পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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A D.S.R. Durgers of S.R. Durg

DEED OF DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I. Smt. Minati chatterjee W/o. Sri Prabhat kumar Chatterjee, by faith Hindu, by nationality Indian, by occupation House Wife, resident of Vill.- Bamunara (Benuban), P.O.- Bamunara, P.S.-Kanksa, Durgapur, District - Burdwan, West Bengal, PIN-713212

hearth.

Serial No. Date Offer 12

Sold to. Mina 2, Chaffer 2

Address. Value of Stamps. Offer 19 DEC 2016

Date of Purchase of this Lamp Paper

from the Treasury

Name of the Treasury

Subrata Kumar Chakraborty
Stamp Vendor

A. D. S. R. Olfice, Durgapur-16
Licence No. 5 of 1989



Addl. Dist. Sub-Registrar Durgapur, Burdasan

10 6 Jr 2017

WHEREAS I, lawfully own, acquire, seize and possess and otherwise well and sufficiently entitled and absolutely free from all encumbrances ALL THAT land measuring about 13 (Sixteen) Decimal comprised at and under Mouza: Bamunara, J.L. No.58, P.S.: Kanksa, Sub-Division & A.D.S.R. Office at Durgapur, District - Burdwan, old. Khatian No.258/1, LR Khatian No. 1632, R.S. Plot no. 798,L.R. Plot No. 582, classification at present. Bastu under the jurisdiction of Gopalpur Gram Panchayet, District - Burdwan, which is particularly described in the Said Property written hereinafter below, having unfettered right, Title and Interest, thereto and free from all Charges, Mortgages, Encumbrances and attachments whatsoever.

AND WHEREAS I intend to get the same land for developed to a multi-storied building for that purpose. I got sanctioned plan from the Sanctioning Authority for the construction of the multi-storeyed building at the <u>Said Property</u> and I entered into a Development Agreement with BALAJEE DEVELOPERS, a partnership firm, having its registered office at Flat no2a,23,Gangadhar Basu Lane, Bowbazar, Dist-Kolkata West Bengal, Pin-700012, and which is duly registered before the A.D.S.R. Durgapur vide deed no I-020608469 of 2015, Serial No.0206008609 of 2015.

AND WHEREAS for the purpose as above I, desirous of nominating, constituting and appointing Some partners of BALAJEE DEVELOPERS namely 1) Sri Shuvro chattaraj, S/O- Sri Nabani Chattaraj, resident of Vill. & P.O.- Bamunara, P.S.- Kanksa, Durgapur-713212. District - Burdwan, West Bengal, 2) Sri Pritam Mondal, S/a Lt Prabir Mondal, resident of Biharpur. Nadiha, P.S.- Kanksa, Durgapur - 713201, Dist.- Burdwan (W.B.) to be my true and lawful Attorney to act, do or perform the following acts, deeds and things on my behalf in connection with my Said Property either personally or jointly.

- To possess and defend possession of the entirely of the Said Property.
- To appear and represent myself before all state authorities in their respective departments, any Notary Public, Inspector General of Registration, Registrar of Assurances, District Registrar, Sub-Registrar, Addl. Registrar, Addl. District Registrar, Chief Judicial Magistrate having jurisdiction. Other Judges in Civil and Criminal Courts, Hon'ble Judges in High Courts and Supreme Courts and to file case or cases of any nature including Writ Petitions, Appeals, present deeds, documents of any nature as my said Attorneys may deem fit and proper for registration or for order or orders from the said courts-of-law, state authorities and to acknowledge papers, statements, declarations as may be necessary and/or required from



time to time and to sign all papers, documents affidavit, Plaint, written statements, petition and to give evidence on my behalf as may be necessary and/or require.

