

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 964783

09.12.19.  
12.22.

*[Handwritten signature]*

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

*[Handwritten signature]*  
A.D.S.R. Durgapur  
Burdwan

09 DEC 2019

### DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, MRS. MUKUL ROY [PAN - ANDPR9361F] W/o. Sri. Amal Chandra Roy, by Faith-Hindu, by Occupation-Housewife, Resident of Ambagan, P.O.-Bhiringi, P.S- Durgapur, District-Burdwan presently Paschim Bardhaman, PIN-713213, do hereby state and declare as follows:-

*[Handwritten signature]*

SI No. 7214 Date 05/12/19  
Sold to Mukul Roy  
Address Durgapur - 18  
Value of Stamp 1000  
Date of Purchase of the stamp 04 DEC 2019  
Paid from Treasury  
Name of the Treasury from Durgapur

Chatterjee  
Serenath Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Durgapur-18  
Licence No.-1120/6-17



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

09 DEC 2019

**WHEREAS** 2.5 Katha out of 10.50 Katha purchased through Registered Sale Deed No.4684 for the year 1979 of Joint Sub Registrar Raniganj at Durgapur from Smt. Urmila Konar & others, 2.5 Katha out of 10.50 Katha purchased through Registered Sale Deed No.2008 for the year 1981 of Joint Sub Registrar Raniganj at Durgapur from Smt. Urmila Konar & others, 3 Katha out of 10.50 Katha purchased through Registered Sale Deed No.1393 for the year 1988 of A.D.S.R. Durgapur from Smt. Sima Sarkar and she became the owner of rest 2.5 Katha land as per gift deed vide No- 7241 for the year 2001 of A.D.S.R. Durgapur and the present owners got the right, title, interest, occupation and possession over the scheduled property.

**AND WHEREAS** I entered into a Development Agreement with **"PSP BUILDERS [PAN-AAXFP0196K]** A Partnership Firm having its office at 3/10, Nivedita Place, P.S- Durgapur, P.O- Benachity, District- Burdwan presently Paschim Bardhaman, PIN-713213, W.B. India, represented by its **Partner's (1) SMT. SNIGDHA CHATTERJEE [PAN-AIGPC4628L]** Wife of Sri. Raju Chatterjee, by faith-Hindu, by occupation- Business, residing at 3/10, Nivedita Place, P.S- Durgapur, P.O.- Benachity, District- Burdwan presently Paschim Bardhaman, PIN-713213, **(2) SRI. PRADIP MAJUMDER [PAN-AMBPM1357M]** Son of Late Haripada Majumder, by faith-Hindu, by occupation- Business, residing at A/65/A, Natun Pally, P.S.- Durgapur, P.O- Benachity, District- Burdwan presently Paschim Bardhaman, PIN-713213 **(3) SRI. PRAFULLA CHAKRABORTY [PAN-AVUPC5658F]** Son of Late Manik Chakraborty, by faith-Hindu, by occupation- Business, residing at Natun Pally, P.S.- Durgapur, P.O.- Benachity, District- Burdwan presently Paschim Bardhaman, PIN-713213, and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I-020606419 for the year 2019, Serial No- 6650 for the year 2019, Page no. 146218 to 146245, Volume No. 0206-2019.**

**AND WHEREAS** I do hereby nominate, constitute and appoint, **(1) SMT. SNIGDHA CHATTERJEE [PAN-AIGPC4628L]** Wife of Sri. Raju Chatterjee, by faith-Hindu, by occupation- Business, residing at 3/10, Nivedita Place, P.S- Durgapur, P.O.- Benachity, District- Burdwan presently Paschim Bardhaman, PIN-713213, **(2) SRI. PRADIP MAJUMDER [PAN-AMBPM1357M]** Son of Late Haripada Majumder, by faith-Hindu, by occupation- Business, residing at A/65/A, Natun Pally, P.S.- Durgapur, P.O- Benachity, District- Burdwan



presently Paschim Bardhaman, PIN-713213 (3) **SRI. PRAFULLA CHAKRABORTY [PAN-AVUPC5658F]** Son of Late Manik Chakraborty, by faith-Hindu, by occupation- Business, residing at Natun Pally, P.S.- Durgapur, P.O.- Benachity, District- Burdwan presently Paschim Bardhaman, PIN-713213, W.B. India, Partner's of "**PSP BUILDERS**" [PAN-AAXFP0196K], as my Lawful Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property either solely or jointly:

1. To apply, receive and modify sanctioned plan from Durgapur Municipal Corporation and/or such other authority or authorities.
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 cost of the Developer i.e. "**PSP BUILDERS**".
3. To represent me before the concerned Registrar Office for registering, Sale/Sale/agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule save and except that flat which is allotted in my favour through Development Agreement **A.D.S.R. Durgapur vide deed no. I-020606419 for the year 2019, Serial No- 6650 for the year 2019, Page no. 146218 to 146245, Volume No. 0206-2019.**
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.
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 our 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 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 Municipal corporation or labour dept. or Land Revenue office or income Tax or any other 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 power is given to him.

