

1959

I-1865/2020

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

26AA 153396

20.05.20

13.37.

**Development Power Of Attorney**

After Regd. Development agreement No. I - 6784/19

KNOW ALL MEN BY THESE PRESENTS I **Shri Kamala Kant Shastri** (PAN NO> BOCPS8793D) & Aadhaar No. 4469 2696 2451) S/o Uma Kant Pandey, by caste: Hindu, Occupation : Chartered Accountant, the citizen of India and the Resident of - Flat No. 11B/T3, Salarpuria Gardenia, Post Office : Bidhan Nagar, P.S.: New Township, City : Durgapur, Pin \_ 713212, Dist : Bardhaman West, do hereby state and declare as follows :-

Whereas I am the absolute owner of the land measuring more or less 23 decimals under Mouza Kururia, J. L. No. 56, (1) R.S. Plot No. 696, appertaining to L.R. Plot No. 446admeasuring an area being 12 decimals, (2) R. S. Plot No.697, appertaining to L.R. Plot No. 2071 admeasuring an area being 11 decimals, in L. R Khatian 3700, By Classification - Bastu, Under the Jurisdiction of Durgapur Municipal Corporation, Dist. Bardhaman West.

to be signed by the Registrar and the Registrar of the District. The Registrar of the District is the Part of the Document.

A. B. S. Durgapur Bardhaman

20 MAR 2020

Adw

Serial No. 1390 Date 17-3-20  
Sold to M. and C. Reddy.  
Address Dgt. K.  
Value of Stamps 29  
Date of Purchase 13 MAR 2020  
from the [unclear]  
Name of the [unclear]  
Purchased by [unclear]

Subrata Kumar Chakraborty  
Stamp Vendor  
A. D. S. R. Office, Durgapur-16  
Licence No. 5 of 1989



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

20 MAR 2020

# भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

26AA 153397

And Whereas I have entered into a Development Agreement with **M/s M & K Realtors**, a partnership firm having its registered office at MSAV 22, 2 nd Floor, Bengal Ambuja Housing, post Office - City Centre, Durgapur, Pin- 713216, Dist : bardhaman West,, represented by its partner **Sri AVINASH KUMAR** ( PAN NO. AYRPK7047E ) & ( Aadhaar No. 4142 4490 9657 ) , Son of Lt. Kanhaiya Lal Agarwal, by faith Hindu , by occupation Business, the citizen of India and being the resident of Kanni Ram Chowk, Arya Samaj Mandir Road , Post office : Daltonganj, P.S. Daltonganj Sadar, Dist : Palamu, Jharkhand. And presently residing at 4/5 , DEROJIO PATH, Sail Co-Op Society, Kabiguru 2<sup>nd</sup> Bus Stand, City Centre, Durgapur - 713216. Paschim Bardhaman. and the same has been duly registered before the A.D.S.R. Durgapur Vide Deed No. 1 - 6784 for the year 2019, Serial No - 7049 for the year 2019.

And Whereas I do hereby nominate, constitute and appoint M/s M & K Realtors, , a partnership firm having its registered office at MSAV 22, 2 nd Floor, Bengal Ambuja Housing, post Office - City Centre, Durgapur, Pin- 713216, Dist : bardhaman West,, represented by its partner **Sri AVINASH KUMAR** ( PAN NO. AYRPK7047E ) & ( Aadhaar No. 4142 4490 9657 ) , Son of Lt. Kanhaiya Lal Agarwal, by faith Hindu , by occupation Business, the citizen of India and being the resident of Kanni Ram Chowk, Arya Samaj Mandir Road , Post office :

  
Adv.

Serial No. 1391 Date 17-3-20  
Sold to M. and Co. Realtors.  
Address Dgt 16.  
Value of Stamps 29  
Date of Purchase of Stamp Paper 13 MAR 2020  
from the Treasury  
Name of the Person who  
Purchased, L.

Subrata Kumar Chakraborty  
Stamp Vendor  
A. D. S. R. Office, Durgapur-1E  
Licence No. 5 of 1989



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

20 MAR 2020

# भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

45AB 241454

Daltonganj, P.S. Daltonganj Sadar, Dist : Palamu, Jharkhand. And presently residing at 4/5 , DEROJIO PATH, Sail Co-Op Society, Kabiguru 2<sup>nd</sup> Bus Stand, City Centre, Durgapur – 713216. Paschim Bardhaman. As my lawful Attorney to do and perform the following acts , Deeds and things on my behalf in connection with my Landed Property ( Details of which has given in the schedule below) :-

1. To apply and receive sanctioned Plan from Durgapur Municipal Corporation and/ or such other authority or authorities.
2. To apply and receive No objection Certificate from Asansol Durgapur Development Authority.
3. 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 cost of the Developer i.e. **M/s. M & K Realtors**
4. To represent me before the A. D. S. R. Durgapur, to present the sale deeds of the respective flats / apartment to be constructed on my landed property (Details of which has given in the schedule below) for registration.
5. To make , sign and verify all 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 our schedule mentioned properties.
6. If any legal proceedings are required to be taken in connection with the work of development and construction or any legal action is taken against us 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, application

  
D.M.

