

4644

JOY JAGANNATH

2 4790



14/07 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 295668

8/20915733/23

Certified that the document is admitted to
Registration. The endorsement sheets and
Signature sheets attached to this document
are the part of this document.

Adl. Dist. Sub-Registrar
TANILUK

16 AUG 2023

Torale nith Dor
Jibanan Kundera 18/09

Bappaditya Manna
Adv.

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

২৬/৬/২০২৬
 তারিখ নং ২৬৬ ইং তারিখ
 ডাক নং ২০০৮
 তথ্যলব্ধ দেওয়ানী আদালত, জেলা-পূর্ব মেদিনীপুর
 ফেরার তারিখ বিমান হুম্মার চেষ্টা
 সাং জার্সন চাই
 থানা কলকাতা
 কৈঃ
 জেলা-পূর্ব / পশ্চিম মেদিনীপুর
 স্ট্যাম্প ডেপার ১৬/৬/২০২৬



Addl. Dist. Sub. Magistrate
 TAMLUK

16 AUG 2023

DEVELOPMENT
 ATTORNEY AFTER RE-STATEMENT OF
 DEVELOPMENT

THIS POWER OF ATTORNEY is made on this the 16th day of August, Two Thousand Twenty Three (2023)

KNOW ALL MEN BY THESE PRESENTS THAT **SRI TARAKNATH DAS**, Adhaar No.-(8057 8352 6772 & PAN No.-AGUPD5782C) S/o-Lt. Debendranath Das residing at ward no-17, Vill-Salgechia, P.O. & P.S.-Tamluk, Dist. Purba Medinipur, West Bengal, Pin-721636, by Citizenship Indian, by Religion Hindu, by Occupation-Business as Owner Landlord (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his and each of him respective heirs, executors, successors, successors-In-Interest, administrators, legal representatives) **DO HEREBY NOMINATE, APPOINT AND CONSTITUTE :**

SRI BIMAN KUMAR BERA having Adhaar No.-(3453 5332 1901 & PAN No.- AMUPB1943R), S/o- Lt. Birat Chandra Bera residing at Vill-Abasbari (Collegepara). P.O. & P.S- Tamluk, Dist.- Purba Medinipur, Pin 721636, by Citizenship Indian, by Religion Hindu, by Occupation-Business hereinafter called and referred to as the "DEVELOPER / BUILDER" as my true and lawful Agent or attorney with full authority to do and execute the following acts deeds and things for my name and on my behalf.

WHEREAS Principal/Executants herein is the absolute owner, and peaceful possessor of the Open R.S. & L.R. Plot No.-150, Mouza- Salgechia, J.L. No.- 278, R.S Khatian No.- 215, L.R. Khatian No.-197/1, Mutated Khatian No.-2160, P.S. Tamluk, Dist. Purba Medinipur W.B. (Hereinafter called the said property), having. Gifted through two Registered Gift Deed from his Mother Srimatya Basanti Das **Document No.**

Date	Deed nos.	Area (Decimals)	Pages	Volume no.
22.07.2022	5891/2022	6.00	121726 to 121739	1103-2022
22.07.2023	4257/2023	4.00	79312 to 79327	1103-2023

WHEREAS I am unable to personally supervise and administrate, safe guard the above said property, hereby appointment, nominate and constitute the above said Agent/ Attorney to do the following acts, deeds and things in my name and on my behalf.

The Agent/attorney hereby agreed to act in the name and behalf of the Principal/Executants as lawful Agent/attorney mentioned in development agreement.

WHEREAS the Principal/Executants do hereby authorizes the said Agent/attorney to do all the following acts in the name and on behalf of the Principal/Executant and handed over the original Gift Deeds above document No.- 5891/2022 & 4257/2023 and all the relevant papers/ documents of the schedule property to the Agent/ attorney for his records. To sell/ Sub lease, convey, alienate, mortgage, transfer and assign the above said schedule property mentioned in development agreement (as developer allocation) in my name and on my behalf.

To Sell/Sub-lease, convey, alienate mortgages, transfer and assign the above said schedule property mentioned in development agreement (as developer allocation) in my name and on my behalf.