- 3 To appoint Solicitors, Advocate, Barrister and Pleaders and to give and sign on my behalf and in my name and defend myself as may be necessary and/or required.
- To execute any Affidavit or declaration Confirming my marketable title in respect of the Said Property of any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Addl. Registrar/Sub-Registrar, Addl. Dist. Sub-Registrar or Registrar of Assurances, Kolkata and to admit the execution thereof as the said Attorney may desire or deem fit and proper.
- To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of law or before any quasi judicial authority tribunal or any other forum in any way concerning the <u>Said Property</u> and for the aforesaid purpose to appoint and engage Advocates, Solicitors, Counsels and to settle and pay their fees and to sign on my behalf and in my name and on my behalf sign all plaints, petitions, Vakalatnama etc. and to compromise such suits, write petitions and take any actions or legal proceedings upon such terms and conditions as said Attorney may desire or deem fit and may abide by, observe, perform and carry out all obligations under the suits and other legal proceedings and consent decrees orders pass there under.
- To appoint Advocates, Solicitors and other legal advisors and experts to get the <u>Said Property</u> scrutinized and investigated and to invite from public claims (in any) to the <u>Said Property</u> by publishing notices and by other modes, to take steps to get the title to the <u>Said Property</u> completed (if required) for all the aforesaid purpose to prepare, do deeds and things and get all the necessary deeds, documents, confirmations and assurances etc.
- 7. To prepare and/or get prepared and to submit and file with all the concerned authorities whether government or otherwise applications for grant and/ or issue permits, licenses and authorities from time to time be required as per the provisions of the NOC's, permissions and/ or declarations and for that purpose to appear before any authority or officer and make any statement and given any confirmation, assurance, issue particulars as may deem fit by the said Attornéy from time to time and as may be necessary and/ or required and to obtain and take delivery of such licenses, permits or authorities may relate and to utilize the same.
- 8. To execute Deeds of Conveyances in such part or parts or any other deed, documents writing or assurances including any lease, mortgage etc. any part thereof in respect of the said property and in the event any building or buildings is or are constructed on or



upon the <u>Said Property</u> in that case to sell the flats, spaces, car parking space and every rights, interests and titles involving the said multi-storied building or buildings as to be deemed fit and proper by the said Attorney and to cause execution and registration of any such deed or deeds as the Attorney deem fit by signing by him in his/ their name on my behalf as my true and lawful constituted Attorney and also admit any deed or deeds, document or documents for execution thereof before the concerned and competent registering authorities as the said attorney may desire or deem fit and proper only on Developers Allocation.

- 9. For myself and on my behalf and in my name to accept service of any write or summons or other legal process and to enter an appearance in the defence or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said Attorney shall think necessary for the recovery or protection of the <u>Said Property</u> and/or rights and to prosecute discontinue of compromise any such action or proceedings and to appear against any judgment or decision in any Court or tribunal and take any such action in said proceedings.
- To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise or relating to or concerning with the <u>Said Property</u> howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Burdwan Zilla Parishad or Gopalpur Gram Panchayet or Asansol Durgapur Development Authority or any other Government or Semi-Government body or authority respectively and to commence, carry on and prosecute any motion suit writ petition or other proceedings whatsoever for recovering and compelling payment transfer or delivery thereof respectively and for that purpose sign and execute all Plaints, written statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees.
- To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between myself and any persons or persons whomsoever and in any way connected with the <u>Said Property</u> or any part thereof in such manner and in all respects as the said Attorney shall think fit and proper.
- To apply to the Block Land & Land Reforms Officer, Sub -Divisional Land & Land Reforms Officer, Town and Country Planning Officer, Burdwan Zilla Parishad or Gopalpur Gram Panchayet or Asansol Durgapur Development Authority or any other body or authority and all other public or private body or Government or Semi-Government authority for the purpose of making necessary mutation and conversion of land, any other



entries in respect of the <u>Said Property</u> or any part or portion thereof mutate the <u>Said Property</u> or any part or portion thereof as the said Attorney may desire and for that purpose to make all correspondences including making any application petition representations and prefer an appeal reference review in that effect on my behalf by putting his/ their sign in names as the said Attorney may desire.

- 13. To apply for and obtain modification and alteration to the sanctioned building plan in respect of the said property from time to time and at all times hereafter.
- 14. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said property.
- To obtain delivery of the sanction plan both original and/ or modified from the respective authorities in Burdwan Zilla Parishad or State authorities, and/or any other authority or authorities including A.D.D.A. Authority and Gopalpur Gram Panchayet.
- To apply, appear and represent for and obtain necessary permissions and/or approvals and/or sanctions from any statutory authority including the Gopalpur Gram Panchayet, Burdwan Zilla Parishad, Asansol Durgapur Development authority, concerned State Government Authorities, concerned Central Government Authorities, West Bengal Pollution Control Board, Municipal affairs, Land and Land Reforms Department, Other Central or State Government Departments to get permission for Housing Complex, Commercial Complex, IT Park, Township etc. And he/ they can also take permission for housing complex if necessary from Durgapur Asansol Development Authority, West Bengal Fire Services, West Bengal Police, Asansol-Durgapur Police Commissionerate (if necessary), Competent Authority under Urban Land (Ceiling and Regulations) Act, 1976, Block Land and Land Reforms Officer and/or any other competent and appropriate authority or authorities, in connection with the sanction, modification and/ or alteration of plan.
- 17. To pay fees to obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and submit all papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Contractors for the aforesaid purposes as the said Attorney shall think, fit and proper.
- To pay fees to obtain sanction plan etc. and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and for alterations of the