Serial No. 1392 Date 12-3-20  
Sold to M. and U. Real Estate.  
Address 29-16  
Value of Stamps 19  
Date of Purchase of this Stamp Paper. 28 FEB 2020  
from the Treasury  
Name of the Treasury from where  
Purchased, DURGAPUR.

Subrata Kumar Chakraborty  
Stamp Vendor  
A. D. S. R. Office, Durgapur-16  
Licence No. 5 of 1989

Certified that a Single Stamp of the  
Value of Rs. 19/- is required for  
this stamp paper and  
that the amount of Rs. 19/- or stamps  
which I can furnish up to make up  
the required amount is as follows  
Rs. 2.10 x 1.

SUBRATA KR. CHAKRABORTY



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

20 MAR 2020

- etc . to engage advocate and to do all acts and things required to be done in that 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 Govt. or Municipal Corporation or Labour Dept. or Land Revenue Office or Income Tax or any act, to represent the matters regarding the proposed development & construction.

AND I do hereby agree to ratify all acts and things lawfully done by the said Attorney by exercising is given to him.

And by virtue of this Power of Attorney my said attorney shall not claim any right, title , interest over and above the Schedule mentioned Land.

This Power Of Attorney is revocable at my will.

## **Schedule above referred to**

### **(Description of Land)**

All that piece and parcel of a land measuring about more or less 23 decimals under Mouza - Kururia, J. L. No. 56, (1) R.S. Plot No. 696, appertaining to L.R. Plot No. 446 admeasuring an area being 12 decimals, (2) R. S. Plot No.697, appertaining to L.R. Plot No. 2071 admeasuring an area being 11 decimals, in L. R Khatian 3700, By Classification - Bastu, Under the Jurisdiction of Durgapur Municipal Corporation, Dist. Paschim Bardhaman Butted and Bounded by :-

**Noth :- 24' ft. wide road**

**South :- Plot No 697**

**East :- Plot No. 696 and 697**

**West :- 16' ft wide road**

*G. S. Ghosh*  
*D. S.*

A separate sheet has been annexed to this deed containing the signature, fingers print and photograph of the Landowner and Developer herein, which is the part and parcel of these presents.

**IN WITNESS WHEREOF** I have hereunto put my signature on these Power of Attorney in the free, fair state of mind, after gone through all the contents of these presents on this 20<sup>th</sup> day of March, 2020 at ADSR, Durgapur.

**WITNESSES:-**

1. Santosh to Patak.  
s/o: Sri Tarakeshwar Patak  
Add: 17/16, Nagarjun Ext  
B-Zone. D-5.
2. Poojanika Roy  
s/o. A. Anil Pradhan Roy.  
Shunara Plat.  
Benechly  
Durgapur. 18.

Kanda Kanti Saha

Signature of the Executant

M and K Realtors

Anirban Saha

Partner











Signature of the Attorney Holder

ADVOCATE

Sudhamoy Ghosh  
Advocate  
20/03/20.

SUDHAMOY GHOSH  
Advocate  
Durgapur Court  
Enrollment No. - WB-967/2004



Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

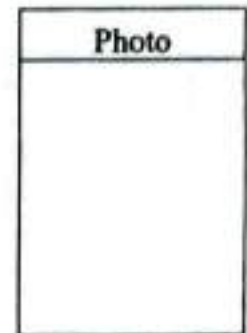


*Karnda Kant Shrestha*

Colour Photo and Finger prints of both hands enclosed and attested by me.

*Karnda Kant Shrestha*

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Photo and Finger prints of both hands enclosed and attested by me.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

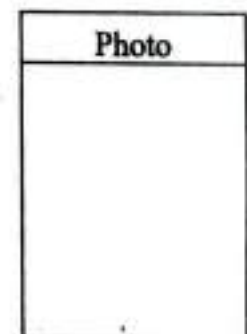


*animesh*

Colour Photo and Finger prints of both hands enclosed and attested by me.

*Animesh Kumar*

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Photo and Finger prints of both hands enclosed and attested by me.

