

02665

[Page- 1]

Q 02694

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

07.08.17.
13.48.

07.08.2019

DEVELOPMENT POWER OF ATTORNEY.

KNOW ALL MEN BY THESE PRESENTS I SMT. TULSI CHOWDHURY @ SMT. TULSI RANI CHOWDHURY [PAN-BYNPC6143E] Wife of Late Nirodh Chowdhury @ Late Nirod Baran Chowdhury, by faith-Hindu, by nationality Indian, by occupation housewife, resident of Vill.- Kururia, P.O.- Amrai, P.S.-Durgapur, Dist-Burdwan presently Pachim Bardhaman, W.B, India, PIN- 713203, do hereby state and declare as follows:-

Readers N.A. Mukherjee

428

no 6/5/19

Tulsi Choudhury

2044/19 (B)

1971-
of the ...
... Treasury ...
... Treasury from year ...
...

...

...

WHEREAS the present landowner owning and possessing of a land measuring about 10 Katha under Mouza- Kururia, Dag No-L.R-1094,R.S-1612 Khatian No-376, J.L No-56 Recorded in BLRO. Under Durgapur Municipal Corporation, Dist- Burdwan presently Paschim Bardhaman. The property particularly mentioned and described in the first scheduled is L.R. recorded property of the present owner. She purchased the scheduled mentioned the land vide deed no-1480 & 1481 for the year 1967 of joint Sub-Registrar Raniganj and after that mutated her name at L.R.R.O.R.

AND WHEREAS I entered into a Development Agreement **N.N. CONSTRUCTION [PAN:- ADFPH3818M] (a Proprietorship firm)** having its office at Balaka Park, Bidhannagar, Durgapur, PIN:713206, Dist.- Burdwan presently Paschim Bardhaman, Represented by its **Proprietor MR. BIKRAM HAZRA [PAN: ADFPH3818M]** S/o Sri. Nirad Baran Hazra by faith hindu, by occupation business residing at OCD-2, North J.N. Avenue, Durgapur, Dist- Pachim Bardhaman, India, and the same has been duly registered before the **A.D.S.R. Durgapur, vide deed no. I-020601105 for the year 2019, Serial No- 020601081 for the year 2019, Page no. 23825 to 23850, Volume No. 0206-2019.**

AND WHEREAS I do hereby nominate, constitute and appoint, **MR. BIKRAM HAZRA [PAN: ADFPH3818M]** S/o Sri. Nirad Baran Hazra by faith hindu, by occupation business residing at OCD-2, North JN Avenue, Durgapur, Dist- Pachim Bardhaman, India, **Proprietor of N.N. CONSTRUCTION [PAN:- ADFPH3818M] (a Proprietorship firm)** having its office at Balaka Park Bidhannagar, Durgapur, PIN:713206, Dist.- Burdwan presently Paschim Bardhaman, as my Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with my Landed property:

Keobar Nair M.K. Jee

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 my landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. "N.N. CONSTRUCTION".
3. To represent me before the concerned Registrar Office for registering, Sale/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 those flat which are allotted in my favour through Development Agreement vide deed No **A.D.S.R. Durgapur, vide deed no. I-020601105 for the year 2019, Serial No-020601081 for the year 2019, Page no. 23825 to 23850, 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 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 in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and

12-08-2019 N.N. Construction

file all pleadings, affidavits, applications 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 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 ABOVE REFERRED TO

(Description of Land)

That piece and parcel of a **Bastu** land measuring about land measuring 10(ten)cattah under **Mouza- Kururia,,** J.L no.-56, R.S. Plot no-1612, **L.R Plot No—1094, L.R. Khatian no: - 376.** Under the jurisdiction of Durgapur Municipal Corporation Dist- Burdwan presently Paschim Bardhaman,P.S-Durgapur,P.O-Durgapur-03,W.B. butted and bounded :-

By North- 18 feet Wide road, By South—Plot

By East— 30 feet wide road By West—Plot

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.

Ke dar North M.K.R.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 7th Day of May, 2019 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES:

① Sujit K. Chowdhury
At. N. B. Chowdhury
A/22 Dayananda RD
Durgapur. 7.5.2019

Talsi chowdhury. (a)
Talsi Rani chowdhury.

EXECUTANT

② Rajib Chowdhury
At. N. B. Chowdhury
B 22 Millan Pochi
Kusudia Dange
P. O. Ambai DGP-3.

Bisham Hazra.

Signature of Attorney

Talsi chowdhury. (a)
Talsi Rani chowdhury.

