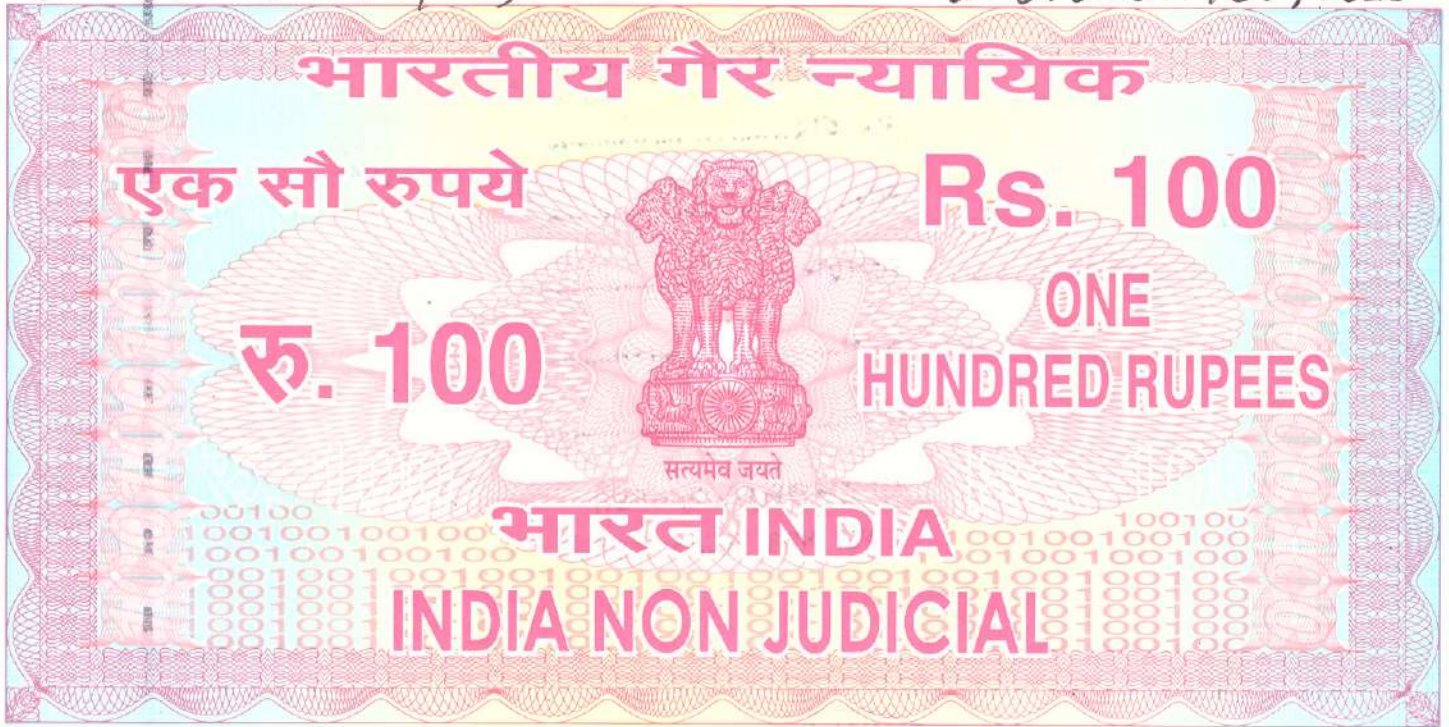


SL No- 2399/2025

MAA SARADA T-010202435/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AT 552100

Q.No. → 8001532507/2025

04.06.25

15.20

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

Certified that the document is admitted
for registration The signature sheet and
the endorsement sheet (s) attached with
the document are the part of this document

Additional District Sub-Registrar
Bankura

04 JUN 2025

KNOWN ALL MEN BY THESE PRESENTS I, MR.
DIPANKAR DAS, Son of Sri Bidyut Kumar Das, PAN -
ARRPD6883A, by faith Hindu, by Nationality Indian, by occupation
Business, residing at Bhairabsthan More, P.O. Kenduadihi, P.S. & Dist.
Bankura, Pin - 722102 in the State of West Bengal, hereinafter referred to as the
LAND OWNER (which expression shall unless otherwise excluded by or repugnant
to the context shall mean and include their legal heirs, executors, administrators, legal
representatives, successors, and assigns) of the FIRST PART.

Contd.....P/2

অনুলিপি নং- ৫৫৪

ইং তার ০৩/৬/২৫

নাম- Raghunathjee confection

বাসস্থান- Lokupur

খানা- Lokupur

চলার- *[Signature]*

শ্রী দেবদাস মুখার্জী

বাকুড়া সদর মহাল ভেদার



[Handwritten signature]

Additional District Sub-Registrar
Bankura

04 JUN 2025

Sumanta Dutta
S/o Sasanka Dutta
Raygram Bankura
722148

RAGHUNATHJEE CONSTRUCTION (PAN AMAPK1015H), having registered office at stall no 5 & 6, Sammilani Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & District - Bankura, Pin - 722102 represented by its sole Proprietor MR. SAUGAT KUNDU (PAN AMAPK1015H), Aadhar No - 2270 2378 2202, son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin - 722102 hereinafter called the "ATTORNEY" (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the SECOND PART.