### Major Information of the Deed




Deed No :	I-0206-01865/2020	Date of Registration	20/03/2020
Query No / Year	0206-1000500278/2020	Office where deed is registered	
Query Date	16/03/2020 5:03:31 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Sudhamoy Ghosh Durgapur Court, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9434339568, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 71,87,500/-		
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]:- 020606784/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rammohon Sarani, Mouza: Kururia, Pin Code : 713203

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-446 (RS :-696 )	LR-3700	Vastu	Vastu	12 Dec		37,50,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-2071 (RS :-697 )	LR-3700	Vastu	Vastu	11 Dec		34,37,500/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>23Dec</b>	<b>0 /-</b>	<b>71,87,500 /-</b>	
		<b>Grand Total :</b>			<b>23Dec</b>	<b>0 /-</b>	<b>71,87,500 /-</b>	

### Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Kamla Kant Shastri (Presentant)</b> Son of Uma Kant Pandey Executed by: Self, Date of Execution: 20/03/2020 , Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Office			
		20/03/2020	LTI 20/03/2020	20/03/2020

Salarpuria Gardenia, Flat No: 11B/T3, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: BOCPS8793D, Aadhaar No: 44xxxxxxxx2451, Status :Individual, Executed by: Self, Date of Execution: 20/03/2020, Admitted by: Self, Date of Admission: 20/03/2020, Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M And K Realtors</b> MSAV 22, 2nd Floor, Bengal Ambuja Housing, Near U, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216 , PAN No.:: ABMFM6418R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Avinash Kumar</b> Son of Late Kanhaiya Lal Agarwal Date of Execution - 20/03/2020, , Admitted by: Self, Date of Admission: 20/03/2020, Place of Admission of Execution: Office	 <small>Mar 20 2020 2:58PM</small>	 <small>LTI 20/03/2020</small>	 <small>20/03/2020</small>
Near Kanni Ram Chowk, Aarya Samaj Mandir Road,, P.O:- Daltonganj, P.S:- DALTONGANJ SADAR, District:-Palamu, Jharkhand, India, PIN - 822101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYRPK7047E, Aadhaar No: 41xxxxxxxx9657 Status : Representative, Representative of : M And K Realtors (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Santosh Kumar Pathak</b> Son of Tarkeshwar Pathak 17/16, Nagarjun Extention, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713205	 <small>20/03/2020</small>	 <small>20/03/2020</small>	 <small>20/03/2020</small>
Identifier Of Mr Kamla Kant Shastri, Mr Avinash Kumar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Kamla Kant Shastri	M And K Realtors-12 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Kamla Kant Shastri	M And K Realtors-11 Dec

## Land Details as per Land Record

District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rammohon Sarani, Mouza: Kururia, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 446, LR Khatian No:- 3700	Owner:कमला काठ शास्त्रि, Gurdian:উম কান, Address:নিজ , Classification:বাইদ, Area:0.12000000 Acre,	Mr Kamla Kant Shastri
L2	LR Plot No:- 2071, LR Khatian No:- 3700	Owner:कमला काठ शास्त्रि, Gurdian:উম কান, Address:নিজ , Classification:বাইদ, Area:0.11000000 Acre,	Mr Kamla Kant Shastri

On 16-03-2020

**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 71,87,500/-



**Partha Bairaggya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Burdwan, West Bengal**

On 20-03-2020

**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 13:37 hrs on 20-03-2020, at the Office of the A.D.S.R. DURGAPUR by Mr Kamla Kant Shastri ,Executant.

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

Execution is admitted on 20/03/2020 by Mr Kamla Kant Shastri, Son of Uma Kant Pandey, Salarpuria Gardenia, Flat No: 11B/T3, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Professionals

Indetified by Mr Santosh Kumar Pathak, . . Son of Tarkeshwar Pathak, 17/16, Nagarjun Extention, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

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

Execution is admitted on 20-03-2020 by Mr Avinash Kumar, Partner, M And K Realtors, MSAV 22, 2nd Floor, Bengal Ambuja Housing, Near U, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216

Indetified by Mr Santosh Kumar Pathak, . . Son of Tarkeshwar Pathak, 17/16, Nagarjun Extention, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

• **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 1390, Amount: Rs.20/-, Date of Purchase: 17/03/2020, Vendor name: Subrata Kumar Chakraborty
- 2. Stamp: Type: Impressed, Serial no 1391, Amount: Rs.20/-, Date of Purchase: 17/03/2020, Vendor name: Subrata Kumar Chakraborty
- 3. Stamp: Type: Impressed, Serial no 1392, Amount: Rs.10/-, Date of Purchase: 17/03/2020, Vendor name: Subrata Kumar Chakraborty



**Partha Bairaggya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Burdwan, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2020, Page from 50670 to 50690

being No 020601865 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2020.06.05 11:18:49 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/06/05 11:18:49 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)