To sign all the papers, documents, receipts, declarations, affidavits, forms, applications etc. and all other relevant papers in my name and on my behalf, In respect of the above said property mentioned in development agreement (as developer/allocation).

To sign Agreement of sale(s), Sale Deed(s), Rectification Deed(s), Exchange Deed, Development Agreement Cum General Power of Attorney, Agreement of Sale Cum General Power of Attorney, mortgage Deed, Gift Deed, Lease Deed, or any other Deeds of transfer and present the same before the registering authority on my behalf, and the Agent/Attorney is hereby Authorized to execute all Deeds on my behalf in respect of the above said property mentioned in development agreement (as developer allocation).

To sign the necessary transfer forms for transferring the said property to the name of the Purchaser in the records of the Municipal Corporation and in the Revenue records, local body and other Government records in favour of the Purchaser.

To receive Sale consideration in part or in full after construction of the building or buildings which mentioned in development agreement registered dated on 11th August, Year 2023, being no. 4705 at A.D.S.R. Tamluk and also deliver the receipts and hand over the original link documents, and all relevant papers of the said property in my name and on my behalf.

To complete the sale of the said property (after constructing flat) and handover the vacant and peaceful physical possession of the said flat to the sub-purchaser/purchase(s) or his nominee(s) In respect of the said property, described In the Schedule hereunder written in my name and on my behalf.

To settle compromise any claim in respect of sale transaction or any other transaction of the scheduled property in my name and on my behalf.

To engage, appoint, retain and remove any advocate(s), pleader(s), vakil(s), and other practitioners etc In any case of Civil, Criminal or Municipal or Revenue in respect of above said property. To sign affidavits, and Vakalatnamas and appear in the Court(s) whether Civil, Criminal or other court(s) and complete the proceedings in my name and on my behalf.

To File suits either Civil, Criminal or other Courts in my name and on my behalf In respect of the above said property only.

And the Agent/attorney is hereby authorized to appear before the authorities of Revenue office, village Panchayat office, HUDA, HMDA, ULC, LRS, Zone Conversion, or any other office pertaining to state or central Government or any other office to represent in all respect and to sign all such papers on my behalf as my law full Agent/attorney.

To make payment of taxes, rates, cesses, assessments, and all dues and on my behalf, in respect of the above said property.

To represent and sign all the papers, forms, documents, relating to the Plot-owner welfare association(s), Housing societies(s), co-op. societies become a member thereof participating in all the meetings and proceedings from time to time in our name and on my behalf in respect of the above said property.

To receive rent if any in full or part in my name and on my behalf, in respect of the above property.

That the Agent/attorneys is hereby authorized to safe guard the scheduled property from the encroachments of any third parties, whom so ever on behalf of the Principal/Executants.

And to do all acts, deeds and any things in my name and on my behalf, which is not mentioned in the document which my Attorney may think fit and proper regarding the said property.

Developer Original Title Deed, Record, General of Power of Attorney may be mortgagable to the any nationalized Bank for Loan Purpose.

I, the above named Principal/Executants do hereby agree and declare that all acts, deeds and things done, executed or performed by the said General Power of Attorney shall be valid and binding on me to all intents and purposes as it done by me personally, I undertake to ratify and confirm whenever required.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Open Bastu land measuring an area of **10.000 (TEN) Decimal** more or less laying and situated under **Mouza-Salgechia, J.L. No.-278. R.S. Khatian No.-215. L.R. Khatian No.-197/1. Mutated Khatian No.-2160. R.S. & L.R Plot No.-150, with in limitation of Tamralipta Municipality. under P.S- Tamluk in the A.D.S.R.-Tamluk, District & D.S.R.- Purba Medinipur** together with right to use of existing common passage to the said properly an which the owner shall have every right to take all sorts of connection in or underneath said common passage.

Boundary of the Land

By **NORTH**- Plot no.-154,

By **SOUTH**- Plot no.-150,

By **EAST**- Plot no.-151,

By **WEST**- 10' ft. Municipality Road

IN WITNESS WHEREOF the principle/Executants and Agent/ Attorney have signed on the Development Power of Attorney with their own free will and consent on the 16th day of August, 2023 before the following witnesses.

Drafted by me.

