

8067/24

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27990/24

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
gements Attached with this
Documents are the Part of this
Document.

AF 997620

A.D.S.R. Durgapur
Paschim Bardhaman

01 AUG 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, **SRI. HARADHAN GOPE** [PAN-BYWPG4438] Son of Karttick Chandra Gope, by Nationality- Indian, by faith- Hindu, by occupation- cultivation, resident of Arrah, Ghosh Para, P.O.- Arrah, P.S.-Kanksa, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713212, India, do hereby state and declare as follows:-

(Handwritten signature)

WHEREAS 50 decimal land being R.S. Plot no-1565 (Part) of Mouza-Arrah, was purchased by landowner vide deed No- 3655 for the year 1974 of Joint Sub Registrar, Raniganj at Durgapur and after that he mutated his name in L.R. R.O.R. and converted the land from Baaid to Commercial Bastu vide conversion case No- CN/2023/2303/889 from the office of S.D. L. & L.R.O, Durgapur Paschim Bardhaman and First Part offered 39.70 (Thirty Nine Point Seven Zero) Decimal land out of 50 decimal land for construction of a multi storied building.

AND WHEREAS I entered into a Development Agreement with "**PAULAMI REALTY PRIVATE LIMITED**" [PAN- AAKCP0347E] a company incorporated under the provisions of the Companies Act, 2013 having its registered office at: C-30, Bikramaditya Sarani, P.O.- Bidhannagar, City: Durgapur, P.S.-New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713212, represented by its **Director SRI. CHIRANJIT DEY [PAN-AWLPD9010C]** S/o Nagendranath Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of: Shyampur Colony, P.O.- Durgapur, , P.S.-Coke-Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713201, and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I-230601209 for the year 2024, Serial No- 1243 for the year 2024, Page no. 18580 to 18606, Volume No. 2306-2024.**

AND WHEREAS I do hereby nominate, constitute and appoint, with "**PAULAMI REALTY PRIVATE LIMITED**" [PAN- AAKCP0347E] a company incorporated under the provisions of the Companies Act, 2013 having its registered office at: C-30, Bikramaditya Sarani, P.O.- Bidhannagar, City: Durgapur, P.S.-New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713212, represented by its **Director SRI. CHIRANJIT DEY [PAN-AWLPD9010C]** S/o Nagendranath Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of: Shyampur Colony, P.O.- Durgapur, , P.S.-Coke-Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713201 as



my Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection upon my Landed property either solely or jointly:

1. To submit building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Molandighi Gram Panchayat or B.L.& L.R.O or any Govt. Offices or any offices for any purpose in connection of development of said land and erection of flat and building thereon.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the risk and cost of the Developer i.e. **"PAULAMI REALTY PRIVATE LIMITED"**.
3. To represent me before the concerned Registrar Office for registering, Sale/agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc all of which will be constructed over and above my Land Property mentioned in the schedule, save and except that portion, which is allotted in my favour through clause 1.8 of Development Agreement registered before **A.D.S.R. Durgapur vide deed no. I-230601209 for the year 2024, Serial No- 1243 for the year 2024, Page no. 18580 to 18606, Volume No. 2306-2024, which is particularly mentioned in Second Schedule hereinbelow.**
4. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers at their own liability.


br.

5. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned property.
6. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me by any third party in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in their behalf.
7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
8. To appear before any office or authority of the Govt. or Molandighi Gram Panchyat or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
9. 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 Molandighi 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.
10. To deposit any fees or charges in the office of Molandighi 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.



6.

11. To receive building plan or revised plan after sanction from the competent authority.
12. To apply and obtain loan from any Bank for the purpose of Development of my Schedule mentioned land and, for this purpose, the Developer will be entitled to mortgage my Schedule mentioned Land with any Bank subject to exclusive responsibility of repaying such loan by themselves at their own effort/endeavor and, the Landowner will not be liable for any claims whatsoever concerning such mortgage or loan, if arises in future.
13. To apply for any type of connection (water, electricity, Gas, etc) either in their own name or in the name of firm at their own cost.
14. To enter into agreement for construction or painting of building with any contractor and to dismiss the said contractor if they deem necessary at their own liability.
15. To bring any proceeding or any suit on my behalf if necessary, in connection with said plot against any person(s) or any authorities before any court of law with prior written consent from me.
16. To appear and act in all court 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.
17. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
18. 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.



