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R-3296/23.



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AM 520069

12.04.23  
 1304/23  
 (8) 1304/23

Certified that the Document  
 is Admitted to Registration the  
 Signature Sheet and the Endr-  
 ovements signed with this  
 Document are the Part of the  
 Document

A.D.S.R. Duram  
 Sarkar

13 APR 2023

QUERY No. 8000880321/2023.

**DEVELOPMENT POWER OF  
 ATTORNEY  
 AFTER REGD. DEVELOPMENT  
 AGREEMENT DEED NO. I-230602672  
 FOR THE YEAR OF 2023**

Haraji  
 Adv

THIS DEVELOPMENT POWER OF ATTORNEY is made after Development Agreement on this the 13<sup>th</sup> day of April, 2023.

KNOW ALL MEN BY THESE PRESENTS I, MR. PRAMOD KUMAR BARNWAL [PAN-AOUPB1574J], [AADHAAR-7379 8377 2525], Son of Shankar Prasad Barnwal, by faith Hindu, by Occupation Business, by citizen Indian, residing at Kajora Gram, P.O.-Kajora Gram, P.S.-Andal, District -Paschim Bardhaman, West Bengal, India-713338, hereinafter referred to and called as "LANDOWNER", do hereby state and declare as follows:-

WHEREAS I on 27/03/2023 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R., Office, Durgapur, vide Regd. Deed No. I-230602672 for the year of 2023, CD Volume No.2306-2023, Pages from 46080 to 46109 with JAI MAA TARA DEVELOPERS [PAN-AASFJ8348Q], (a partnership firm), having its office at B.I. More, J.L. Avauue, Durgapur-713214, District-Paschim Bardhaman, West Bengal, India represented its partners 1) **SRI NILKANTHA MAHATTAM** [PAN.-AKYPM5014A] [AADHAAR.- 8260 3263 8634], S/o. Niranjan Mahattam, residing at OCB-2 B1 More North, JL Avenue, Durgapur-14, Durgapur CRPF Camp, P.S.-New Township, Dist.-Paschim Bardhaman, West Bengal, India, 2) **SRI CHANDAN BURNWAL** [PAN.-AUMPB6358G] [AADHAAR.-2371 8526 9575], S/o. Sudama Burnwal, residing at Manju Niwas, 11 B Saptarshi Park, Shankarpur, P.S.-New Township, Pin.-713206, West Bengal, India & 3) **SRI PRABHAKAR KUMAR THAKUR** [PAN.-AIJPT0261F] [AADHAAR.-2534 1251 9798], S/o. Chandra Madhab Thakur, residing at Khottadihi Coliyary, Bilapahari, Bagdiha, P.S.-Pandaveswar, Dist.-Paschim Bardhaman, India-713378, hereinafter referred to and called as the "DEVELOPER".

AND whereas I do hereby nominate, constitute and appoint, JAI MAA TARA DEVELOPERS [PAN-AASFJ8348Q], (a partnership firm), having its office at B.I. More, J.L. Avauue, Durgapur-713214, District-Paschim Bardhaman, West Bengal, India represented its partners 1) **SRI NILKANTHA MAHATTAM** [PAN.-AKYPM5014A] [AADHAAR.- 8260 3263 8634], S/o. Niranjan Mahattam, residing at OCB-2 B1 More North, JL Avenue, Durgapur-14, Durgapur CRPF Camp, P.S.-New Township, Dist.-Paschim Bardhaman, West Bengal, India, 2) **SRI CHANDAN BURNWAL** [PAN.-AUMPB6358G] [AADHAAR.-2371 8526 9575], S/o. Sudama Burnwal, residing at Manju Niwas, 11 B Saptarshi Park, Shankarpur, P.S.-New Township, Pin.-713206, West Bengal, India & 3) **SRI PRABHAKAR KUMAR THAKUR** [PAN.-AIJPT0261F] [AADHAAR.-2534 1251 9798], S/o. Chandra Madhab Thakur, residing at Khottadihi Coliyary, Bilapahari, Bagdiha, P.S.-Pandaveswar, Dist.-Paschim Bardhaman, India-713378, as my Lawful Attorney to do and perform the

*Pramoj*  
*Afu*

following acts, deeds and things on my behalf either jointly or singly in connection with my Landed property:-