Bappaditya Manna
(Bappaditya Manna)
Advocate

Enrollment No. WB/1339/2009
Purba Medinipur Judges' Court
Purba Medinipur at Tamluk

Computer Type by

Dinesh Jana
(Dinesh Jana)
Abasbari :: Tamluk

WITNESS:-

1. Rajib Boxi,
Sargechia, Tamluk, Purba Medinipur
2. Bappaditya Manna
Shankarpara, Tamluk, Purba Medinipur
3. Jogannarayan Ray,
Sankarpara, Tamluk, Purba Medinipur

Tarak Nath Das

Signature of the Principle/Executant











Siman Kumar Das
Signature of the Attorney

N.B- This Development of Power of Attorney written including one stamp paper & 5 pages and signed in presence of Three witness and extra one pages for photo and finger prints and more extra one page hand sketch map attached.

Tarak Nath Das

Siman Kumar Das











Developer:- (Sri Biman Kumar Bera) the following finger prints & photo are mine:- *Biman Kumar Bera*

	Thumb	Pointing finger	Middle finger	Ring finger	Little finger
Left Hand					
Right Hand					



Biman Kumar Bera











Land Owner:- (Sri Taraknath Das) the following finger prints & photo are mine:- *Taraknath Das*

	Thumb	Pointing finger	Middle finger	Ring finger	Little finger
Left Hand					
Right Hand					



Taraknath Das

Identifier:- (Sri Bappadittya Manna) the following finger prints & photo are mine:- *Bappadittya Manna*

	Thumb	Pointing finger	Middle finger	Ring finger	Little finger
Left Hand					
Right Hand					



Bappadittya Manna

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হাত নক্সা (নট টু স্কেল)

জেলা-পূর্ব মেদিনীপুর, থানা-তমলুক, ওয়ার্ড নং-১৭,
তাম্রলিপ্ত পৌরসভা, মৌজা-শালগেছিয়া, জে.এল. নং-২৭৮,
খতিয়ান নং-২১৬০, আর.এস. ও এল.আর. দাগ নং-১৫০

আর.এস. দাগ
নং ১৫০/৪৭০

আর.এস. দাগ
নং ১৫৪

ভূমির মালিক ৫৮৯১/২০২২ নং দানপত্র দলিল
মূলে প্রাপ্ত ০৬ ডেসিমল ও ৪২৫৭/২০২৩ নং
দানপত্র দলিল মূলে প্রাপ্ত ০৪ ডেসিমল, একুনে
মোট ১০ ডেসিমল গৃহহীন বাস্তু ভূমি

আর.এস. ও এল.আর. দাগ নং ১৫০

আর.এস. দাগ
নং ১৫০

ঃঃ সম্পত্তির বিবরণ ::

আর.এস. ও এল.আর. ১৫০ দাগে ১০ ডেসিমল.

কম্পিউটার মুদ্রনে

Limesh Jana
(দীপেশ জানা)

আবাসবাড়ী :: তমলুক

Torah neth Dan
Biman Kurnoo Berg

Drawn by
Sd. Mujtahidul Islam

Sd. Mujtahidul Islam
Regn. No. - 2316007020 - 2013
Mob. : 8016181543, 9851410961
Certified Surveyor

B. Majumdar

Major Information of the Deed



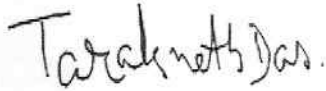


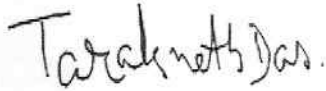


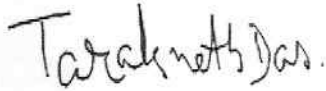
Deed No :	I-1103-04790/2023	Date of Registration	16/08/2023
Query No / Year	1103-8002095733/2023	Office where deed is registered	
Query Date	16/08/2023 1:34:53 PM	A.D.S.R. TAMLUK, District: Purba Midnapore	
Applicant Name, Address & Other Details	Bappaditya Manna Thana : Tamluk, District : Purba Midnapore, WEST BENGAL, PIN - 721636, Mobile No. : 8759008588, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 75,31,758/-	
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]:- 110304705/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



