

4388/2025

P.4428/2



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AT 119252

Certified that the Endorsement
Sheet / Sheets and Signature Sheet /
Sheets attached to this Document
are part of the Document itself.

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Addl. Dist. Sub-Registrar
Bolpur, Birbhum

30 APR 2025

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT
AGREEMENT

4340 28/4/2025

Dr. Anupendra Shari

School Bagam

Birbhum

Power of attorney

100/-

এ. ডি. এস. আর. অফিস

বোলপুর, বীরভূম

Sarant Ghosh
810 Rupendra Nath Ghosh
Balpur, Bhairabnagar
Birbhum.
731204

Addl. Dist. Sub-Registrar
Bolpur, Birbhum

30 APR 2025

KNOW ALL MEN BY THIS PRESENTS THAT I,

Dr. DWIPENDU DHAR son of Late Mongal Chandra Dhar, having **PAN ACRPD5395G**, Aadhaar no **8127 0844 4298**, By Faith - Hindu, By Nationality - Indian, By Occupation - Retired person, residing at Schoolbagan P.O. & P.S Bolpur District - Birbhum, Pin - 731204, **SEND GREETINGS.**

WHEREAS party of the first party is the Owner of the property 7 decimal described in the schedule hereunder by virtue of a Gift deed dated 16.02.2016 and registered as Deed No I - 030301072/2016 at the A.D.S.R.O office Bolpur, and 1 decimal by way of inheritance recorded in L.R. Khatian no . 21022 & 28906 at the A.D.S.R.O office Bolpur and he is in the possession and enjoyment of the property which belongs to him absolutely.

AND WHEREAS by the aforesaid way I the Executants herein, have become the owner of the aforesaid and below schedule mentioned property and have been enjoying the same with absolute right, title and interest till today without any interruption from any corner.

AND WHEREAS I, the Executants herein have entered into a registered Development Agreement which was duly executed and registered on 04.04.2025 at A.D.S.R.O. Bolpur, being Deed No.- **3529** of **2025** with the Developer **M/S. DWARAKESHSREE**, having **PAN AAXFD6687M** a Partnership Firm, having its registered office at Schoolbagan P.O. & P.S Bolpur, District Birbhum, Pin - 731204, Represented by its partners **1. Dr. DWIPENDU DHAR**, son of Late Mongal Chandra Dhar, having **PAN ACRPD5395G**, Aadhaar no **8127 0844 4298**, By Faith - Hindu, By Nationality - Indian, By Occupation - Retired person, residing at

S. Ghosh
Law

Schoolbagan P.O. & P.S Bolpur, District Birbhum, Pin - 731204, **2. MRS. MOUSUMI DHAR** wife of Dr. Dwipendu Dhar, having **PAN ADYPD3459M**, **Aadhaar 3008 4295 0153**, By Faith - Hindu, By Nationality - Indian, By Occupation - Business, residing at Schoolbagan P.O. & P.S Bolpur, District Birbhum, Pin - 731204, **3. DR. DIBYASREE DHAR** daughter of Dr. Dwipendu Dhar, having **PAN CGYPD8714Q**, **Aadhaar 2595 2018 4282**, By Faith - Hindu, By Nationality - Indian, By Occupation - Self employed, residing at Schoolbagan P.O. & P.S Bolpur, District Birbhum, Pin - 731204, for construction of multistoried building over the aforesaid and below schedule property and to carry on the said constructional work and to sell the same save and except owner's allocation and I do hereby nominate, appoint and constitute my Developer **M/S. DWARAKESH SREE**, having **PAN AAXFD6687M** a Partnership Firm, having its registered office at Schoolbagan P.O. & P.S Bolpur, District Birbhum, Pin - 731204, Represented by its partners **1. Dr. DWIPENDU DHAR**, son of Late Mongal Chandra Dhar, having **PAN ACRPD5395G**, **Aadhaar no 8127 0844 4298**, By Faith - Hindu, By Nationality - Indian, By Occupation - Retired person, residing at Schoolbagan P.O. & P.S Bolpur, District Birbhum, Pin - 731204, **2. MRS. MOUSUMI DHAR** wife of Dr. Dwipendu Dhar, having **PAN ADYPD3459M**, **Aadhaar 3008 4295 0153**, By Faith - Hindu, By Nationality - Indian, By Occupation - Business, residing at Schoolbagan P.O. & P.S Bolpur, District Birbhum, Pin - 731204, **3. DR. DIBYASREE DHAR** daughter of Dr. Dwipendu Dhar, having **PAN CGYPD8714Q**, **Aadhaar 2595 2018 4282**, By Faith - Hindu, By Nationality - Indian, By Occupation - Self employed, residing at Schoolbagan P.O. & P.S Bolpur, District Birbhum, Pin - 731204, as my true and lawful Attorney or Agent, in my name and on my behalf to do inter alia the following acts, deeds and things viz.