Attested by the Executant

Drafted and Typed at my office & I have 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

Kedar Nath Mukherjee

Licence NO = D.P.R 42

A.D.S.R. Durgapur

SPECIMEN FORM FOR TEN FINGER PRINTS

Name of the
s/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb

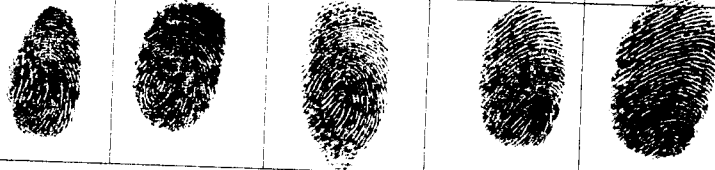


Signature: *Talsi chowdhury @ Talsi Rani chowdhury*

Name of the
Executants/presentation

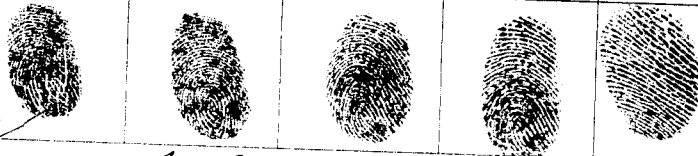
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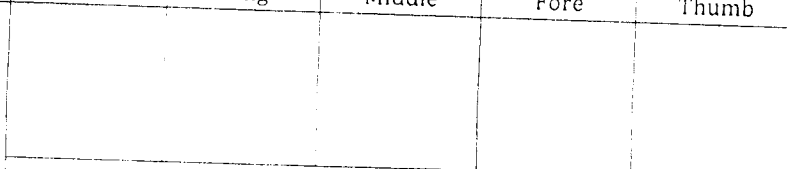


Signature: *Bisham Hama*

Name of the
Executants/presentation

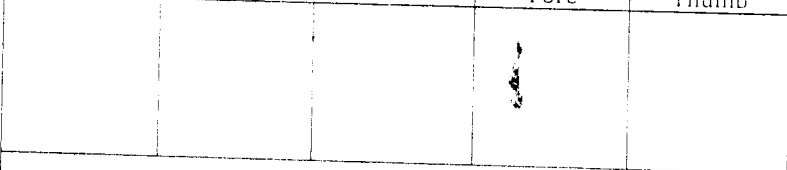
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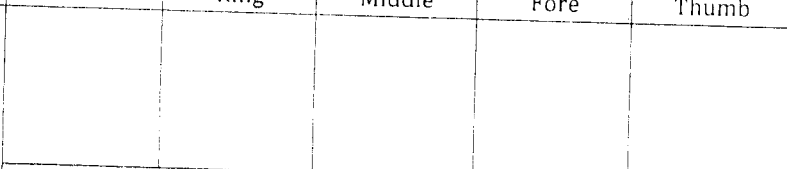


Signature:-

Name of the
Executants/presentation

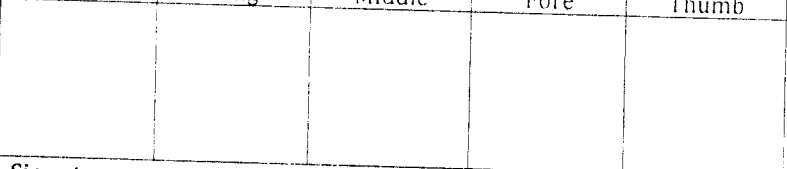
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(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

Talsi chowdhury
@ Talsi Rani chowdhury

Bisham Hama



ভারত সরকার
Government of India



সুজিত কুমার চৌধুরী
Sujit Kumar Chowdhury
পিতা : নিরোদ বরান চৌধুরী
Father : NIROD BARAN CHOWDHURY
জন্মতারিখ / DOB : 09/07/1956
পুরুষ / Male



7290 8253 1231

আমার আধার, আমার পরিচয়



Sujit Kumar Chowdhury



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

4/22, দয়ানন্দ রোড, দুর্গাপুর
দুর্গাপুর (এম কর্প), বেনাচিট
মার্কেট, বর্দমান, পশ্চিম বঙ্গ,
713204

Address

4/22 DAYANANDA ROAD,
DURGAPUR-4 Durgapur (m
Corp., Benachit/ Market,
Barddbaman, West Bengal,
713204

Sujit K. Chowdhury

7290 8253 1231



1947





help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
BIKRAM HAZRA
NIRAD BARAN HAZRA
01/06/1984
Permanent Account Number
ADFPH3818M
Signature



Bikram Hazra.

