

P SLNO - 33/25

I-107/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 713118

Certified that the document is admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the Part of this document.

ADUL. DIST. SUB-REGISTRAR
BISHNUPUR. BANKURA

10 JAN 2025

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS I, ANJAN MITRA [PAN NO. AEPM3300H & AADHAAR NO. 9531 3303 0086], son of Late Debidas Mitra, by faith Hindu, by occupation Business, by nationality Indian, residing at Rasikganj, Ukilpara, Bishnupur, P.O. & P.S. Bishnupur, District - Bankura, Pin - 722122, West Bengal, hereinafter called and referred to as the **"LANDOWNER/ PRINCIPAL/ EXECUTANT"**, do hereby nominate, constitute and appoint **SWASTIK CONSTRUCTION**, having its office address at Thanagora, Kurbantala, Bishnupur,

Deed writer - Toran Kumar Koley

P.O. & P.S. Bishnupur, District - Bankura, Pin - 722 122, West Bengal, represented by its Proprietor **SOMNATH DEY** [PAN NO. AIGPD3028B] [AADHAAR NO. 3572 8439 6658], son of Dilip Kumar Dey, by faith Hindu, by occupation Business, by nationality Indian, residing at Dalmadal Road, Bishnupur, P.O. & P.S. Bishnupur, District - Bankura, Pin - 722 122, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorized and lawful Attorney for myself in my name on my behalf and to exercise, execute and perform all and every / any of the acts, deeds, matters and things.

WHEREAS I am the absolute owner of **ALL THAT** piece and parcel of land measuring :

R.S. Dag No.	L.R. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land	Sole Ownership [In Acre]
2233	7496	0.0149 acre	32532	Bastu	0.0468
2233	7496	0.0319 acre	32525	Bastu	Acre

In total a demarcated plot of Bastu land measuring 0.0468 acre (Zero point Zero Four Six Eight) Acre equivalent to 2 (Two) Cottahs 13 (Thirteen) Chittacks 15 (Fifteen) Square Feet be the same a little more or less, comprised in L.R. Dag No. 7496 under L.R. Khatian No 32532 & 32525 lying and situated in Mouza – Bishnupur Municipality, J.L. No. 101, P.S. Bishnupur, A.D.S.R, Bishnupur, within the local limit of Bishnupur Municipality, having Holding No. 608/1, in Ward No. 19 under the Bishnupur Municipality, in the District - Bankura, West Bengal, more fully described in the Schedule hereinafter written, hereinafter called and referred to as the “**Said Property**”.

AND WHEREAS I, the Landowner/ Executant entered into a Registered Development Agreement in respect of the aforesaid land and more fully described in

Deed writer - Tarun Kumar Dey

the Schedule hereinafter written, owned by me with the said **SWASTIK CONSTRUCTION**, having its office address at Thanagora, Kurbantola, Bishnupur, P.O. & P.S. Bishnupur, District - Bankura, Pin - 722 122, West Bengal, represented by its Proprietor **SOMNATH DEY** [PAN NO. AIGPD3028B & AADHAAR NO. 3572 8439 6658], son of Dilip Kumar Dey, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Dalmadal Road, Bishnupur, P.O. & P.S. Bishnupur, District - Bankura, Pin - 722 122, West Bengal. The said Development Agreement was registered on 6th day of JAN - 25, in the office of the A.D.S.R. Bishnupur, and recorded as Deed No. 23/2025 for the year 2025.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, I, the Principal/Landowner appointing the SAID ATTORNEY HOLDER as my true authorized and lawful attorney for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Bishnupur Municipality, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, garage spaces of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as

Deed writer - *Tarun Kumar Holey*

may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before Bishnupur Municipality or before any other statutory authorities for the purpose of maintenancce, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Municipality and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbor's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his/their name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance and/or any other instrument and document in respect of sale of flats/s, units and/or car parking

Deed Writer - Tarun Kumar Holey

spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.

7. To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

Deed writer - Tarun Kumar Guler

12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.
15. This Power of Attorney shall be ceased to be in force soon after the selling process of the developer's allocation gets completed.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Development Agreement.

Deed writer - Torun Kumar Koley

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring :

R.S. Dag No.	L.R. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land	Sole Ownership [In Acre]
2233	7496	0.0149 acre	32532	Bastu	0.0468
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ON THE NORTH : RS Dag No 2233
 ON THE SOUTH : RS Dag No 2238
 ON THE EAST : RS Dag No 2233
 ON THE WEST : 8 ft wide Road.

Deed writer - Taran Kumar Koley

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties at Bishnupur

in the presence of :

1. Shombhurathal
S/o - Dilip Pal
Bhadungang, Bishnupur.
Bankura (722122)

2. Somnathra Mitra.
S/o Anjan Mitra.
Rasikganj, Po. Bishnupur
Dist. Bankura.
722122

Anjan Mitra

ANJAN MITRA

LANDOWNER / PRINCIPAL

Somnath Deo
SOMNATH DEY

Proprietor of

SWASTIK CONSTRUCTION

ATTORNEY

Deed writer - Taren Kumar Koley

DATED THE 6TH DAY OF JANUARY 2025
DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