1. To appoint Architects, Engineers, Labour etc. and to supervise, carry out the development work through ~~contractors~~, Architects and surveyors as may be required by my Attorney on behalf of me for construction of a multi storied building over the below mentioned schedule property.

2. To prepare plans for the development of the said property described in the Schedule hereunder written and to sign and submit the same to the concern authority and Municipality for obtaining approval and sanctioned plan of the same on my behalf in respect of my ~~property mentioned~~ in the schedule below.

3. To carry on correspondence with and represent me before all concerned authorities in connection with the development of the said property.

4. To pay various deposits to the municipal corporation and other concerned authorities as may be necessary for the propose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such ~~deposits~~ paid by my said attorney and to give valid and effectual receipts on my behalf in connection with the refund of such deposits.

5. To approach different authorities and office for the purpose of obtaining various permission and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon.

6. To appear before the Government departments as also for the Municipal Corporation and all concerned authorities for the purpose of

S. Ghosh
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obtaining necessary “ **No-Objection Certificate** ” and/or permission and/or sanction in regard to ~~the carrying out~~ construction of the said building and completion thereof.

7. To appear before the office of the B.L. & L.R.O. for mutation in the name of the land owner and to sign all documents and to submit before the concerned authorities for mutation and also to collect ~~mutation~~ certificate from the concerned authorities on my behalf.

8. To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is more fully described in the schedule hereunder written.

9. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the ~~several~~ flats, Garages and shops to be constructed and to receive consideration from the ~~intending~~ purchasers thereof and to give proper and lawful discharge for the same **SAVE AND EXCEPT** the owner's allocation stated in the aforesaid Development Agreement.

10. To sign and execute Sale Deed and Agreement for Sale or any other deed or deeds in respect of my under mentioned schedule of property **SAVE AND EXCEPT** the owners' allocation stated in the aforesaid Development Agreement and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on my behalf.

11. To appear and to act in any court or any Govt. Departments or Local Municipality and to sign, execute, verify and file complaints, written statements

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and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engaged Pleaders, Advocates, Solicitors and to discharge or terminate their appointments.

12. To appear and to present the Sale deed and Agreement for Sale or any other deed or deeds for registration and admit execution before the Additional District Sub-Registrar, Bolpur, Birbhum and District Registrar, Birbhum, Bolpur, or Registrar of Assurance, Kolkata or any other authority having jurisdiction for to have the said deed or deeds of sale/deed of conveyance registered and to do all acts, deeds and things except owner's allocation which my said attorney shall consider necessary for conveying my under mentioned schedule of property as fully and effectually as I could do the same myself.

13. To present any such deed or deeds of Sale, conveyance or conveyances or other documents for registration when executed by him to admit , execution thereof and receipt of consideration before any Registration office or any Sub Registrar or Registrar of Assurances having authority for and to have them registered according to law and to do all other acts, deeds and things except owners allocation which my said Attorney shall consider necessary for transferring and/or conveying the said property to such purchaser or purchasers as my said Attorney determines, as fully and effectually in all respects as I could do the same myself, if personally present.

14. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect

S. Ghosh
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of the said property as also in respect of construction work of buildings thereon.

15. To appear for me and on my behalf in all courts of civil and or criminal and to sign execute verify presents and file all application plaint petition, written statement, vakalatnama or any other documents, expedient if necessary in the opinion of the said Attorney or be made signed executed verified presented or filed and to receive back such documents.

16. To swear affidavit or affidavits before the Magistrate on my behalf if required for the purpose of the construction of the proposed building.

17. To file application, sign all documents, paid security deposit and obtain necessary fire permission from the West Bengal Fire Services and also obtain No-objection Certificate from Pollution Control Board on my behalf as may be required.

18. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could do.

