

158/21

P-169/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

P 08  
 36340 / 2021  
 1/Jan  
 06.01.2021

Certified that the document is  
 attested to registration. The  
 signature sheet and endorsement  
 sheet attached to the document  
 are the part of this document.

888904

Dist. Sub-Registrar  
 06.01.2021  
 08 JAN 2021

**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENT SHALL COME, I, KAUSHIK  
 SARKER, (PAN: AKQPS5423B and Aadhar Card No: 6456 9311  
 1710) son of Late Bimalendu Sarker, by faith- Hindu, by  
 occupation- Business of Ward No. 6, Muradihi Colony, College  
 Road, Post Office and Police Station, Sainthia, District- Birbhum,  
 Pin- 731234, West Bengal, India, state as follows:-

R

WHEREAS I am the sole and absolute owner of all that piece and parcel of land measuring an area of 24.92 decimal (vitti) be the same or little more or less within the Municipality of Sainthia comprised in L.R. Plot No. 37, Mouza- Muradihi, J.L. No. 97, Post Office and Police Station Sainthia, District- Birbhum, holding No. 321/A, ward No. 6, morefully described in the schedule written below:

AND WHEREAS being desirous of making construction of a Ground Plus four (G+4) storied building with basement on my aforesaid property, I have entered into an agreement for development with the Developer/Promoter M/S. MON CONSTRUCTION a Proprietorship firm having its registered office at Ward No. 4, Sainthia Hattala, P.O. & P.S. Sainthia, District - Birbhum, Pin - 731234, represented by its proprietor MR. MONOJ CHOWDHURY (PAN AFEPC9207L and AADHAR CARD No. 4724 0965 3414), son of Mr. Madhusudan Chowdhury residing at Ward No. 2, New Bridge Road, Post Office and Police Station - Sainthia, District - Birbhum, PIN- 731234 which was executed on 12<sup>th</sup> November 2020 and has been duly registered in the District Sub-Registrar, Suri, vide Deed No. 128/2021, Book No. 1 Dated 06.01.2021

2



AND WHEREAS for the purpose of smooth running of construction work of the said proposed building as well as to sell or transfer of the Shops/Flats/Apartment garage/Car parking space with all amenities etc. of the said building according to the allocation of area as per the Development Agreement vide DEED NO.128/2021, BOOK NO.1 dated 06.01.2021 Registered in District Sub Registrar Office, Suri, Birbhum, I am desirous to appoint the said developer as my true and lawful attorney to do, act and perform all or any of the following acts, deeds and things.

NOW KNOW ALL MEN BY THIS POWER OF ATTORNEY, I, Koushik Sarker, son of Late Bimalendu Sarker (PAN NoAKQPS5423B and Aadhar No: 6456 9311 1710) residing at ward No. 6, Muradihi Colony, college Road, P.O and P.S. Sainthia, District- Birbhum, Pin- 731234, West Bengal, India, do hereby nominate, appoint and constitute M/S MON CONSTRUCTION" a Proprietorship firm having its registered office at Ward No. 4, Sainthia Hattala, P.O. & P.S. Sainthia, District - Birbhum, Pin - 731234, represented by its proprietor MR. MONOJ CHOWDHURY (PAN AFEPC9207L and AADHAR CARD No.4724 0965 3414), son of Mr. Madhusudan Chowdhury residing at Ward No. 2, New Bridge Road, Post Office and Police Station - Sainthia, District - Birbhum, PIN- 731234, as my true and lawful ATTORNEY in my name and on my behalf to do all acts, deeds and things in respect of my said property Measuring 24.92 Decimals(vitti)situated at L.R. Plot No. 37, Mouza- Muradihi, J.L. No. 97, Post Office and Police

*R*

Station Sainthia, District- Birbhum, holding No. 321/A, ward No. 6 more fully described in the schedule hereunder:

- To raise multi-storied building on my said property, more fully described in the schedule hereunder.
- To prepare the building plan and to sanction the same and/or to renew and/or modify the said building plan to be sanctioned by the Municipality of Sainthia or any required Authority, if necessary to sign and execute all sorts of declaration, undertakings, indemnity and other bonds and affidavits for such purposes as decided.
- To pay taxes, rates, charges, expenses and other outgoings whatsoever payable for and on account of my said property or any part thereof and to obtain valid discharges in respect thereof except the scheduled Land.
- To manage, control and supervise the construction work of the said proposed building on my said property and for that matter bring, purchase, procure all sorts of building materials, electrical and sanitary fittings and fixtures.
- To engage architects, engineers, masons, plumbers, electricians, carpenters and all other workmen or any other personnel whose services may have to be necessary for the purpose of construction of said building and finishing the same and to sign all contracts papers and documents as may be necessary in connection therewith.

*Sc*

- To apply for and obtain permission for steel, cement bricks and other building materials, if required for construction of the said proposed building.
- To apply for obtaining electricity, water, gas, telephone connection (temporary or permanent) and underground cables, sewerage and drainage connecting to the said property.
- To enter into agreement for sale of flats, garages and other covered and open spaces of the said proposed building according to Developers allocation of area as per the Development Agreement vide DEED NO.128/2021, BOOK NO.1 dated 06.01.2021 Registered in District Sub Registrar Office, Suri, Birbhum..
- To receive from the intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of purchase money in respect of the flats, garages etc. of the said building according to their allocation of area as per the Development Agreement vide DEED NO.128/2021, BOOK NO.1 dated 06.01.2021 Registered in District Sub Registrar Office, Suri, Birbhum.
- To enter into Agreement for sale and dispose of all or any of the flat or flats, shop or shops, garage or garages that to be constructed on the said plot of land on ownership basis according to their allocation of area as per the Development





Agreement vide DEED NO.128/2021, BOOK NO.1 dated 06.01.2021 Registered in District Sub Registrar Office, Suri, Birbhum..

- To present the Conveyance, or other documents or transfer that may be executed by the said Attorney in respect of the share of Developer's allocation.
- To issue "No Objection Certificate" to any intending Purchaser/purchasers for any house building and/or commercial loan from any Bank, Company, Firm and other financial institution.
- To appear and represent us before the Settlement Office, revenue Officer, B.L. & L.R.O., Municipality, Fire Bridge, Police Station and other authorities and to sign, verify and file any applications/ petitions, affidavit, undertaking declaration and all other documents and papers.
- To institute, defend, prosecute, enforce or resist any suit or other actions and proceedings, appeals in any Court of Law anywhere within the territory of India including Civil and Criminal, in our names and on our behalf or against us and other authorities to act and to plead and to adduce evidence before any court of law in our names and on our behalf and to sign and verify the plaint, written statement, petitions and other pleadings including pleadings under article 226 of the Constitution of India and to present any Memorandum of Appeals, Accounts, Inventories and accept service of

*h*

summons, notice and other legal process and to enforce judgement to execute any decree or order, to appoint and engage in our names and on our behalf Advocates, Attorneys.

- To settle compromise all action, suits, accounts, claims and disputes between me and any other person or persons.

AND GENERALLY to do all acts, deeds and things concerned authority hereby granted in respect of the said property which I myself could have done lawfully under my own hand and seal, if present personally.

AND I do hereby ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or performe or cause to be done, executed or performed in connection with the construction of the said multi-storied building by virtue of this POWER OF ATTORNEY notwithstanding no express Power in that behalf is hereunder provided. This Power of Attorney will be cancelled automatically on completion of the entire project and sell or the flats, garages etc. of the said building.

*h*

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 24.92 Decimals (vitti) comprised in L.R. Plot No. 37, Mouza- Muradihi, J.L. No. 97, Post Office and Police Station Sainthia, District- Birbhum, holding No. 321/A, ward No. 6, together with all other rights of easement attached thereto, butted and bounded as follows:-

- |               |                                |
|---------------|--------------------------------|
| On the North: | House of Kaushik Sarker.       |
| On the South: | College Road (30 ft. wide).    |
| On the East:  | Vacant Land of Bibhas Acharya. |
| On the West:  | House of Sukumar Debnath.      |

SIGNED, SEALED AND DELIVERED ON 06.01.2021.  
by the PARTIES at Sainthia in presence of:

**WITNESSES:**

- i) Subal Basak  
Sainthia
- ii) Ramesh Das.  
Sainthia, Birbhum.