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 the flats to the prospective buyers.

**FIRST SCHEDULE**

**(Said Property)**

All that piece and parcel of Bastu/Kanali Land measuring **10.50 Katha or 18.3 Decimal**, more or less situate, lying at and being **Mouza- Bhiringi**, J.L.No-68, L.R. J.L.No- 119, R.S. PlotNo-225, comprising in **L.R. Plot No.-1909 & 1929, L.R. Khatian No- 2550**, within Ward No.-14, of the Durgapur Municipal Corporation, Sub-Registration Durgapur, Dist-Burdwan presently Paschim Bardhaman entire land is butted and bounded as follows:-

In the East:-	20 Ft. Wide Road
In the West:-	Land of Mukherjee Babu
In the South:-	Land of
In the North:-	Building of Rani Bala Saha

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 9<sup>th</sup> Day of December, 2019 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Sumjit Mond  
S/o. Manjan Mond  
Vill. - Agospur, Dist - 15  
P.S. - Copen, Dist. Buxar  
Presently residing in Buxar

② Subrata Mukherjee  
S/o Lt Smt Mukherjee  
Mukher, Durgapur - 7  
Dist - Paschim Bardhaman

Mukul Roy

EXECUTANT

P.S.P. BUILDERS

Snigdha Chatterjee  
Partner

P.S.P. BUILDERS

Pradip Mondal  
Partner

P.S.P. BUILDERS

Prafulla Chakraborty  
Partner

Signature of Attorney

Mukul Roy


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












**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/presentation	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
 <i>Pradip Majumder</i>	<b>(RIGHT HAND)</b>				
	Thumb	Fore	Middle	Ring	Little
Signature:- <i>Pradip Majumder</i>					

Signature of the Executants/presentation	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
 <i>Snigdha Chatterjee</i>	<b>(RIGHT HAND)</b>				
	Thumb	Fore	Middle	Ring	Little
Signature:- <i>Snigdha Chatterjee</i>					

Signature of the Executants/presentation	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
 <i>Mukul Roy</i>	<b>(RIGHT HAND)</b>				
	Thumb	Fore	Middle	Ring	Little
Signature:- <i>Mukul Roy</i>					

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/presentation	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
					
 <i>Profulla Chakrabarty</i>	<b>(RIGHT HAND)</b>				
	Thumb	Fore	Middle	Ring	Little
					
	Signature: <i>Profulla Chakrabarty</i>				
Signature of the Executants/presentation	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
	<b>(RIGHT HAND)</b>				
	Thumb	Fore	Middle	Ring	Little
	Signature:-				
Signature of the Executants/presentation	<b>(LEFT HAND)</b>				
	Little	Ring	Middle	Fore	Thumb
	<b>(RIGHT HAND)</b>				
	Thumb	Fore	Middle	Ring	Little
	Signature:-				





सरकार  
Government of India



Surajit Mondal  
Father: Manoranjan Mondal  
DOB : 15/07/1993  
Male



7372 4361 9968

आधार - आम आदमी का अधिकार

*Surajit Mondal*



*Surajit Mondal*



भारतीय पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
ANGADPUR, DURGAPUR -15, Durgapur (m Corp.),  
Angadpur, Bardhaman, West Bengal, 713215

7372 4361 9968

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT  
SNIGDHA CHATTERJEE



भारत सरकार  
GOVT. OF INDIA

ASHOK BANERJEE

30/05/1985

Permanent Account Number

AIGPC4628L

*Snigdha Chatterjee*

Signature



06062013

*Snigdha Chatterjee*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRADIP MAJUMDER

HARIPADA MAJUMDER

17/04/1978

Permanent Account Number

AMBPM1357M

*Pradip Majumder*  
Signature



2011/2015

*Pradip Majumder*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRAFULLA CHAKRABORTY

MANIK CHAKRABORTY

09/01/1975

Permanent Account Number

AVUPC5658F

*Prafulla Chakraborty*

Signature



06092012

*Prafulla Chakraborty*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

MUKUL ROY

MAHINDRA NATH SAHA

12/05/1956  
Permanent Account Number

ANDPR9361F

*Mukul Roy*  
Signature



Mukul Roy



## Major Information of the Deed




Deed No :	I-0206-07373/2019	Date of Registration	09/12/2019
Query No / Year	0206-1000241422/2019	Office where deed is registered	
Query Date	19/11/2019 4:47:04 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 7797737722, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 73,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020606419/2019 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: Unassessed Road (Viringi), Mouza: Viringi,  
Pin Code : 713213

