

3329

R-3300/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 520068

certified that the Document
 is Admitted to Registration the
 Signature Sheet and the Endr-
 opment are the Part of the
 Document

A.D.S.K. Sargam
 Sargam

13 APR 2023

QUERY No.8000878099/2023.

**DEVELOPMENT POWER OF
 ATTORNEY
 AFTER REGD. DEVELOPMENT
 AGREEMENT DEED NO. I-230602545
 FOR THE YEAR OF 2023**

12-04
 13.04.23
 Chaitanya 878099/23

Arngi

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

KNOW ALL MEN BY THESE PRESENTS I, MR. SHUVAJIT DAS [PAN-AMVPD7232N], [AADHAAR-7232 0597 0563], Son of Late Sunil Kumar Das, by faith Hindu, by Occupation Service, by citizen Indian, residing at House No.-SPE-19, Saptashi Park, Shankarpur, P.O.-Durgapur-6, P.S.-Newtownship, District Paschim Bardhaman, West Bengal, India, hereinafter refereed to and called as "LANDOWNER", do hereby state and declare as follows:-

WHEREAS I/we on 23/03/2023 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R., Office, Durgapur, vide Regd. Deed No. I-230602545 for the year of 2023, CD Volume No.2306-2023, Pages from 43948 to 43978 with JAI MAA TARA DEVELOPERS [PAN-AASFJ8348Q], (a partnership firm), having its office at B.1. More, J.L. Avanie, Durgapur-713214, District-Paschim Bardhaman, West Bengal, India represented its partners 1) **SRI NILKANTHA MAHATTAM** [PAN.-AKYPM5014A] [AADHAAR.- 8260 3263 8634], S/o. Niranjana 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 Coliary, Bilapahari, Bagdiha, P.S.-Pandaveswar, Dist.-Paschim Bardhaman, India-713378, hereinafter refereed 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.1. More, J.L. Avanie, Durgapur-713214, District-Paschim Bardhaman, West Bengal, India represented its partners 1) **SRI NILKANTHA MAHATTAM** [PAN.-AKYPM5014A] [AADHAAR.- 8260 3263 8634], S/o. Niranjana 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 Coliary, Bilapahari, Bagdiha, P.S.-Pandaveswar, Dist.-Paschim Bardhaman, India-713378, as my Lawful Attorney to do and perform the

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-230602545 for the year of 2023, CD Volume No.2306-2023, Pages from 43948 to 43978, dated 23/03/2023.
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. M. Jai)
Adv

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 complaints, 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.

(Hameed)
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 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 measuring an area 6 Decimal, situated in the District of Paschim Bardhaman, at Mouza - Shankarpur, R.S. J.L. No. 95, L.R. J.L No-109, P.S.-New Township under the Jurisdiction of Jemua Gram Panchayat area, Land measuring an area more or less 4 Decimal Bastu Land situated under R.S. Plot No.31 corresponding to L.R. Plot No.72 and Land measuring an area 2 decimal of Bastu Land situated under R.S. Plot No.31 corresponding to L.R. Plot No.95, L.R. Khatian No.2919 with a 7 years old Tali shaded residential structure, Cemented Floor, admeasuring an area 100 sq. ft. and proposed use for Residential Housing Complex.

Butted and bounded by:-

ON THE NORTH.-Land of Plot No.-31(P)

ON THE SOUTH.-16 ft. wide Metal Road,

ON THE EAST.-Land of Plot No.-29(P)

ON THE WEST.-Land of Plot No.-31(P)

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.

Amaji

Adv

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. Sonu Roy
Ho - ALO4 Roy
Ho - [unclear]
Pin - 713148.

2. Joyanta Choudhury
80 - Sahayam Choudhury
P.O - Krishnanagar
PS - Barran
Pin - 722202

[Signature]

Signature of Executants

JAI MAA TARA DEVELOPERS

[Signature] Partner

JAI MAA TARA DEVELOPERS

[Signature] Partner

JAI MAA TARA DEVELOPERS

[Signature] Partner

Signature of Attorney

[Signature]

Attested by the Executants

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

বাম হাত
Left Hand

বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small

Prabholkar Kumar Bheku



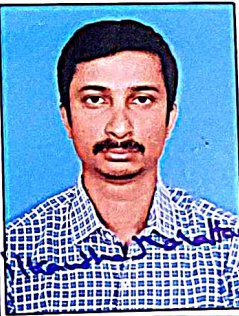
উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

ডান হাত
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বাম হাত
Left Hand

বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small

Prabholkar Kumar Bheku




উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
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Chandey Sunil




উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
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Shyjit Das



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

Major Information of the Deed

Deed No :	I-2306-03300/2023	Date of Registration	13/04/2023
Query No / Year	2306-8000878099/2023	Office where deed is registered	
Query Date	04/04/2023 4:47:19 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Hiranya Maji Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9735168110, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	Market Value		
Set Forth value	Rs. 16,46,730/-		
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]:- 230602545/2023		




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 ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-72 (RS :-)	LR-2919	Bastu	Bastu	4 Dec		10,80,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-95 (RS :-)	LR-2919	Bastu	Bastu	2 Dec		5,40,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					6Dec	0 /-	16,20,000 /-	
Grand Total :					6Dec	0 /-	16,20,000 /-	