Kamshik Sarker.  
**LAND OWNER**

MON CONSTRUCTION  
Monoj Chowdhury  
Proprietor.

**DEVELOPER/PROMOTER**

Drafted & Prepared by:

Andranil Chandra.  
Advocate  
High Court, Calcutta  
F-1046/777 of 1997












Kamshik Sarker.  
Monoj Chowdhury



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name KAUSHIK SARKAR

Signature *Kaushik Sarkar*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name MANOJ CHAUDHARY

Signature *Manoj Choudhary*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....



भारत सरकार  
GOVERNMENT OF INDIA



कौशिक सरकार  
Kaushik Sarker  
DOB: 19-11-1968  
MALE



भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTITY AUTHORITY OF INDIA

रूपसा नं 27, मुरादिहि कलोनी  
कलेज रोड, सैथिया,  
सैथिया (एम), सैथिया,  
बीरभूम, पश्चिमबंग, 731234

RUPSA NO 27, MURADIHI  
COLONY COLLEGE ROAD,  
SAINTHIA, Sainthia,  
Sainthia, Birbhum, West  
Bengal, 731234

6456 9311 1710

Mera Aadhaar, Meri Pehchaan

6456 9311 1710

Mera Aadhaar, Meri Pehchaan

*Kaushik Sarker*

  
भारत सरकार  
Government of India

  
নামঃ মৌদী  
Manoj Chowdhury  
পিতা : মধুসূদন চৌধুরী  
Father: MADHUSUDAN CHOWDHURY  
জন্মতারিখ / DOB: 28/01/1978  
পুরুষ / Male



4724 0965 3414

आधार - साधारण মানুষের অধিকার

  
भारत  
Unique Identification Authority of India

ঠিকানা:  
ওয়ার্ড ২, নিউ ব্রিজ রোড,  
সান্থিয়া, সান্থিয়া (জে),  
বর্ধমান, বীজপুর, পশ্চিমবঙ্গ,  
731234

Address:  
WORD2, NEW BRIDGE ROAD,  
SANTHIA, Santia, Santia,  
Birham, West Bengal, 731234

4724 0965 3414

 1800 300 1847  
 help@uaid.gov.in  
 www.uaid.gov.in

Manoj Chowdhury














Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. BIRBHUM, District Name :Birbhum

Signature / LTI Sheet of Query No/Year 03018000036340/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Kaushik Sarker Muradhi Colony Word No 6, P.O:- Sainthia, P.S:- Sainthia, Sainthia, District:-Birbhum, West Bengal, India, PIN - 731234	Principal			
2	Mr Monoj Chowdhury Sainthia Hattala, P.O:- Sainthia, P.S:- Sainthia, District:-Birbhum, West Bengal, India, PIN - 731234	Represent ative of Attorney [Ms Mon Constructi on ]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Biswanath Maji Son of Late Sarti Ram Maji Suri, P.O:- Suri, P.S:- Suri, District:- Birbhum, West Bengal, India, PIN - 731101	Mr Kaushik Sarker, Mr Monoj Chowdhury			

(Sati Prosad  
Bandopadhyay)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R.  
BIRBHUM

### Major Information of the Deed

Deed No :	I-0301-00169/2021	Date of Registration	08/01/2021
Query No / Year	0301-8000036340/2021	Office where deed is registered	
Query Date	06/01/2021 4:15:30 PM	0301-8000036340/2021	
Applicant Name, Address & Other Details	Biswanath Maji Suri,Thana : Suri, District : Birbhum, WEST BENGAL, Mobile No. : 9732125622, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,01,42,440/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 030100128/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Birbhum, P.S:- Sainthia, Municipality: SAINTHIA, Mouza: Muradihi, Pin Code : 731234

