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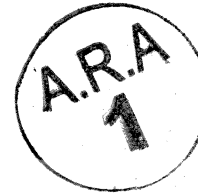
भारत INDIA

INDIAN NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 288268

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



Additional Registrar
of Assurances-I, Kolkata

9 JUL 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, **SRI ARUN KUMAR MONDAL**
(PAN: APOPM6756Q., Aadhaar No. 8112 0560 5105), son of Sri Mahesh
Mandal, by Nationality Indian, by faith Hindu, by occupation Business,
residing at Haripur Colliery, P.O. Haripur, Police Station Pandabeshwar,
District Paschim Bardhaman, Pin-713 378, hereinafter referred to and called
as the "**PRINCIPAL**" SEND GREETINGS:

Arun Kumar Mondal

pr. 2024

29978

Purna Roy

NAME _____
ADD _____
Ra _____
- 4 JUL 2024
SURANJAN MOHANTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kot-1

1/245 over tal. 12.
re 47

- 4 JUL 2024

- 4 JUL 2024



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 9 JUL 2024

notified by me
mtam Paul
Paritesh Paul
Steel Bagan,
Ladcarpur,
S. Sonarpur,
11-153,
ervice

WHEREAS by and under a Development Agreement dated 09.07.2024, hereinafter referred to as the **"SAID AGREEMENT"**, the Principal has engaged and appointed **SRI PUNA ROY (PAN: ADHPR1923M, AADHAAR NO. 3738 2393 1466)**, son of Late Bina Roy, by faith Hindu, an Indian Citizen, by occupation Business, residing at 1/245, Naktala Road, Post Office Naktala, Police Station Netaji Nagar (formerly Police Station Jadavpur), Kolkata-700047, as Developer of **ALL THAT** piece and parcel of vacant land measuring about 96.38 decimals, be the same a little more or less, at Mouza Kamarpara in L.R. Dag Nos. 460, 461, 464 and 464/1097 under L.R. Khatian No. 1209, J.L. No. 131 within the limits of Ilambazar Gram Panchayat, under Police Station Ilambazar in the district of Birbhum, Pin-731 236 together with all easement rights and appertaining thereto, more fully and particularly described in the Schedule written hereunder, hereinafter referred to as the **"SAID PROPERTY"** for development by way of construction of a multi-storied building, (hereafter referred to as the **"BUILDING"**) on terms and conditions as detailed therein and the said agreement was registered at the office of the District Sub Registrar-III, Alipore and recorded as Deed No. 190106172 for the year 2024.

AND WHEREAS for smooth and speedy execution of development works and for giving effect to the said agreement, it was considered necessary by the Principal to execute a Development Power of Attorney in favour of the said **SRI PUNA ROY**, the Developer by granting necessary power and authorities to him.

NOW KNOW YE BY THESE PRESENTS that I, the said **SRI ARUN KUMAR MONDAL** do hereby and hereunder nominate, appoint and constitute the said **SRI PUNA ROY (PAN: ADHPR1923M, AADHAAR NO. 3738 2393 1466)**, son of Late Bina Roy, by faith Hindu, an Indian Citizen, by occupation Business, residing at 1/245, Naktala Road, Post Office Naktala, Police Station Netaji Nagar (formerly Police Station Jadavpur), Kolkata-700047, as my true and lawful attorney and Agent, in my name and on my behalf, to execute and perform or cause to be done, executed and performed all

Arun Kumar Mondal

Puna Roy



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA

-9 JUL 2024

or any of the following acts, deeds, matters and things as mentioned hereunder: -

1. To look after, manage, control and supervise the said property of the executants being ALL plot of land measuring about 96.38 decimals, be the same a little more or less, at Mouza Kamarpara in L.R. Dag Nos. 460, 461, 464 and 464/1097 under L.R. Khatian No. 1209, J.L. No. 131 within the limits of Ilambazar Gram Panchayat, under Police Station Ilambazar in the district of Birbhum. ✓
2. To take all steps for preparation and submission of building plan before the plan sanctioning authority/Birbhum Zilla Parishad and to put signatures on the said building plan as would be required to be submitted before the plan sanctioning authority and to sign on all other application and documents as would be required to be submitted before the plan sanctioning authority for obtaining sanction of such building plan and/or additional building plan at the desire of the attorney on my behalf and to take delivery of the sanctioned building plan from the sanctioning authority and will bear all expenditure to that effect. ✓
3. To represent me and appear before the authorities of the plan sanctioning authority or any other authorities in connection with the said property, on my behalf and in my name in connection with all proceedings relating to my aforesaid property and to obtain sanction of building plan in respect of the said land of the aforesaid premises. ✓
4. To appear for, to execute, perform, act and to do all necessary jobs and required activities for all purposes and represent us before the concerned Authorities or Govt. Departments as per their requirement on my behalf including the Ilambazar Gram Panchayat and the Birbhum Zilla Parishad in respect of my said property. ✓

