Singh



Handwritten name: Jitendra Singh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Handwritten name: Jitendra Singh



Handwritten name: Jitendra Singh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Handwritten name: Jitendra Singh



Handwritten name: Jitendra Singh

Major Information of the Deed

I-2305-07641/2022	Date of Registration	31/08/2022
2305-8002622861/2022	Office where deed is registered	
31/08/2022 1:30:50 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Name, Address Utsav Mukherjee Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9332021380, Status : Advocate		
Additional Transaction		
Development Power of Attorney after Registered		
Market Value		
Set Forth value		Rs. 70,99,542/-
Stamp duty 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]:- 230507635/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :



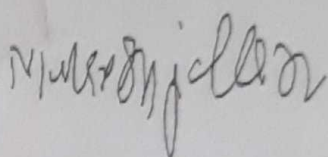
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bye Lane, Mouza: Asansol, , Ward No: 19 Pin Code : 713303

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-949	LR-4636	Bastu	Bastu	7 Katha 4 Chatak		42,41,245/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-951	LR-4635	Bastu	Bastu	4 Dec		14,18,180/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-951	LR-4637	Bastu	Danga	4 Dec		14,18,180/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :								
Grand Total :					19.9625Dec	0 /-	70,77,605 /-	
Grand Total :					19.9625Dec	0 /-	70,77,605 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	21,937/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	21,937 /-	

Personal Details :
Name, Address, Photo, Finger print and Signature



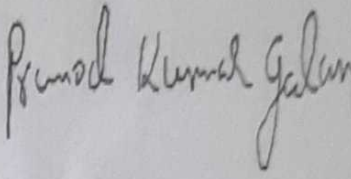
Name	Photo	Finger Print	Signature
Mr MUKESH JALAN Son of Late CHOTHMAL JALAN ALIAS CHOTHAMAL JALAN ALIAS COUTHMAL JALAN Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office			
	31/08/2022	LTI 31/08/2022	31/08/2022

SP MUKHERJEE RD BYE LANE, Block/Sector: MURGASOLE, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx0M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office

Name	Photo	Finger Print	Signature
2 Mr BINOD KUMAR JALAN, (Alias: Mr BINOD JALAN) (Presentant) Son of Late CHOTHMAL JALAN ALIAS COUTHMAL JALAN ALIAS CHOTHAMAL JALAN Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office			
	31/08/2022	LTI 31/08/2022	31/08/2022

SP MUKHERJEE RD BYE LANE, Block/Sector: MURGASOLE, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx0J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office

...UMAR
 ... Mr
 ...ALAN)
 ... CHOTHMAL
 ... ALIAS CHOTHAMAL
 ... ALIAS COUTHMAL
 ...
 Executed by: Self, Date of
 Execution: 31/08/2022
 Admitted by: Self, Date of
 Admission: 31/08/2022 ,Place
 : Office

Photo	Finger Print	Signature
		
31/08/2022	LTI 31/08/2022	31/08/2022

SP MUKHERJEE RD BYE LANE, Block/Sector: MURGASOLE, City:- Asansol, P.O:- ASANSOL, P.S:-
 Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste:
 Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx2D,Aadhaar No Not Provided,
 Status :Individual, Executed by: Self, Date of Execution: 31/08/2022
 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AVIGHNA INFRASTRUCTURES SP MUKHERJEE RD, Block/Sector: 1ST RIGHT BYE LANE, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: ABxxxxxx8P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :



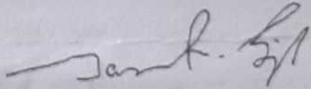


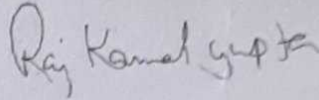
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JASWANT SINGH Son of Late JARNAIL SINGH Date of Execution - 31/08/2022 , , Admitted by: Self, Date of Admission: 31/08/2022, Place of Admission of Execution: Office			
	Aug 31 2022 2:01PM	LTI 31/08/2022		31/08/2022
SP MUKHERJEE RD 1ST RIGHT BYE LANE, Block/Sector: MURGASOLE, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2A,Aadhaar No Not Provided Status : Representative, Representative of : AVIGHNA INFRASTRUCTURES (as PARTNER)				

	Photo	Finger Print	Signature
Gupta Mr Lal Gupta Road 2nd Bye Lane Asansol, P.O:- Asansol, District- Paschim West Bengal, India, PIN:-			
	31/08/2022	31/08/2022	31/08/2022

Witness: Mr. MUKESH JALAN, Mr BINOD KUMAR JALAN, Mr PRAMOD KUMAR JALAN, Mr JASWANT SINGH

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr MUKESH JALAN	AVIGHNA INFRASTRUCTURES- 4 Dec- 4 Chatak

Transfer of property for L2



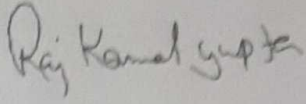
Sl.No	From	To, with area (Name-Area)
1	Mr PRAMOD KUMAR JALAN	AVIGHNA INFRASTRUCTURES 4 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Mr BINOD KUMAR JALAN	AVIGHNA INFRASTRUCTURES 4 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr MUKESH JALAN	AVIGHNA INFRASTRUCTURES-100.00000000 Sq Ft

	Photo	Finger Print	Signature
Gupta Mahar Lal Gupta ee Road 2nd Bye Lane City:- Asansol, P.O:- Asansol, Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303			
	31/08/2022	31/08/2022	31/08/2022

Identifier Of Mr MUKESH JALAN, Mr BINOD KUMAR JALAN, Mr PRAMOD KUMAR JALAN, Mr JASWANT SINGH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MUKESH JALAN	AVIGHNA INFRASTRUCTURES-7 Katha 4 Chatak
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr PRAMOD KUMAR JALAN	AVIGHNA INFRASTRUCTURES-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr BINOD KUMAR JALAN	AVIGHNA INFRASTRUCTURES-4 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr MUKESH JALAN	AVIGHNA INFRASTRUCTURES-100.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bye Lane, Mouza: Asansol, , Ward No: 19 Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 949, LR Khatian No:- 4636	Owner:মুকেশ জালান, Gurdian:চৌখমল জালান, Classification:বাস্তু, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 951, LR Khatian No:- 4635	Owner:প্রমোদ কুমার জালান, Gurdian:চৌখমল জালান, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 951, LR Khatian No:- 4637	Owner:বিনোদ জালান, Gurdian:চৌখমল জালান, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Registration under section 60 and Rule 69.
Book - I
Number 2305-2022, Page from 168393 to 168406
No 230507641 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.09.01 16:06:26 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/09/01 04:06:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)