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-1909	LR-2550	Bastu	Kanali	13.3 Dec	1/-	53,20,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-1929	LR-2550	Bastu	Bastu	5 Dec	1/-	20,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>18.3Dec</b>	<b>2 /-</b>	<b>73,20,000 /-</b>	
	<b>Grand Total :</b>				<b>18.3Dec</b>	<b>2 /-</b>	<b>73,20,000 /-</b>	

### Principal Details :







SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mrs MUKUL ROY</b> <b>(Presentant)</b> Wife of Mr AMAL CHANDRA ROY Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office	 09/12/2019	 LTI 09/12/2019	 09/12/2019




Ambagan, P.O:- Bhiringi, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANDPR9361F, Aadhaar No: 33xxxxxxxx9263, Status :Individual, Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office

#### Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PSP BUILDERS</b> 3/10, Nivedita Place, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 , PAN No.:: AAXFP0196K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs SNIGDHA CHATTERJEE</b> Wife of Mr RAJU CHATTERJEE Date of Execution - 09/12/2019, , Admitted by: Self, Date of Admission: 09/12/2019, Place of Admission of Execution: Office	 Dec 9 2019 1:04PM	 LTI 09/12/2019	 09/12/2019
	3/10, Nivedita Place, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIGPC4628L, Aadhaar No: 98xxxxxxxx1422 Status : Representative, Representative of : PSP BUILDERS (as PARTNER)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr PRADIP MAJUMDER</b> Son of Late HARIPADA MAJUMDER Date of Execution - 09/12/2019, , Admitted by: Self, Date of Admission: 09/12/2019, Place of Admission of Execution: Office	 Dec 9 2019 1:02PM	 LTI 09/12/2019	 09/12/2019
	A/65/A, Natun Pally, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMBPM1357M, Aadhaar No: 95xxxxxxxx5592 Status : Representative, Representative of : PSP BUILDERS (as PARTNER)			

3	Name	Photo	Finger Print	Signature
	<b>Mr PRAFULLA CHAKRABORTY</b> Son of Late MANIK CHAKRABORTY Date of Execution - 09/12/2019, , Admitted by: Self, Date of Admission: 09/12/2019, Place of Admission of Execution: Office	 Dec 9 2019 1:02PM	 LTI 09/12/2019	 09/12/2019
Natun Pally, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVUPC5658F, Aadhaar No: 34xxxxxxx3527 Status : Representative, Representative of : PSP BUILDERS (as PARTNER)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Surajit Mondal</b> Son of Mr Manoranjan Mondal Angadpur, P.O:- Angadpur, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713215			
	09/12/2019	09/12/2019	09/12/2019
Identifier Of Mrs MUKUL ROY, Mrs SNIGDHA CHATTERJEE, Mr PRADIP MAJUMDER, Mr PRAFULLA CHAKRABORTY			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MUKUL ROY	PSP BUILDERS-13.3 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs MUKUL ROY	PSP BUILDERS-5 Dec

### Land Details as per Land Record

District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Viringi), Mouza: Viringi, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1909, LR Khatian No:- 2550	Owner:মুকুল রায়, Gurdian:অম চন্দ, Address:নিজ , Classification:কানালী, Area:0.13300000 Acre,	Mrs MUKUL ROY
L2	LR Plot No:- 1929, LR Khatian No:- 2550	Owner:মুকুল রায়, Gurdian:অম চন্দ, Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Mrs MUKUL ROY



On 20-11-2019

**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 73,20,000/-



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

On 09-12-2019

**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 12:22 hrs on 09-12-2019, at the Office of the A.D.S.R. DURGAPUR by Mrs MUKUL ROY, Executant.

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

Execution is admitted on 09/12/2019 by Mrs MUKUL ROY, Wife of Mr AMAL CHANDRA ROY, Ambagan, P.O: Bhiringi, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife

Indetified by Mr Surajit Mondal, , , Son of Mr Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, 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 09-12-2019 by Mrs SNIGDHA CHATTERJEE, PARTNER, PSP BUILDERS, 3/10, Nivedita Place, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr Surajit Mondal, , , Son of Mr Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-12-2019 by Mr PRADIP MAJUMDER, PARTNER, PSP BUILDERS, 3/10, Nivedita Place, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr Surajit Mondal, , , Son of Mr Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-12-2019 by Mr PRAFULLA CHAKRABORTY, PARTNER, PSP BUILDERS, 3/10, Nivedita Place, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr Surajit Mondal, , , Son of Mr Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, 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/- ( 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 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7214, Amount: Rs.100/-, Date of Purchase: 05/12/2019, Vendor name: Somnath Chatterjee



**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 0206-2019, Page from 167379 to 167398  
being No 020607373 for the year 2019.**



Digitally signed by PARTHA BAIRAGGYA  
Date: 2019.12.17 14:00:53 +05:30  
Reason: Digital Signing of Deed.

**(Partha Bairaggya) 2019/12/17 02:00:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.**

**(This document is digitally signed.)**