AND I do hereby agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection of my said property properly, which is more fully described in the Schedule below under and by virtue of this **DEVELOPMENT POWER OF ATTORNEY NOTWITHSTANDING** no express power on that behalf is hereunder provided.

S. Ghosh
Adv

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of **Viti** land measuring about **07** (Seven) decimal (Vacant Land) which is lying and situated at Mouza - **Bolpur**, J.L. No. - **99**, R.S Plot no. **571/2755**, L.R. Plot No. **1401/1650**, Khatian No - **21022**, and piece and parcel of a plot of **Bastu** land measuring about **01** (One) decimal (Vacant Land) which is lying and situated at Mouza - **Bolpur**, J.L. No. - **99**, R.S Plot no **571/2755**, L.R. Plot No. **1401**, Khatian No - **28906**, Total **08** (Eight) decimal within the jurisdiction of Bolpur Municipality, Municipal Holding No **131/171/A** under Ward No. **8(9)**, Additional District Sub-Registrar Bolpur, Police station Bolpur, in the District of Birbhum which is butted and bounded as follows:-

ON THE NORTH : 8ft Municipality road.
ON THE SOUTH : 8ft Municipality road.
ON THE EAST : 23ft Municipality road.
ON THE WEST : Residential Plot of Tarulata Dhar.

Road Zone: Schoolbagan by road.

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IN WITNESS WHEREOF We the Owner/Executants hereto have set and subscribed hereunto our hands and seal on this **30th** day of **April 2025**.

SIGNED, SEALED AND DELIVERED

By the principals in the presence of

WITNESSES

Sayantn Ghosh
80 Rupendra Malla
Ghosh.
Balpur Bhubandya
Birbhum 731204

Haranath Saitradhan
Tishulpatty, Bolpur.

Rupendra Malla

SIGNATURE OF THE PRINCIPAL / EXECUTANT

DWARAKESHSREE

Rupendra Malla

Partner

DWARAKESHSREE

Mousumi Bhari

Partner

DWARAKESHSREE

Ribyanree Malla

Partner

SIGNATURE OF THE POWER OF ATTORNEY HOLDER

Type, Drafted & Prepared by :

Sayantn Ghosh

SAYANTAN GHOSH

Advocate

Enrolment no WB 1278/2001

EXECUTANT



Dipendu Dhar

POWER OF ATTORNEY HOLDER



Dipendu Dhar

POWER OF ATTORNEY HOLDER



Kousumi Bhat

POWER OF ATTORNEY HOLDER



Debjyoti Dhar

Left

Right

Left

Right

Left

Right

Left

Right

Dipendu Dhar

Dipendu Dhar

Kousumi Bhat

Dhar

Debjyoti

Major Information of the Deed

Deed No :		I-0303-04428/2025		Date of Registration		30/04/2025	
Query No / Year		0303-8001161639/2025		Office where deed is registered			
Query Date		28/04/2025 4:25:28 PM		A.D.S.R. BOLPUR, District: Birbhum			
Applicant Name, Address & Other Details		Sayantan Ghosh Bolpur Bhubandanga, Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204, Mobile No. : 9232471302, Status : Advocate					
Transaction				Additional Transaction			
[0138] Sale, Development Power of Attorney after Registered Development Agreement							
Set Forth value				Market Value			
				Rs. 32,12,000/-			
Stampduty Paid(SD)				Registration Fee Paid			
Rs. 50/- (Article:48(g))				Rs. 7/- (Article:E)			
Remarks		Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 030303529/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)					

Land Details :

Land Details :
District: Birbhum, P.S:- Bolpur, Municipality: BOLDPUR, Road: School bagan by road, Mouza: Bolpur, Pin Code : 731204

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-1401/1650	LR-21022	Viti	Viti	7 Dec		28,10,500/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1401	LR-28906	Bastu	Bastu	1 Dec		4,01,500/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
					8Dec	0 /-	32,12,000 /-	
		TOTAL :			8Dec	0 /-	32,12,000 /-	
		Grand Total :						