- plans and also to submit and take delivery of all papers and documents as may be required by the necessary authority or authorities.
- 19. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
- To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the <u>Said Property</u> and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
- 21 To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the <u>Said Property</u> or any part thereof.
- 22. To appear and represent me before all authorities including Burdwan Zilla Parishad, Gopalpur Gram Panchayet or any other Government or Semi-Government authority for fixation and/or finalisation of the annual valuation of the <u>Said Property</u> and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
- 23. To engage legal professionals and/or lawyers, to commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the <u>Said Property</u> or any part thereof and if think fit to compromise settle any dispute, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.
- 24. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
- 25. To deposit and withdraw fees, documents and moneys from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefore.
- 26. For all or any of the purposes hereinbefore stated to appear and to represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.
- 27. To execute and Register and/ or cause registration of conveyance/ conveyances in respect of the flats in the proposed multi-storied building or buildings or any part thereof either in favour of the intending Purchasers or their nominees in such part or parts as the Attorney may desire only on Developers Allocation.



- 28. To sign the deeds of conveyance and give valid and effectual receipts or discharges for the consideration received on my behalf for sale of the <u>Said Property</u> and flats, space & space for garage in the proposed multi-storied buildings.
- 29 To present such conveyance or conveyances for registration before the registering authority and to admit execution thereof.

AND I do hereby ratify, confirm and agree or undertake to ratify and confirm all or whatsoever the said attorney shall lawfully do and perform concerning my below mentioned <u>Said Property</u> under and by virtue of this Power of Attorney.

AND be it noted that this Power of Attorney is granted in/or over the <u>Said Property</u> without any consideration and no right of ownership of the Attorney is created on the property which is the subject matter of this Power of Attorney.

AND this Power of Attorney is revocable as per my will.

The Schedule above referred to "Said Property"

All that piece and parcel of a Baid at present Bastu land measuring about 13 (Thirteen)Decimal, under Mouza - Bamunara, J.L.No. - 58, R.S.Plot No.- 798, L.R.Plot No.- 582, old Khatian No.- 258/1, L.R.Khatian No.- 1632 under P.S.- Kanksa, Subdivision & ADSR office at Durgapur and also the jurisdiction of Gopalpur Gram Panchayet Dist.-Burdwan.



Which is Butted & Bounded by -

On the North

Shibpur road.

On the South

Plot no-926

On the East

Plotno-799

On the West

plot no-797.

Be it mentioned here that colour passport size photograph and fingerprints of both the hands of the Executants and Attorney holder is attested in separate page 1(A) to 1(B) which will be a part of this deed.

IN WITNESS WHEREOF I have here unto set our hands on this power of Attorney on this the 06th day of January 2017 in free and fare state of mind and health.

Signed and delivered by the above named EXECUTANTS at Durgapur in presence of

Witness

1. Ralin Goswani 810-Lote Bimalfada Goswani V-UL+PO-Banenara PS-Kanksa Drugafau-12 Biralwan

2. Sutintha Chatterjer 3/0 Rockhet Kr. Chatterjer Will+RO. - Bamunara (Benubon) R.S. - Kanska Durgapur - 12 Minate Chafferjee
Signature of the EXECUTANTS

Signature of the EXECUTANTS

Pastom Mondal

BALAJEE DEVELOPERS

Partner

Shurro Challaroj

Partner Signature of Attorney Holder(s)

Doubted Prepared readover & Explained by one and typed in my office in Alebanyla Advotate

Dusgopin Coust

Emellos WB-512 2000

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		র দ্বারা প্রত্যায়িত হইল। Finger print of both ha	nds attested by me	স্বাক্ষর Signature Mi	nati Chai	terjee
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উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature.

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন



Y CARD WB/37/266 / 168151 পর





KMAN

lector's Name

Rabin Goswanii

ানবাচকের নাম

ববীন গোস্বামী

Father's Name

Bimal

পিতার নাম

યુલ્ય

Sex

M

निम

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Age as on 4.1.2000 ১.১.২০০০-এ বয়স

30

Address

Bamunara Gopalpur Kanksa Burdwan

ठिकाना

বামুনাড়া গোপালপুর কাঁকসা বর্ধমান



Facsimile Signature Electoral Registration Officer নিৰ্বাচক নিবন্ধন আধিকারিক

For 266-Kanksa(SC)

Assembly Constituency

২৬৬-কাঁকসা(তপঃ)