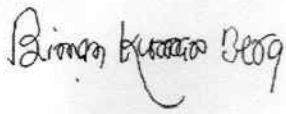


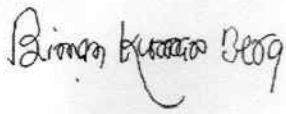


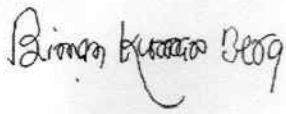
District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Mechobazar to Nimtala Road(Dakshinchara), Road Zone : (Bye Lane --) , Mouza: Shalgechhya, , Ward No: 17 Pin Code : 721636

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-150	LR-2160	Commercial	Bastu	10 Dec		75,31,758/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					10Dec	0 /-	75,31,758 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Shri Taraknath Das (Presentant) Son of Late Debendranath Das Executed by: Self, Date of Execution: 16/08/2023 , Admitted by: Self, Date of Admission: 16/08/2023 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>16/08/2023</td><td>LTI</td><td>16/08/2023</td><td>16/08/2023</td></tr> </tbody> </table> <p>Ward No.-17, Tamralipta Municipality, Village:- Shalgechhia, P.O:- Tamluk, P.S:-Tamluk, District:- Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2023 , Admitted by: Self, Date of Admission: 16/08/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Taraknath Das (Presentant) Son of Late Debendranath Das Executed by: Self, Date of Execution: 16/08/2023 , Admitted by: Self, Date of Admission: 16/08/2023 ,Place : Office				16/08/2023	LTI	16/08/2023	16/08/2023
Name	Photo	Finger Print	Signature										
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16/08/2023	LTI	16/08/2023	16/08/2023										

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Shri Biman Kumar Bera Son of Late Birat Chandra Bera Executed by: Self, Date of Execution: 16/08/2023 , Admitted by: Self, Date of Admission: 16/08/2023 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>16/08/2023</td><td>LTI</td><td>16/08/2023</td><td>16/08/2023</td></tr> </tbody> </table> <p>Son of Late Birat Chandra Bera Village:- Abasbari, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AMxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2023 , Admitted by: Self, Date of Admission: 16/08/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Biman Kumar Bera Son of Late Birat Chandra Bera Executed by: Self, Date of Execution: 16/08/2023 , Admitted by: Self, Date of Admission: 16/08/2023 ,Place : Office				16/08/2023	LTI	16/08/2023	16/08/2023
Name	Photo	Finger Print	Signature										
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16/08/2023	LTI	16/08/2023	16/08/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bappaditya Manna Son of Shri Suraranjan Manna Village:- Sankarara, P.O:- Tamluk, P.S:- Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636			
16/08/2023	16/08/2023	16/08/2023	16/08/2023

Identifier Of Shri Taraknath Das, Shri Biman Kumar Bera

Transfer of property for L1

No	From	To. with area (Name-Area)
	Shri Taraknath Das	Shri Biman Kumar Bera-10 Dec

Land Details as per Land Record

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Mechobazar to Nimtala Road(Dakshinchara),
Road Zone : (Bye Lane --) , Mouza: Shalgechhya, , Ward No: 17 Pin Code : 721636

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 150, LR Khatian No:- 2160		Owner Name not selected by applicant.



On 16-08-2023

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 14:07 hrs on 16-08-2023, at the Office of the A.D.S.R. TAMLUK by Shri Taraknath Das ,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 75,31,758/-

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

Execution is admitted on 16/08/2023 by 1. Shri Taraknath Das, Son of Late Debendranath Das, Ward No.-17, Tamralipta Municipality, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business, 2. Shri Biman Kumar Bera, Son of Late Birat Chandra Bera, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Others Indetified by Mr Bappaditya Manna, , , Son of Shri Suraranjan Manna, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1386, Amount: Rs.100.00/-, Date of Purchase: 16/08/2023, Vendor name: Antara Panja



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
Purba Midnapore, West Bengal

ificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 1103-2023, Page from 88960 to 88973

being No 110304790 for the year 2023.



Digitally signed by KAUSHIK
BHATTACHARYYA
Date: 2023.08.16 16:03:08 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2023/08/16 04:03:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
West Bengal.

(This document is digitally signed.)