BETWEEN

ANJAN MITRA
LANDOWNERS

AND

SOMNATH DEY
PROPRIETOR OF SWASTIK CONSTRUCTION
DEVELOPER

Drafted By



TARUN KUMAR KOLEY

DEED WRITER

BISHNUPUR A.D.S.R OFFICE

LICENSE NO - 53

SPECIMENT FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER



Somdeo

LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

SIGNATURE *Somdeo*



Anjan

LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

SIGNATURE *Anjan Mitra*



Shambhushel

LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

SIGNATURE *Shambhushel*



LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

SIGNATURE

Major Information of the Deed

Deed No :	I-0103-00107/2025	Date of Registration	10/01/2025
Query No / Year	0103-8000048242/2025	Office where deed is registered	
Query Date	06/01/2025 4:59:54 PM	A.D.S.R. BISHNUPUR, District: Bankura	
Applicant Name, Address & Other Details	Rash Mohan Bhattacharyay Bishnupur, Thana : Bishnupur, District : Bankura, WEST BENGAL, PIN - 722122, Mobile No. : 8337000752, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 5], [4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 43,34,145/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 200/- (Article:48(g))	Rs. 84/- (Article:E, E, E,)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010300023/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

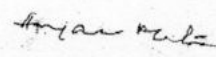
District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, Pin Code : 722122

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-7496	LR-32532	Commercial	Bastu	1.49 Dec	6,46,529/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-7496	LR-32525	Commercial	Bastu	3.19 Dec	13,84,179/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :				4.68Dec	0 /-	20,30,708 /-	
Grand Total :				4.68Dec	0 /-	20,30,708 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1800 Sq Ft.	0/-	23,03,437/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	0 /-	23,03,437 /-	

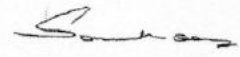
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Anjan Mitra (Presentant) Son of Late Debidas Mitra Executed by: Self, Date of Execution: 06/01/2025 , Admitted by: Self, Date of Admission: 06/01/2025 ,Place : Office	Photo  06/01/2025	Finger Print  LTI 06/01/2025	Signature  06/01/2025
Rasikganj Ukilpara, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: aexxxxxx0h, Aadhaar No: 95xxxxxxxx0086, Status :Individual, Executed by: Self, Date of Execution: 06/01/2025 , Admitted by: Self, Date of Admission: 06/01/2025 ,Place : Office				

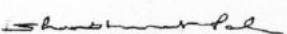
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SWASTIK CONSTRUCTION Thanagora, Kurbantala, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Date of Incorporation:XX-XX-1XX5 , PAN No.:: Alxxxxx8B, Aadhaar No: 35xxxxxxxx6658, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Somnath Dey Son of Late Dilip Kumar Dey Date of Execution - 06/01/2025, , Admitted by: Self, Date of Admission: 06/01/2025, Place of Admission of Execution: Office	Photo  Jan 6 2025 5:22PM	Finger Print  LTI 06/01/2025	Signature  06/01/2025
Dalmadal Road, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: aixxxxxx8b, Aadhaar No: 35xxxxxxxx6658 Status : Representative, Representative of : SWASTIK CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sambhunath Pal Son of Dilip Pal Bahadurganj Bishnupur, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122		 Captured	
	06/01/2025	06/01/2025	06/01/2025
Identifier Of Anjan Mitra, Somnath Dey			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Anjan Mitra	SWASTIK CONSTRUCTION-1.49 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Anjan Mitra	SWASTIK CONSTRUCTION-3.19 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Anjan Mitra	SWASTIK CONSTRUCTION-1800.00000000 Sq Ft

Land Details as per Land Record

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, Pin Code : 722122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7496, LR Khatian No:- 32532	Owner: অরুণ মিত্র, Gurdian: দেবীদাস মিত্র, Address: বিষ্ণুপুর বসিকয়ত্র Classification: বাস্তু, Area: 0.01490000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 7496, LR Khatian No:- 32525	Owner: অরুণ মিত্র, Gurdian: দেবীদাস মিত্র, Address: বিন্দুজ , Classification: বাস্তু, Area: 0.03190000 Acre.	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010300107 / 2025

On 06-01-2025

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

Presented for registration at 17:00 hrs on 06-01-2025, at the Office of the A.D.S.R. BISHNUPUR by Anjan Mitra, 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 43,34,145/-

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

Execution is admitted on 06/01/2025 by Anjan Mitra, Son of Late Debidas Mitra, Rasikganj Ukilpara, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business

Indetified by Sambhunath Pal, , Son of Dilip Pal, Bahadurganj Bishnupur, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Business

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

Execution is admitted on 06-01-2025 by Somnath Dey, Proprietor, SWASTIK CONSTRUCTION, Thanagora, Kurbantala, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122

Indetified by Sambhunath Pal, , Son of Dilip Pal, Bahadurganj Bishnupur, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 84.00/- (E = Rs 84.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 84/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/01/2025 5:25PM with Govt. Ref. No: 192024250344498038 on 06-01-2025, Amount Rs: 84/-, Bank: SBI EPay (SBlePay), Ref. No. 9776211614829 on 06-01-2025, Head of Account 0030-03-104-001-16
Online on 06/01/2025 5:33PM with Govt. Ref. No: 192024250344505268 on 06-01-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 3593638378429 on 06-01-2025, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 200/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 756, Amount: Rs.100.00/-, Date of Purchase: 03/10/2024, Vendor name: Sankar Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/01/2025 5:25PM with Govt. Ref. No: 192024250344498038 on 06-01-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 9776211614829 on 06-01-2025, Head of Account
Online on 06/01/2025 5:33PM with Govt. Ref. No: 192024250344505268 on 06-01-2025, Amount Rs: 100/-, Bank: SBI EPay (SBlePay), Ref. No. 3593638378429 on 06-01-2025, Head of Account 0030-02-103-003-02



JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

On 10-01-2025

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.


JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0103-2025, Page from 8952 to 8968
being No 010300107 for the year 2025.



Digitally signed by JOYDEEP MUKHOPADHYAY
Date: 2025.01.10 18:29:22 +05:30
Reason: Digital Signing of Deed.

(JOYDEEP MUKHOPADHYAY) 10/01/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.