[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 9 JUL 2024



5. To apply for and obtain permission from different Concerned Authorities including the Ilambazar Gram Panchayat, Birbhum Zilla Parishad, WBSEDCL, for the purpose of lying Water connection, Electricity, Drainage, Sewerage connection, drainage connection for beneficial enjoyment of the proposed building and to obtain completion/occupation certificate in respect of the said property and to provide other basic amenities for residential and other purposes in the aforesaid Premises and for the said purposes to sign, execute and submit all necessary applications, papers, plans and documents before concerned authorities and to do all acts, deeds, matters and things as the attorney shall think proper. ✓
6. To appoint on my behalf, pleader, Advocate or Solicitor, whenever my said Attorneys shall think fit and proper to do so for the purposes of management of the said property and discharge and/or terminate his/her/them or other appointment. ✓
7. To settle adjust, compound, sell, compromise or submit all complaint actions, suits, accounts, complaints and disputes between me and other person or persons to compound compromise any dispute if arises in respect of the said property or any agreement or deed relating to the same. The Attorney will remain eligible to act for self and on behalf of the Principal towards creating mortgage of flats out of the Developer's allocation only for purchasers through the equitable mortgage scheme by the intending purchaser/s of the project. ✓
8. To assign, execute, register, affirm and verify all or any petition, application to the Ilambazar Gram Panchayat, Birbhum Zilla Parishad, Block Land & Land Revenue Officer, Ilambazae from time to time and to obtain water and drainage connection and to obtain plans and occupancy certificate, declarations, affidavits, indemnities and such other papers and documents as from time to time be necessary or required in relation to the said premises as the said attorney shall think fit and proper. ✓

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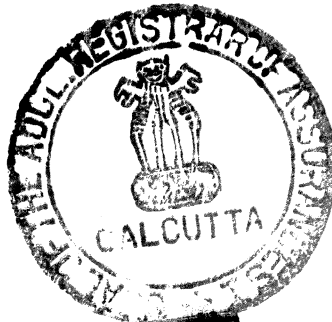


ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 9 JUL 2024

9. To appear for and represent us before all statutory body in the office of the Board or Revenue Collector, any Magistrate, Judge, WBSEDCL, Government or any Non-Government or Semi-Government Authorities for permission to transfer in respect of Developer's allocation and all other purposes relating to the said premises and also before any Magistrate and in all other department or office in connection with the said land/premises. ✓
10. To give valid and effective receipts and discharge for all payments as may be received and/or realized by our said Attorney from any person or persons. ✓
11. To enter into any agreement for sale with any intending purchaser/purchasers for sale of the aforesaid property to the extent of Developer's allocation in the said property and to that effect receive earnest money from the intending purchaser or purchasers and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the purchaser or purchasers and to sign and execute and register the Deed of Conveyance in favour of the purchaser or purchasers on my behalf in respect of the Developer's allocation and to present such deeds before proper Registration Office having jurisdiction and to have registered such deed of sale in accordance with the provision of Indian Registration Act on my behalf.
12. That by virtue of this Development Power of Attorney my said appointed Attorney shall have the ~~absolute~~ right and liberty to sell Developer's allotted portion under the aforesaid development agreement in the aforesaid property at any price or consideration as my said Attorney shall think fit and better.
13. To appoint Engineer/Engineers and/or Supervisors, Architect for preparation of such plans and/or for construction and completion of the said building at the cost and expenses of the Attorney.

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 9 JUL 2024

14. To apply for and acquire building materials such as Cement, Iron, Steel, Sand and Bricks, etc. and to take delivery of the necessary permits for the same at the cost and expenses of the Attorney.
15. To appoint and discharge building contractor, masons, workers etc at the cost and expenses of the Attorney.
16. To purchase and/or to take delivery of all types and kinds of building materials as a Cement, Iron, Sands, Stone Chips, Bricks etc., Sanitary Fittings, Pipes and/or other fixtures, Doors, Windows, Lifts, Electrical Goods as may be necessary for the work of the said building and to complete the same and to make the same habitable.
17. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection.
18. To sign, acknowledge all registered or insured letters notices, summons and/or money orders and to receive delivery of the same, which are the relation to work at the said premises.
19. This Power is revocable in nature.