বিধানসভা নিবাচন ক্ষেত্র

Place Burdwan

স্থান বর্ধমান

Date 30.10.2000

ত্তরিষ ৩০.১০.২০০০

Ralein Goswami

6 07 - 6 6

Major Information of the Deed

Deed No :	I-0206-00054/2017	Date of Registration	06/01/2017	
Query No / Year	0206-1000003984/2017	Office where deed is r	eg <mark>is</mark> tered	
Query Date	04/01/2017 3:56:37 PM	A.D.S.R. DURGAPUR, District: Burdwan		
Applicant Name, Address & Other Details	Pradip Kumar Acharyya Durgapur Court,Thana : Durgapur, D 9434251726, Status :Advocate	istrict : Burdwan, WEST B	ENGAL, Mobile No. :	
Transaction		Additional Transaction		
[0138] Sale, Development Development Agreement	Power of Attorney after Registered			
Set Forth value		Market Value		
Rs. 1/-		Rs. 50,33,594/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after No/Year]:- 020608469/2015	Registered Development	Agreement of [Deed	

Land Details:

District: Burdwan, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara

Sch	Plot Number	Khatian Number	Land Proposed		Area of Land		Market Value (In Rs.)	Other Details
L1	LR-582	LR-1632	Vastu	Baid	13 Dec	1/-	Section for the Section 1995	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
	Grand	Total :		1-	13Dec	1 /-	50,33,594 /-	

Principal Details:

0	Name,Address,Photo,Finger p	rint and Signat	ure	
	Name	Photo	Fringerprint	Signature
	Smt MINATI CHATTERJEE Wife of Mr PRABHAT KUMAR CHATTERJEE Executed by: Self, Date of Execution: 06/01/2017 , Admitted by: Self, Date of Admission: 06/01/2017 ,Place : Office			Minati Chattergiee
		06/01/2017	LTI 06/01/2017	06/01/2017
	BENUBAN BAMUNARA, P.O: 713212 Sex: Female, By C ASPPC4874N, Status :Individ	Caste: Hindu,	P.S:- Kanksa, Dist Occupation: House	rict:-Burdwan, West Bengal, India, P e wife, Citizen of: India, PAN No.

Attorney Details:

ALL	oney betails.
SI No	Name,Address,Photo,Finger print and Signature
1	BALAJEE DEVELOPERS FLAT NO. 2 A, 23, GANGADHAR BASU LANE, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 PAN No. AAPFB6600C, Status:Organization

5.		
Photo	Finger Print	Signature
		Printam-Mondal
06/01/2017	LTI 06/01/2017	06/01/2017
Photo	Finger Print	Signature
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ce Ce		Sheuro Challorog
	- DURGAPUR, P.S ste: Hindu, Occupa EE DEVELOPERS	O6/01/2017 - DURGAPUR, P.S:- Coke Oven, Diste: Hindu, Occupation: Business, CEE DEVELOPERS - Photo Finger Print

Name & au	dress
Mr ROBIN GOSWAMI Son of Late BIMALPADA GOSWAMI BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, District:-Burdwa Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier C SHUVRO CHATTARAJ	an, West Bengal, India, PIN - 713212, Sex: Male, By Df Smt MINATI CHATTERJEE, Mr PRITAM MONDAL, M

Endorsement For Deed Number : I - 020600054 / 2017

On 05-01-2017

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 50,33,594/-



Abhijit Chatterjee ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

On 06-01-2017

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 13:52 hrs on 06-01-2017, at the Office of the A.D.S.R. DURGAPUR by Smt MINATI CHATTERJEE ,Executant.

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

Execution is admitted on 06/01/2017 by Smt MINATI CHATTERJEE, Wife of Mr PRABHAT KUMAR CHATTERJEE, BENUBAN BAMUNARA, P.O: BAMUNARA, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Indetified by Mr ROBIN GOSWAMI, , , Son of Late BIMALPADA GOSWAMI, BAMUNARA, P.O: BAMUNARA, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 06-01-2017 by Mr PRITAM MONDAL,

Indetified by Mr ROBIN GOSWAMI, , , Son of Late BIMALPADA GOSWAMI, BAMUNARA, P.O: BAMUNARA, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 06-01-2017 by Mr SHUVRO CHATTARAJ, partner, BALAJEE DEVELOPERS, FLAT NO. 2 A, 23, GANGADHAR BASU LANE, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012

Indetified by Mr ROBIN GOSWAMI, , , Son of Late BIMALPADA GOSWAMI, BAMUNARA, P.O: BAMUNARA, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, 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 100/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 165, Amount: Rs.100/-, Date of Purchase: 05/01/2017, Vendor name: Subrata Kumar Chakraborty

Abhijit Chatterjee
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 0206-2017, Page from 906 to 922 being No 020600054 for the year 2017.



Digitally signed by ABHIJIT CHATTERJEE

Date: 2017.01.06 16:20:11 +05:30 Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 06-01-2017 16:20:10 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR West Bengal.

(This document is digitally signed.)