1. To apply, receive and modify sanctioned plan from Jemua Gram Panchayat and/or such other authority or authorities.
2. To work, manage, control and supervise the management of the entire project of said development on or over the land in question and to develop the same.
3. To manage and supervise the construction of multi storied building to be construct 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. JAI MAA TARA DEVELOPERS .
4. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I could have done for the completion of the said development work.
5. To represent me before the A.D.S.R. Durgapur and to execute present Agreement for Sale/Sale Deeds/lease Deeds and to execute all such Deeds of Conveyances for Selling of the Flats/Apartment/Parking Spaces etc. of which will be constructed over and above my landed Property mentioned in the schedule below, save & except allocation of Landowners, those Flats /parking space/commercial space/structure which are allotted in favour of Land Owners in the Development Agreement, which was duly registered before the A.D.S.R.O. Durgapur vide Regd. Deed No. I-230602672 for the year of 2023, CD Volume No.2306-2023, Pages from 46080 to 46109, dated 27/03/2023.
6. To accept and withdrawal on my behalf any compensation payable to me for acquisition of the said land by the Government or by any competent authority.
7. To appoint, engage on my behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and / or terminate his or their appointment.
8. To compromise, compound or withdraw cases or be non- suited to refer to arbitration all disputes & differences.
9. To withdraw, and received documents or money from any court, office or opposite party, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any such cases.

(H. B. Singh)  
Aty

10. To negotiate and receive from the intending purchaser or purchasers any earnest money and / or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same.
11. 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 Developer.
12. 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.
13. 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 that behalf.
14. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
15. To appear or engage on my behalf any pleader, Advocate before any office or authority of the Govt. or Court or Labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
16. To sign declarations as may be required under section 269 of the income- tax Act, 1961 and application under section 230(A) of income- tax Act, 1961 and to appear before any tax authority on many behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income- Tax Act, 1961.
17. For all or any of the purposes of and power, authorities and discretion conferred by these presents to use and sign in my name or in which I may be in any way interested or to use and sign his/their name as my attorney(S) shall think fit without any reference or recourse to us.
18. To appear for & represent me in all courts, civil, criminal or revenue, including Labour, tribunals, Original, revisional, or appellate, in any Registration office, and to sign, execute, verify and file plaints, written statements and petitions and also to represent appeals in our Durgapur court and to accept services of all summonses notices and other processes of laws.

Harji  
Adv

19. To sign, transfer forms documents and writing for transferring the property in the records of Government or Panchayat authorities and other public authorities and to do all other acts in connection therewith.

AND I/We do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to her.

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.

### SCHEDULE

#### ABOVE REFERRED TO

ALL THAT piece and parcel of land situated in the District of Paschim Bardhaman, at Mouza - Shankarpur, J.L No- 109, P.S.-New Township under the Jurisdiction of Jemua Gram Panchayat Area, Land measuring an area 3.48 Katha and equivalent to more or less 5.75 Decimal Baid Land, recorded under R.S. Plot No.29 corresponding to L.R. Plot No.71(Land Recorded Area 3 Decimal) & L.R. Plot No.67(Land Recorded Area 3 Decimal) under R.S. Khatian No.281, previous Khatian No. 1999, new L.R. Khatian No. 2888 and proposed use for Residential Housing Complex.

Butted and bounded by:-

ON THE NORTH:-R.S. Plot No. 30(P)

ON THE SOUTH:- 16 ft. wide Metal Road

ON THE EAST:-R.S. Plot No.-29(P), Vinayak Residency

ON THE WEST:-R.S. Plot No.-31(P), Land of Shuvajit Das

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holders is/are 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.

Pragat  
Asw

IN WITNESS WHERE OF the executants and the attorney set and subscribed their respective hands on this the day, month and year stated above before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

1. Souvik Roy  
So - Alak Roy  
P/o - Durgapur Bazar  
P.in - 713198.

*Pranab Star Barmwal*

Signature of Executant

JAI MAA TARA DEVELOPERS

*Prabhekar Kumar Shukla*

Partner

JAI MAA TARA DEVELOPERS

*Milkansha Malhotra*

Partner

JAI MAA TARA DEVELOPERS

*Charan Barmwal*

Partner

Signature of Attorney

2. Jayanti Chakrabarty  
So - Swapan Chakrabarty  
P.O - Krishnanagar  
P.S - Baranagar  
Pin - 722202

*Pranab Star Barmwal*

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 admitted that the same has been correctly written as per their instruction.