AND to do all such acts, deeds, things and transaction and/or all such business for us as effectually as I could do by myself and perform if I was personally present and I do hereby ratify and confirm whatsoever other acts my said attorney shall do or caused to be done lawfully by virtue of these presents and I hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever acts my said attorney will perform under this Power hereby granted shall lawfully do or caused to be done in the exercise of this right or by virtue of these presents,

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ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA

-9 JUL 2024



but for any unlawful activity by the Attorney I must not remain responsible in any way whatsoever.

AND GENERALLY to do all incidental acts, deeds and things in the aforesaid matter as effectually I could personally do.

AND I undertake to ratify and confirm all such lawful acts, deeds and things that the said Attorney shall do by virtue of the powers hereby granted (without prejudicing my interest).

It is made clear that nothing contained herein empowers and/or authorizes the constituted Attorney to any unlawful act, deed and things. Be it noted that this revocable Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the plot of vacant ^{Banta} land measuring about 96.38 decimals, be the same a little more or less, at Mouza Kamarpara in L.R. Dag Nos. 460, 461, 464 and 464/1097 under L.R. Khatian No. 1209, J.L. No. 131 within the limits of Ilambazar Gram Panchayat, under Police Station Ilambazar in the district of Birbhum, Pin-731 236 and the same is butted and bounded by:-

ON THE NORTH	:	Land of Shefali Mondal;
ON THE SOUTH	:	Ilambazar Road;
ON THE EAST	:	Land of Palash Das;
ON THE WEST	:	Land of Nihar Acharya.

Amr 1st March,

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, K. S. S. S. S. S.
- 9 JUL 2024

IN THE WITNESS WHEREOF the Principal herein has hereunto set and subscribed his hands the day and year herein above written and the Attorney accepts the Power by subscribing his hands on this 9th day of July, 2024.

WITNESSES:

1. *Mulay Ghosh*
Bolpur, Birbhum.
2. *Chand Raja Ghosh.*
Bellur, Birbhum.

Arum ram Mandal.

PRINCIPAL

I accept the Power.

[Signature]

ATTORNEY

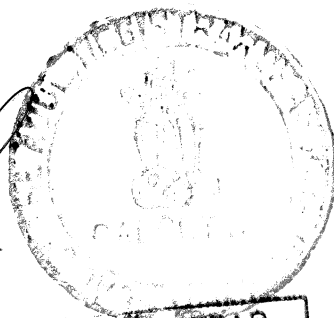
Prepared in my office.

Snehasis Chowdhury
Snehasis

Advocate.

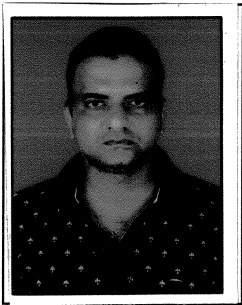
Calcutta High court.

Enrolment No. F/267/2012



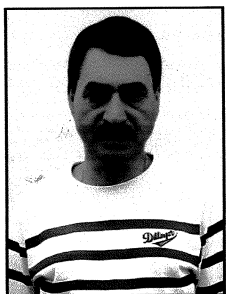
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 9 JUL 2024

SPECIMEN FORM FOR TEN FINGERPRINTS



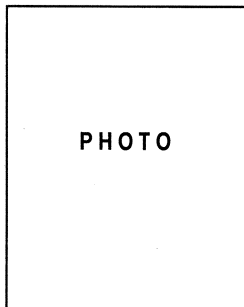
Amrinder Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

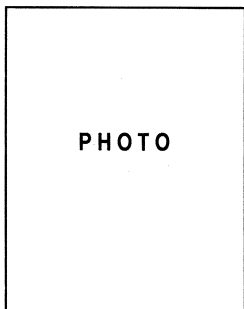


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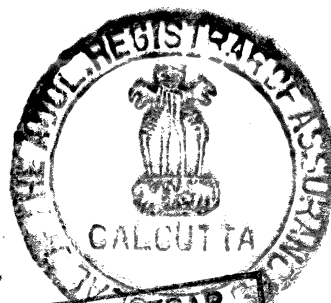
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
-9 JUL 2024