The proportionate share of the landed property of **LAND OWNER** in District and Police Station Bankura; Mouza Kenduadihi; J.L. NO. - 213; L.R. Plot No. 3013 & 3014 has been Purchased by the land owner in a sale Deed being No. 010104419/2019, dated 20/12/2019 registered at the office of D.S.R. Bankura.

And said purchased land has already been recorded in his own name in the present L.R. Khatian under the provisions of the West Bengal Land Reforms Act 1955 with final publication and preparation of his right there in 0.1017 Acres vide L.R. Khatian No. 9163; Vide L.R Plot No 3013 & 3014 appertaining to Mouza Kenduadihi , J.L. No 213 within the District and P.S. Bankura, under Bankura Municipality.

done by 1A24
AND WHEREAS the schedule below mentioned land has already been converted from class of land **TARA** to **BASTU** vide **Conversion Case No. CN/2024/0101/22493** with effect in term of section 4C of WBLR Act, 1955 (Amended 1981) by the collector U/S 4C of the WBLR Act.

AND WHEREAS the land owners herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendents, attachments, trust whatsoever and paying the Municipal taxes as absolute owners and occupier time to time.

AND WHEREAS I, have entered into a Development Agreement With RAGHUNATHJEE CONSTRUCTION (PAN AMAPK1015H), a Company incorporate under the Proprietorship having its registered office at 5 & 6, Sammilani

Bipani Sambhar, Lokepur, P.O.- Kenduadihi, P.S. & District - Bankura, Pin – 722102 represented by its sole proprietor **MR. SAUGAT KUNDU** Son of Late Mahadeb Kundu, residing at Lokepur Bankura, P.O.- Kenduadihi, P.S.& District - Bankura,, Pin – 722102. **Development Agreement Deed No. 010203883/2024, dated 29/10/2024 for registration at Additional District Sub Registrar Bankura Office.**

AND WHEREAS I, do hereby nominate, constituted and appoint **RAGHUNATHJEE CONSTRUCTION** represented by its proprietor **MR. SAUGAT KUNDU** Son of Late Mahadeb Kundu one of the proprietor of the developer as to my lawful Attorney to do and perform the following acts, deeds and things on my behalf in connection with my landed Schedule below property (details of which has given in the schedule below).

- 1) To apply and received sanctioned plan from Bankura Municipality.
- 2) To manage and supervise the construction of Multi storied building to be raised on our landed property (details of which has been given in the schedule below). That will be constructed at the cost of the Developer i.e. **RAGHUNATHJEE CONSTRUCTION**.
- 3) To represent us before the D.S.R. Bankura or A.D.S.R. Bankura to present the agreement for sale/sale deeds of the respective flats Apartments to be constructed on our landed property (details of which has given in the schedule below) excluding the owners allocation as described in second schedule in **Development Agreement Deed No. 010203883/2024, dated 29/10/2024 for registration at Additional District Sub Registrar Bankura Office.**
- 4) To make sign and verify all 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 our schedule mentioned properties.

- 5) 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 us 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.
- 6) To settle all disputes whatsoever arising out of the construction project on the schedule mentioned.
- 7) Appear before any office or authority of the Govt. or Municipality or Labour Dept. or Land Revenue office or Income Tax or any other act to represent the matters regarding the proposed development & construction.

And I do hereby agree to ratify' all acts and things lawfully done by the said attorney by exercising power is given to him. This Power of Attorney is revocable at my will.

FIRST SCHEDULE

(DESCRIPTION OF LAND)

1023
All that piece and parcel of "BASTU" vacant Land measuring an area of 0.1017 acres comprising L.R. Khatian No. 9163, R.S Plot No. 1137 & 1137/1671, L.R. Plot No. 3013 area of 2.72 Decimal & L.R. Plot No. 3014 area of 7.45 Decimal within District, P.S.- Bankura, Mouza Kenduadihi, J.L. No. 213 at **Ward No.22** under **Bankura Municipality, attached S.K. Sahana Road.**

BUTTED AND BOUNDED AS UNDER

ON THE NORTH : Land of Plot No. 3018 (L.R.)

ON THE SOUTH : 30' - 00" feet wide S.K. Sahana Road.

ON THE EAST : House of Surajit Das.

ON THE WEST : Land of Soma Karmakar.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 04th day of **JUNE**, 2025 (Two Thousand Twenty Five).