*Hiranya Maji*

Hiranya Maji  
Advocate

En. No.F/363/128/2019

ডান হাত Right Hand						
★	বৃদ্ধাঙ্গুল Thumb	তর্জন Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
	বাম হাত Left Hand					

Prashant Kumar Thakur

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

Prashant Kumar Thakur

ডান হাত Right Hand						
★	বৃদ্ধাঙ্গুল Thumb	তর্জন Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
	বাম হাত Left Hand					

Uttam Singh Mahajan

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

Uttam Singh Mahajan

ডান হাত Right Hand						
★	বৃদ্ধাঙ্গুল Thumb	তর্জন Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
	বাম হাত Left Hand					

Chandan Kumar

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

Chandan Kumar

ডান হাত Right Hand						
★	বৃদ্ধাঙ্গুল Thumb	তর্জন Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
	বাম হাত Left Hand					

Prasad Kumar Bannuwal

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

Prasad Kumar Bannuwal

## Major Information of the Deed

Deed No :	I-2306-03296/2023		Date of Registration	13/04/2023
Query No / Year	2306-8000880321/2023		Office where deed is registered	A.D.S.R. DURGAPUR, District: Paschim Bardhaman
Query Date	04/04/2023 6:43:44 PM		Additional Transaction	
Applicant Name, Address & Other Details	HIRANYA MAJI DURGAPUR COURT, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9735168110, Status : Advocate			
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		Set Forth value	
			Market Value	
Stampduty Paid(SD)	Rs. 15,50,340/-		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]:- 230602672/2023			




### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713206

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	RS-29	RS-281	Bastu	Baid	3.48 Katha		15,50,340/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>5.742Dec</b>	<b>0 /-</b>	<b>15,50,340 /-</b>	






## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr PRAMOD KUMAR BARNWAL (Presentant )</b> Son of SHANKAR PRASAD BARNWAL Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			
	13/04/2023		LTI 13/04/2023	13/04/2023
Village:- KAJORA GRAM, P.O:- KAJORA GRAM, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713338 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx4J, Aadhaar No: 73xxxxxxx2525, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office				

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>JAI MAA TARA DEVELOPERS</b> B.I. MORE, J.L. AVENUE,, City:- Durgapur, P.O:- DURGAPUR CRPF CAMP, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri NILKANTHA MAHATTAM</b> Son of NIRANJAN MAHATTAM Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office			
	Apr 13 2023 2:24PM		LTI 13/04/2023	13/04/2023
OCB-2, B. 1 MORE NORTH, J.L. AVENUE,, City:- Durgapur, P.O:- DURGAPUR CRPF CAMP, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx4A, Aadhaar No: 82xxxxxxx8634 Status : Representative, Representative of : JAI MAA TARA DEVELOPERS (as PARTNER)				

**Shri CHANDAN BURNWAL**  
 Son of SUDAMA BURNWAL  
 Date of Execution -  
 13/04/2023, , Admitted by:  
 Self, Date of Admission:  
 13/04/2023, Place of  
 Admission of Execution: Office



**Signature**  
*Chandan Burnwal*

Apr 13 2023 2:24PM

LTI  
 13/04/2023

13/04/2023

MANJU NIWAS, 11B, SAPTARSHI PARK, SHANKARPUR,, City:- Durgapur, P.O:- DURGAPUR, P.S:-  
 New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste:  
 Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx8G, Aadhaar No: 23xxxxxxxx9575  
 Status : Representative, Representative of : JAI MAA TARA DEVELOPERS (as PARTNER)

3	Name	Photo	Finger Print	Signature
	<b>Shri PRABHAKAR KUMAR THAKUR</b> Son of CHANDRA MADHAB THAKUR Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office			<i>Prabhakar Kumar Thakur</i>
		Apr 13 2023 2:25PM	LTI 13/04/2023	13/04/2023
KHOTTADIHI COLIYARY, BILAPAHARI, BAGDIHA,, City:- Asansol, P.O:- BILPAHARI, P.S:- Pandabeswar, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713378, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx1F, Aadhaar No: 25xxxxxxxx9798 Status : Representative, Representative of : JAI MAA TARA DEVELOPERS (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOUVIK ROY</b> Son of Mr ALOK ROY PANAGARH BAZAR, CANEL PAR, City:- Not Specified, P.O:- PANAGARH BAZAR, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148			<i>Souvik Roy</i>
	13/04/2023	13/04/2023	13/04/2023
Identifier Of Mr PRAMOD KUMAR BARNWAL, Shri NILKANTHA MAHATTAM, Shri CHANDAN BURNWAL, Shri PRABHAKAR KUMAR THAKUR			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr PRAMOD KUMAR BARNWAL	JAI MAA TARA DEVELOPERS-5.742 Dec