Structure Details :



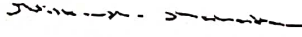
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	0/-	26,730/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 7 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	26,730 /-	



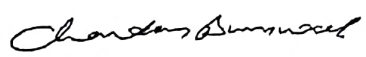


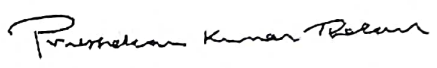
Name	Photo	Finger Print	Signature
Shri SHUVAJIT DAS (Presentant) Son of Late SUNIL KUMAR DAS Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office	 13/04/2023	 LTI 13/04/2023	 13/04/2023
HOUSE NO. SPE-19, SAPTARSHI PARK, SHANKARPUR,, City:- Durgapur, P.O:- DURGAPUR, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx2N, Aadhaar No: 72xxxxxxxx0563, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			

Attorney Details :



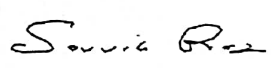
SI No	Name,Address,Photo,Finger print and Signature
1	JAI MAA TARA DEVELOPERS B.I. MORE, J.L. AVENUE,, City:- Durgapur, P.O:- DURGAPUR CRPF CAMP, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization,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

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri NILKANTHA MAHATTAM 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 2:30PM	 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: 82xxxxxxxx8634 Status : Representative, Representative of : JAI MAA TARA DEVELOPERS (as PARTNER)				

Name	Photo	Finger Print	Signature
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	 Apr 13 2023 2:30PM	 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)			
Name	Photo	Finger Print	Signature
Shri PRABHAKAR KUMAR THAKUR 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	 Apr 13 2023 2:31PM	 LTI 13/04/2023	 13/04/2023
KHOTTADIHI COLIYARY, BILPAHARI, 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
Mr SOUVIK ROY 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	 13/04/2023	 13/04/2023	 13/04/2023
Identifier Of Shri SHUVAJIT DAS, Shri NILKANTHA MAHATTAM, Shri CHANDAN BURNWAL, Shri PRABHAKAR KUMAR THAKUR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SHUVAJIT DAS	JAI MAA TARA DEVELOPERS-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SHUVAJIT DAS	JAI MAA TARA DEVELOPERS-2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SHUVAJIT DAS	JAI MAA TARA DEVELOPERS-100.00000000 Sq Ft

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 72, LR Khatian No:- 2919	Owner:শুভজিত দাস, Gurdian:সুনীল কুমার দাস, Address:নিজ , Classification:বাইদ, Area:0.04000000 Acre,	Shri SHUVAJIT DAS
L2	LR Plot No:- 95, LR Khatian No:- 2919	Owner:শুভজিত দাস, Gurdian:সুনীল কুমার দাস, Address:নিজ , Classification:বাইদ, Area:0.02000000 Acre,	Shri SHUVAJIT DAS

13-04-2023

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 16,46,730/-

Santanu Pal

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 : 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 12:07 hrs on 13-04-2023, at the Office of the A.D.S.R. DURGAPUR by Shri SHUVAJIT DAS ,Executant.

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

Execution is admitted on 13/04/2023 by Shri SHUVAJIT DAS, Son of Late SUNIL KUMAR DAS, HOUSE NO. SPE-19, SAPTARSHI PARK, SHANKARPUR,, P.O: DURGAPUR, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Service

Indetified 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 58, 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

Indetified 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

Indetified 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

Indetified 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/-

of Stamp Duty

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

Description of Stamp

Stamp: Type: Impressed, Serial no 688, 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

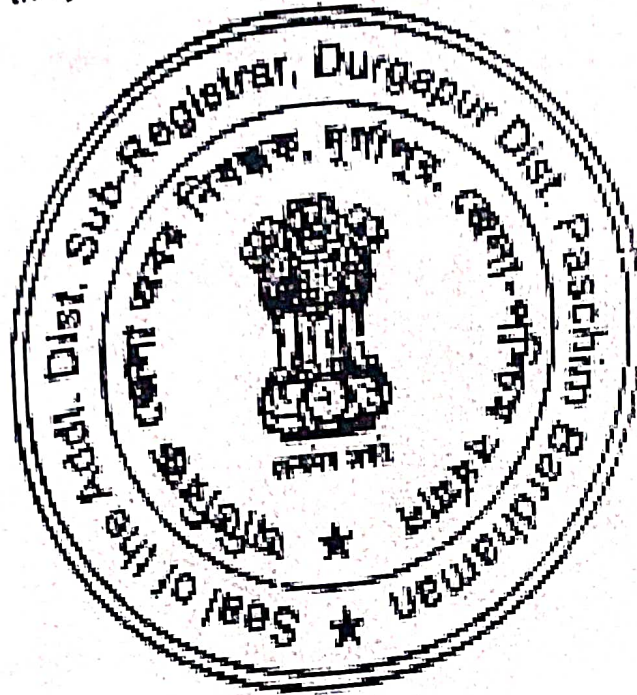
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 56682 to 56696

being No 230603300 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.04.17 14:09:02 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/04/17 02:09:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)