WITNESS

1) Simanta Dutta
S/o Sasanka Dutta
Rajaram Bankura
722146

Subhas Rana.
S/O Lt. KV Shaputi Rana,
Cinemadhol Bankura,
722101

Photograph and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

Drafted by

Abhishek Chaudhuri

ABHISHEK CHAUDHURI
Advocate
Judge Court, Bankura
Enrol. No. F 423/652/2017

:: Typed by ::

Koushik Banerjee

Koushik Banerjee
(BANKURA COURT
COMPOUND)

Dipankar Das

Signature of the Executant

RAGHUNATHJEE CONSTRUCTION

Sangal-Kumar
Proprietor

Signature of the Attorney

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বামহাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডানহাত Right Hand					



Dipankar Das

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

Dipankar Das

বামহাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডানহাত Right Hand					



Sangat Kumar

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

RACHUNATHJEE CONSTRUCTION

Proprietor

Sangat Kumar

বামহাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডানহাত Right Hand					

PHOTO

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

বামহাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডানহাত Right Hand					

PHOTO

Major Information of the Deed

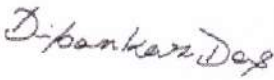
Deed No :	I-0102-02435/2025	Date of Registration	04/06/2025
Query No / Year	0102-8001532507/2025	Office where deed is registered	
Query Date	02/06/2025 3:44:03 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Subhas Rana Cinema Road,Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9332679822, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 5]	
Set Forth value		Market Value	
		Rs. 1,11,87,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 42/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010203883/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Unnamed Road, Road Zone : (Ward no 22 -- Ward no 22) , Mouza: Kenduyadihi, Pin Code : 722102

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-3013	LR-9163	Commercial	Bastu	2.72 Dec		29,92,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-3014	LR-9163	Commercial	Bastu	7.45 Dec		81,95,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			10.17Dec	0 /-	111,87,000 /-	
		Grand Total :			10.17Dec	0 /-	111,87,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dipankar Das (Presentant) Son of Shri Bidyut Kumar Das Executed by: Self, Date of Execution: 04/06/2025 , Admitted by: Self, Date of Admission: 04/06/2025 ,Place : Office	Photo  04/06/2025	Finger Print  Captured LTI 04/06/2025	Signature  04/06/2025
Bhairabsthan More, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: arxxxxx3a, Aadhaar No: 40xxxxxxxx3898, Status :Individual, Executed by: Self, Date of Execution: 04/06/2025 , Admitted by: Self, Date of Admission: 04/06/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAGHUNATHJEE CONSTRUCTION Stall No. 5 And 6, Sammilani Bipani Sambhar, Lokepur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 Date of Incorporation:XX-XX-1XX5 , PAN No.: amxxxxxx5h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Saugat Kundu Son of Late Mahadeb Kundu Date of Execution - 04/06/2025, , Admitted by: Self, Date of Admission: 04/06/2025, Place of Admission of Execution: Office	Photo  Jun 4 2025 4:28PM	Finger Print  Captured LTI 04/06/2025	Signature  04/06/2025
Lokepur Bankura, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 22xxxxxxxx2202 Status : Representative, Representative of : RAGHUNATHJEE CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sumanta Dutta Son of Late Sasanka Dutta Rajgram, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722146		 Captured	
	04/06/2025	04/06/2025	04/06/2025
Identifier Of Mr Dipankar Das, Mr Saugat Kundu			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dipankar Das	RAGHUNATHJEE CONSTRUCTION-2.72 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Dipankar Das	RAGHUNATHJEE CONSTRUCTION-7.45 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Unnamed Road, Road Zone : (Ward no 22 -- Ward no 22) , Mouza: Kenduyadihi, Pin Code : 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3013, LR Khatian No:- 9163	Owner:দীপঙ্কর দাস, Gurdian:বিনুত কুমার দাস, Address:ভৈরবগন মোড়, কেন্দুয়াডিহি, বাকুড়া, Classification:তড়া, Area:0.10200000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3014, LR Khatian No:- 9163	Owner:দীপঙ্কর দাস, Gurdian:বিনুত কুমার দাস, Address:ভৈরবগন মোড়, কেন্দুয়াডিহি, বাকুড়া, Classification:তড়া, Area:0.14700000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010202435 / 2025

On 04-06-2025

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.

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

Presented for registration at 13:20 hrs on 04-06-2025, at the Office of the A.D.S.R. BANKURA by Mr Dipankar 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 1,11,87,000/-

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

Execution is admitted on 04/06/2025 by Mr Dipankar Das, Son of Shri Bidyut Kumar Das, Bhairabsthan More, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by Profession Business

Indetified by Shri Sumanta Dutta, , , Son of Late Sasanka Dutta, Rajgram, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Business

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

Execution is admitted on 04-06-2025 by Mr Saugat Kundu, Proprietor, RAGHUNATHJEE CONSTRUCTION, Stall No. 5 And 6, Sammilani Bipani Sambhar, Lokepur, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Shri Sumanta Dutta, , , Son of Late Sasanka Dutta, Rajgram, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42.00/- (E = Rs 42.00/-) and Registration Fees paid by Cash Rs 42.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 558, Amount: Rs.100.00/-, Date of Purchase: 03/06/2025, Vendor name: DEBDAS MUKHARJEE


Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2025, Page from 40582 to 40593
being No 010202435 for the year 2025.



Digitally signed by PARTHA BAIRAGGYA
Date: 2025.06.10 14:25:43 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 10/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.