13-04-2023  
18,80,340/-

**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

(18,80,340/-)

Santanu Pal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal

On 13-04-2023

**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 : 4B (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:59 hrs on 13-04-2023, at the Office of the A.D.S.R. DURGAPUR by Mr PRAMOD KUMAR BARNWAL, Executant.

**Admission of Execution ( Under Section 50, W.B. Registration Rules, 1962 )**

Execution is admitted on 13/04/2023 by Mr PRAMOD KUMAR BARNWAL, Son of SHANKAR PRASAD BARNWAL, P.O: KAJORA GRAM, Thana: Andal, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713338, by caste Hindu, by Profession Business

Indentified by Mr SOUVIK ROY, , , Son of Mr ALOK ROY, PANAGARH BAZAR, CANEL PAR, P.O: PANAGARH BAZAR, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

**Admission of Execution ( Under Section 50, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 13-04-2023 by Shri NILKANTHA MAHATTAM, PARTNER, JAI MAA TARA DEVELOPERS, B.I. MORE, J.L. AVENUE,, City:- Durgapur, P.O:- DURGAPUR CRPF CAMP, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214

Indentified by Mr SOUVIK ROY, , , Son of Mr ALOK ROY, PANAGARH BAZAR, CANEL PAR, P.O: PANAGARH BAZAR, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

Execution is admitted on 13-04-2023 by Shri CHANDAN BURNWAL, PARTNER, JAI MAA TARA DEVELOPERS, B.I. MORE, J.L. AVENUE,, City:- Durgapur, P.O:- DURGAPUR CRPF CAMP, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214

Indentified by Mr SOUVIK ROY, , , Son of Mr ALOK ROY, PANAGARH BAZAR, CANEL PAR, P.O: PANAGARH BAZAR, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

Execution is admitted on 13-04-2023 by Shri PRABHAKAR KUMAR THAKUR, PARTNER, JAI MAA TARA DEVELOPERS, B.I. MORE, J.L. AVENUE,, City:- Durgapur, P.O:- DURGAPUR CRPF CAMP, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713214

Indentified by Mr SOUVIK ROY, , , Son of Mr ALOK ROY, PANAGARH BAZAR, CANEL PAR, P.O: PANAGARH BAZAR, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, 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/-

nt of Stamp Duty  
ified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
escription of Stamp  
Stamp: Type: Impressed, Serial no 687, Amount: Rs.100.00/-, Date of Purchase: 11/04/2023, Vendor name:  
SOMNATH CHATTERJEE

*Santanu Pal*

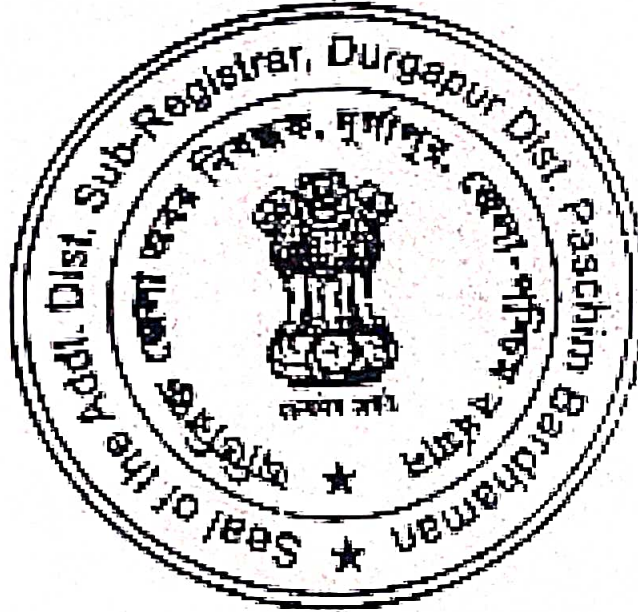
Santanu Pal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 56655 to 56668

being No 230603296 for the year 2023.



Digitally signed by SANTANU PAL  
Date: 2023.04.17 14:07:11 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/04/17 02:07:11 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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