Major Information of the Deed

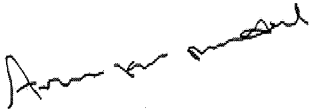
Deed No :	I-1901-06181/2024	Date of Registration	09/07/2024
Query No / Year	1901-8001798418/2024	Office where deed is registered	
Query Date	09/07/2024 1:00:50 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S CHOWDHURY 12 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433547348, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 83,04,646/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190106172/2024		

Land Details :

District: Birbhum, P.S:- Illambazar, Gram Panchayat: ILLAMBAZAR, Mouza: Kamarpara, Pin Code : 731236

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-460	LR-1209	Bastu	Bastu	31.5 Dec		28,23,490/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-461	LR-1209	Bastu	Bastu	5 Dec		10,08,389/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-464	LR-1209	Bastu	Bastu	48.88 Dec		36,51,116/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-464/1097	LR-1209	Bastu	Bastu	11 Dec		8,21,651/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			96.38Dec	0 /-	83,04,646 /-	
	Grand Total :				96.38Dec	0 /-	83,04,646 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ARUN KUMAR MONDAL Son of Mr MAHESH MANDAL Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office	Photo  09/07/2024	Finger Print  Captured LTI 09/07/2024	Signature  09/07/2024
HARIPUR COLLIERY, City:- Not Specified, P.O:- HARIPUR, P.S:-Pandabeswar, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713378 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: APxxxxxx6Q, Aadhaar No: 81xxxxxxxx5105, Status :Individual, Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PUNA ROY (Presentant) Son of Late BINA ROY Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office	Photo  09/07/2024	Finger Print  Captured LTI 09/07/2024	Signature  09/07/2024
Son of Late BINA ROY 1/245, NAKTALA ROAD, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ADxxxxxx3M, Aadhaar No: 37xxxxxxxx1466, Status :Individual, Executed by: Self, Date of Execution: 09/07/2024 , Admitted by: Self, Date of Admission: 09/07/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTANU PAUL Son of Mr PARITOSH PAUL NARKELBAGAN, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153	 09/07/2024	 Captured 09/07/2024	 09/07/2024
Identifier Of Mr ARUN KUMAR MONDAL, Mr PUNA ROY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KUMAR MONDAL	Mr PUNA ROY-31.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KUMAR MONDAL	Mr PUNA ROY-5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KUMAR MONDAL	Mr PUNA ROY-48.88 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KUMAR MONDAL	Mr PUNA ROY-11 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Illambazar, Gram Panchayat: ILLAMBAZAR, Mouza: Kamarpura, Pin Code : 731236

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 460, LR Khatian No:- 1209	Owner:অরুন কুমার মন্ডল, Gurdian:মহেশ মন্ডল, Address:হরিপুর কলিয়ারী হরিপুর , Classification:বাইদ, Area:0.31000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 461, LR Khatian No:- 1209	Owner:অরুন কুমার মন্ডল, Gurdian:মহেশ মন্ডল, Address:হরিপুর কলিয়ারী হরিপুর , Classification:বাইদ, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 464, LR Khatian No:- 1209	Owner:অরুন কুমার মন্ডল, Gurdian:মহেশ মন্ডল, Address:হরিপুর কলিয়ারী হরিপুর , Classification:বাইদ, Area:0.48000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 464/1097, LR Khatian No:- 1209	Owner:অরুন কুমার মন্ডল, Gurdian:মহেশ মন্ডল, Address:হরিপুর কলিয়ারী হরিপুর , Classification:বাইদ, Area:0.11000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190106181 / 2024

On 09-07-2024

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 13:29 hrs on 09-07-2024, at the Office of the A.R.A. - I KOLKATA by Mr PUNA ROY ,Claimant.

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 83,04,646/-

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

Execution is admitted on 09/07/2024 by 1. Mr ARUN KUMAR MONDAL, Son of Mr MAHESH MANDAL, HARIPUR COLLIERY, P.O: HARIPUR, Thana: Pandabeswar, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713378, by caste Hindu, by Profession Business, 2. Mr PUNA ROY, Son of Late BINA ROY, 1/245, NAKTALA ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr SANTANU PAUL, , Son of Mr PARITOSH PAUL, NARKELBAGAN, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

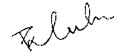
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

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 79978, Amount: Rs.100.00/-, Date of Purchase: 04/07/2024, Vendor name: S MUKHERJEE



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1901-2024, Page from 244311 to 244327
being No 190106181 for the year 2024.**



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.07.11 15:41:44 +05:30
Reason: Digital Signing of Deed.

**(Pradipta Kishore Guha) 11/07/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.**