Handwritten signature

19. To execute any affidavit or bond or any documents in favour of customer or office at their own liability and risk.
20. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
21. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising powers given to him, on my behalf and for protecting my interest involved, in connection with the powers already specifically enumerated herein above.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over all the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of **Bastu** land admeasuring about **39.70 (Thirty Nine Point Seven Zero) Decimal** more or less under **Mouza-Arrah**, J.L. No- 91, P.S.: Kanksa, R.S. Plot no-1565 (Part), corresponding L. R. Plot No-1656 comprised in **L.R. Khatian No-722**, under the jurisdiction of Malandighi Gram Panchyat, Dist-Paschim Bardhaman, Butted and Bounded by:-

North:- Land of Sanyasicharan Gope & Sadhucharan Gope

South:- Rest Land of Landowner

East:- 20 ft. wide Road

West:- Land of Sanyasicharan Gope & Sadhucharan Gope

**SECOND SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LANDOWNERS ALLOCATION)**

Floor No.	Flat No.	Salable Area in Sq. Ft.
1 st Floor	1-B	1357.2 (One Thousand Three Hundred Fifty Seven point Two)
1 st Floor	1-J	949.18 (Nine Hundred Forty Nine point One Eight)
2 nd Floor	2-B	1280.68 (One Thousand Two Hundred Eighty point Six Eight)
3 rd Floor	3-D	1264.27 (One Thousand Two Hundred Sixty Four point Two Seven)
4 th Floor	4-E	1317.52 (One Thousand Three Hundred Seventeen point Five Two)
4 th Floor	4-I	1290.42 (One Thousand Two Hundred Ninety point Four Two)
5 th Floor	5-H	856.74 (Eight Hundred Fifty Six point Seven Four)
6 th Floor	6-F	1318.4 (One Thousand Three Hundred Eighteen point Four)
6 th Floor	6-J	949.18 (Nine Hundred Forty Nine point One Eight)
7 th Floor	7-A	1370.85 (One Thousand Three Hundred Seventy point Eight Five)
7 th Floor	7-I	1290.42 (One Thousand Two Hundred Ninety point Four Two)
8 th Floor	8-H	856.74 (Eight Hundred Fifty Six point Seven Four)



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the **31st Day of July, 2024** before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

- ① Saw. - You
to You - You
Viu - Agasa. Dr-15
P.S. - Agasa. Dis. Bury
for Rom Bury
- ② Apmba Satn
Sio Anu Kn. Satn
vill - Punsha
P.S. - Durgapur - 7

Hara Singh Gope

EXECUTANT

PAULAMI REALTY PVT. LTD.
Chandra Kumar
Director

Signature of Attorney Holders

Hara Singh Gope

Attested by the Executant

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.

Subrata Mukherjee

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007.

DETAILS OF IDENTIFIER WITH PHOTO

1. NAME (নাম) : SURAJIT MONDAL
2. FATHER/HUSBAND NAME : MANORANJAN MONDAL
(পিতা / স্বামীর নাম)
3. OCCUPATION (পেশা) : LAW CLERK
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
5. VILLAGE/TOWN (গ্রাম) : ANGADPUR
6. POST OFFICE (পোস্ট অফিস) : ANGADPUR
POLICE STATION (থানা) : COKE - OVEN PIN : 713215
DISTRICT (জেলা) : PASCHIM BARDHAMAN STATE (রাজ্য) : WEST BENGAL
7. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা / দাতা গনকে সহিত সম্পর্ক) Other,
8. AADHAAR NO : 7372 4361 9968

Development Power of Attorney

আমি (শনাক্তকারী) ~~Sale Deed~~ এ দলিলে (Query No.)

Haradhan Gope Das বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, Surajit Mondal as identifier identifying the executants of the concerned deed

(Query No.) 8002040904/2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Surajit Mondal

IDENTIFIER SIGNATURE

(শনাক্তকারীর সাক্ষর)

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Hazza Nshan Gope

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Hazza Nshan Gope

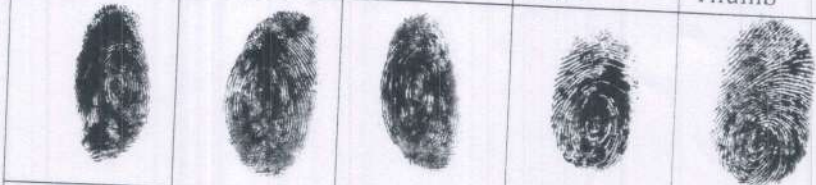
Signature of the Executants/presentation



Cloumbe Jui.