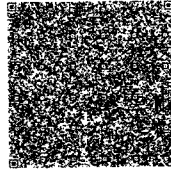
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BYNPC6143E



नाम / Name
TULSI CHOWDHURY

पिता का नाम / Father's Name
RAMANI MOHAN DAS

जन्म की तिथि / Date of Birth
07/07/1987

Tulsi chowdhury
हस्ताक्षर / Signature

Tulsi chowdhury

Major Information of the Deed



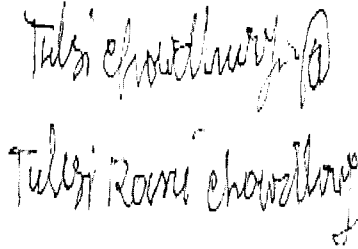
Deed No :	I-0206-02594/2019	Date of Registration	07/05/2019
Query No / Year	0206-1000109981/2019	Office where deed is registered	
Query Date	06/05/2019 3:07:19 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Subrata Mukherjee Durgapur Court, City Centre, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9434836791, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 51,56,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020601105/2019 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: Kururia More To Kururia Village Road, 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-1094	LR-376	Vastu	Vastu	10 Katha	1/-	51,56,250/-	Width of Approach Road: 48 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					16.5Dec	1 /-	51,56,250 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs TULSI CHOWDHURY, (Alias: Mrs TULSI RANI CHOWDHURY) (Presentant) Wife of Late NIRODH CHOWDHURY Executed by: Self, Date of Execution: 07/05/2019 , Admitted by: Self, Date of Admission: 07/05/2019 ,Place : Office	 07/05/2019	 LTI 07/05/2019	 07/05/2019



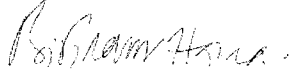
Major Information of the Deed :- I-0206-02594/2019-07/05/2019

Ill Kururia, P.O:- AMRAI, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN 713203 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BYNPC6143E, Status :Individual, Executed by: Self, Date of Execution: 07/05/2019 , Admitted by: Self, Date of Admission: 07/05/2019 ,Place : Office



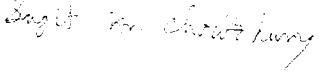
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	N.N Construction Balaka Park, Bidhannagar, P.O:- ABL TOWNSHIP, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 , PAN No.:: ADFPH3818M, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bikram Hazra Son of Mr Nirad Baran Hazra Date of Execution - 07/05/2019, , Admitted by: Self, Date of Admission: 07/05/2019, Place of Admission of Execution: Office	 May 7 2019 3:21PM	 LTI 07/05/2019	 07/05/2019
OCD-2,North JN Avenue, P.O:- AMARABATI, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713214, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADFPH3818M Status : Representative, Representative of : N.N Construction (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sujit Kumar Chowdhury Son of Late Nirod Baran Chowdhury Vill Kururia, P.O:- Amrai, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713203	 07/05/2019	 07/05/2019	 07/05/2019
Identifier Of Mrs TULSI CHOWDHURY, Mr Bikram Hazra			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs TULSI CHOWDHURY	N.N Construction-16.5 Dec

Major Information of the Deed :- I-0206-02594/2019-07/05/2019

Endorsement For Deed Number : I - 020602594 / 2019

07-05-2019

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:48 hrs on 07-05-2019, at the Office of the A.D.S.R. DURGAPUR by Mrs TULSI CHOWDHURY Alias Mrs TULSI RANI CHOWDHURY, 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 51,56,250/-

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

Execution is admitted on 07/05/2019 by Mrs TULSI CHOWDHURY, Alias Mrs TULSI RANI CHOWDHURY, Wife of Late NIRODH CHOWDHURY, Vill Kururia, P.O: AMRAI, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession House wife

Identified by Mr Sujit Kumar Chowdhury, , , Son of Late Nirod Baran Chowdhury, Vill Kururia, P.O: Amrai, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others

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

Execution is admitted on 07-05-2019 by Mr Bikram Hazra, PROPRIETOR, N.N Construction (Sole Proprietorship Balaka Park, Bidhannagar, P.O:- ABL TOWNSHIP, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal India, PIN - 713206

Identified by Mr Sujit Kumar Chowdhury, , , Son of Late Nirod Baran Chowdhury, Vill Kururia, P.O: Amrai, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100 -

Description of Stamp
1. Stamp: Type: Impressed, Serial no 428, Amount: Rs.100/-, Date of Purchase: 06/05/2019, Vendor name: Jitendra Nath Mondal



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

Major Information of the Deed :- I-0206-02594/2019-07/05/2019

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0206-2019, Page from 59864 to 59878
being No 020602594 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.05.13 14:07:30 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 13-05-2019 14:06:32
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)