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-37	LR-1774	Vity	Vity	24.92 Dec		1,01,42,440/-	Width of Approach Road: 30 Ft., . Project Name :
<b>Grand Total :</b>					<b>24.92Dec</b>	<b>0 /-</b>	<b>101,42,440 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Kaushik Sarker (Presentant )</b> Son of Late Bimalendu Sarker Muradihi Colony Word No 6, P.O:- Sainthia, P.S:- Sainthia, Sainthia, District:- Birbhum, West Bengal, India, PIN - 731234 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx3B, Aadhaar No: 64xxxxxxxx1710, Status :Individual, Executed by: Self, Date of Execution: 06/01/2021 , Admitted by: Self, Date of Admission: 06/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/01/2021 , Admitted by: Self, Date of Admission: 06/01/2021 ,Place : Pvt. Residence

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Ms Mon Construction</b> Sainthia Hattala, P.O:- Sainthia, P.S:- Sainthia, District:-Birbhum, West Bengal, India, PIN - 731234 , PAN No.:: AFxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Monoj Chowdhury</b> Son of Mr Madhusudan Chowdhury Sainthia Hattala, P.O:- Sainthia, P.S:- Sainthia, District:-Birbhum, West Bengal, India, PIN - 731234, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFxxxxxx7L, Aadhaar No: 47xxxxxxxx3414 Status : Representative, Representative of : Ms Mon Construction (as proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Biswanath Maji</b> Son of Late Santi Ram Maji Suri, P.O:- Suri, P.S:- Suri, District:- Birbhum, West Bengal, India, PIN - 731101			
Identifier Of Mr Kaushik Sarker, Mr Monoj Chowdhury			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Kaushik Sarker	-24.92 Dec

**Land Details as per Land Record**

District: Birbhum, P.S:- Sainthia, Municipality: SAINTHIA, Mouza: Muradihi, Pin Code : 731234

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 37, LR Khatian No:- 1774	Owner:শ্রীশ্রী কলকল, Gurdian:কলকল , Address:কলকল , Classification:কলকল, Area:0.52000000 Acre,	Owner Name not selected by applicant.



On 06-01-2021

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

Presented for registration at 18:00 hrs on 06-01-2021, at the Private residence by Mr Kaushik Sarker ,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 1,01,42,440/-

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

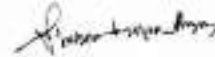
Execution is admitted on 06/01/2021 by Mr Kaushik Sarker, Son of Late Bimalendu Sarker, Muradihi Colony Word No 6, P.O: Sainthia, Thana: Sainthia, , City/Town: SAINTHIA, Birbhum, WEST BENGAL, India, PIN - 731234, by caste Hindu, by Profession Business

Identified by Mr Biswanath Maji, , Son of Late Santi Ram Maji, Suri, P.O: Suri, Thana: Suri, , Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by profession Others

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

Execution is admitted on 06-01-2021 by Mr Monoj Chowdhury, proprietor, Ms Mon Construction, Sainthia Hattala, P.O:- Sainthia, P.S:- Sainthia, District:-Birbhum, West Bengal, India, PIN - 731234

Identified by Mr Biswanath Maji, , Son of Late Santi Ram Maji, Suri, P.O: Suri, Thana: Suri, , Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by profession Others



**Sati Prosad Bandopadhyay  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. BIRBHUM  
Birbhum, West Bengal**

On 08-01-2021

**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.

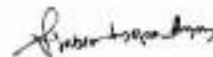
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 348, Amount: Rs.50/-, Date of Purchase: 06/01/2021, Vendor name: Sk Selim Hossain



**Sati Prosad Bandopadhyay  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. BIRBHUM  
Birbhum, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0301-2021, Page from 3292 to 3309

being No 030100169 for the year 2021.



*Sati Prosad Bandopadhyay*

Digitally signed by SATIPRASAD  
BANDYOPADHYAY  
Date: 2021.01.08 12:56:45 +05:30  
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 2021/01/08 12:56:45 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. BIRBHUM

West Bengal.

(This document is digitally signed.)