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



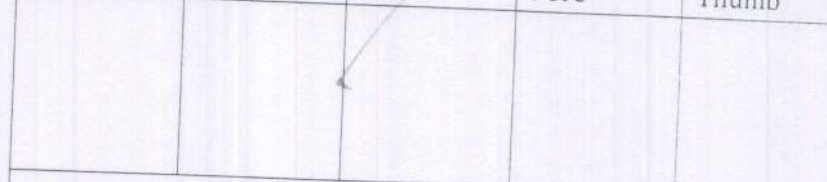
Signature:-

Cloumbe Jui.

Signature of the Executants/presentation

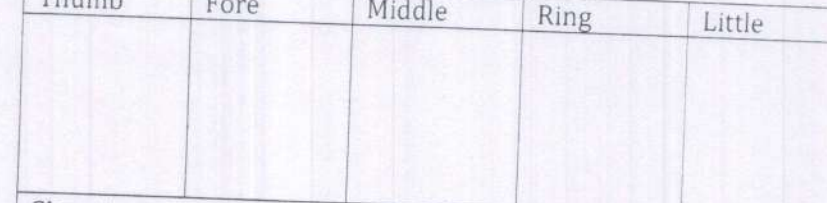
(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Major Information of the Deed



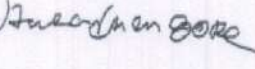
Deed No :	I-2306-07990/2024	Date of Registration	01/08/2024
Query No / Year	2306-8002040904/2024	Office where deed is registered	
Query Date	30/07/2024 2:00:00 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE PURSHA, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8101891226, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,00,22,265/-		
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]- 230601209/2024		

Land Details :

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

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-1656 (RS :-)	LR-722	Bastu	Baid	39.7 Dec		1,00,22,265/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					39.7Dec	0 /-	100,22,265 /-	

Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr HARADHAN GOPE (Presentant) Son of Late CHANDRA KARTTICK GOPE Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office		 Captured	
		31/07/2024	LTI 31/07/2024	31/07/2024

Ghosh Para, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: BYxxxxxx6M, Aadhaar No: 22xxxxxxxx3383, Status :Individual, Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PAULAMI REALTY PRIVATE LIMITED C-30, Bikramaditya Sarani, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxxx7E,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
	Mrs CHIRANJIT DEY Wife of Mr NAGENDRANATH GUHA Date of Execution - 31/07/2024, , Admitted by: Self, Date of Admission: 31/07/2024, Place of Admission of Execution: Office		 Captured LTI 31/07/2024	
	Shyampur Colony, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AWxxxxxx0C, Aadhaar No: 46xxxxxxxx3012 Status : Representative, Representative of : PAULAMI REALTY PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL ANGADPUR, City:- Durgapur, P.O:- ANGADPUR, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215		 Captured	
	31/07/2024	31/07/2024	31/07/2024
Identifier Of Mrs CHIRANJIT DEY, Mr HARADHAN GOPE			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr HARADHAN GOPE	PAULAMI REALTY PRIVATE LIMITED-39.7 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:- 1656, LR Khatian No:- 722	Owner:হারাধন গোস্ব, Gurdian:কার্তিক , Address:নিজ , Classification:বাইদ, Area:1.30000000 Acre,	Mr HARADHAN GOPE

Endorsement For Deed Number : I - 230607990 / 2024

On 30-07-2024

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 1,00,22,265/-

Santanu Pal

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

On 31-07-2024

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

Presented for registration at 12:42 hrs on 31-07-2024, at the Office of the A.D.S.R. DURGAPUR by Mr HARADHAN GOPE ,Executant.

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

Execution is admitted on 31/07/2024 by Mr HARADHAN GOPE, Son of Late CHANDRA KARTTICK GOPE, Ghosh Para, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-07-2024 by Mrs CHIRANJIT DEY, DIRECTOR, PAULAMI REALTY PRIVATE LIMITED, C-30, Bikramaditya Sarani, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, 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 3298, Amount: Rs.50.00/-, Date of Purchase: 29/07/2024, Vendor name: SOMNATH CHATTERJEE

Santanu Pal

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

On 01-08-2024

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

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