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Dr Dwipendu Dhar (Presentant) Son of Late Mongal Chandra Dhar Executed by: Self, Date of Execution: 30/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office	Photo  30/04/2025	Finger Print  Captured LTI 30/04/2025	Signature  30/04/2025
School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: acxxxxxx5g, Aadhaar No: 81xxxxxxxx4298, Status :Individual, Executed by: Self, Date of Execution: 30/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	DWARAKESHSREE School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 Date of Incorporation:XX-XX-2XX5 , PAN No.: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Dr Dwipendu Dhar Son of Late Mongal Chandra Dhar Date of Execution - 30/04/2025, , Admitted by: Self, Date of Admission: 30/04/2025, Place of Admission of Execution: Office	Photo  Apr 30 2025 10:56AM	Finger Print  Captured LTI 30/04/2025	Signature  30/04/2025
School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: acxxxxxx5g, Aadhaar No: 81xxxxxxxx4298 Status : Representative, Representative of : DWARAKESHSREE (as partner)				

Name	Photo	Finger Print	Signature
Mrs Mousumi Dhar Wife of Mr Dwipendu Dhar Date of Execution - 30/04/2025, , Admitted by: Self, Date of Admission: 30/04/2025, Place of Admission of Execution: Office	 Apr 30 2025 10:57AM	 Captured LTI 30/04/2025	 30/04/2025
School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX- XX-1XX7 , PAN No.: adxxxxxx9m, Aadhaar No: 30xxxxxxxx0153 Status : Representative, Representative of : DWARAKESHSREE (as partner)			
Dr Dibyasree Dhar Daughter of Mr Dwipendu Dhar Date of Execution - 30/04/2025, , Admitted by: Self, Date of Admission: 30/04/2025, Place of Admission of Execution: Office	 Apr 30 2025 10:57AM	 Captured LTI 30/04/2025	 30/04/2025
School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX- XX-1XX3 , PAN No.: cgxxxxxx4q, Aadhaar No: 25xxxxxxxx4282 Status : Representative, Representative of : DWARAKESHSREE (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAYANTAN GHOSH Son of Mr RUPENDRA NATH GHOSH BOLPUR BHUBANDAGA, City:- Bolpur, P.O:- BOLPUR, P.S:-Bolpur, District:- Birbhum, West Bengal, India, PIN:- 731204	 30/04/2025	 Captured 30/04/2025	 30/04/2025
Identifier Of Dr Dwipendu Dhar, Dr Dwipendu Dhar, Mrs Mousumi Dhar, Dr Dibyasree Dhar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Dwipendu Dhar	DWARAKESHSREE-7 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Dr Dwipendu Dhar	DWARAKESHSREE-1 Dec

and details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLDPUR, Road: School bagan by road, Mouza: Bolpur, Pin Code : 731204

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1401/1650, LR Khatian No:- 21022	Owner:বীৰেন্দু ধৰ, Gurdian:মঙ্গল চন্দ্ৰ ধৰ, Address:বোলপুর স্কুলবাগান, বোলপুর, বীরভূম, Classification:ভিটি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1401, LR Khatian No:- 28906	Owner:বীৰেন্দু ধৰ , Gurdian:মঙ্গল চন্দ্ৰ ধৰ, Address:নিজ , Classification:বাড়, Area:0.01000000 Acre,	Owner Name not selected by applicant.

08/05/2025 ,Query No:-03038001161639 / 2025 Deed No :I-04428/2025.
Document is digitally signed.

Endorsement For Deed Number : I - 030304428 / 2025

On 30-04-2025

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 10:25 hrs on 30-04-2025, at the Office of the A.D.S.R. BOLPUR by Dr Dwipendu Dhar ,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 32,12,000/-

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

Execution is admitted on 30/04/2025 by Dr Dwipendu Dhar, Son of Late Mongal Chandra Dhar, School Bagan Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Retired Person

Indetified by Mr SAYANTAN GHOSH, , Son of Mr RUPENDRA NATH GHOSH, BOLPUR BHUBANDAGA, P.O: BOLPUR, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-04-2025 by Dr Dwipendu Dhar, partner, DWARAKESHSREE, School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204

Indetified by Mr SAYANTAN GHOSH, , Son of Mr RUPENDRA NATH GHOSH, BOLPUR BHUBANDAGA, P.O: BOLPUR, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

Execution is admitted on 30-04-2025 by Mrs Mousumi Dhar, partner, DWARAKESHSREE, School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204

Indetified by Mr SAYANTAN GHOSH, , Son of Mr RUPENDRA NATH GHOSH, BOLPUR BHUBANDAGA, P.O: BOLPUR, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

Execution is admitted on 30-04-2025 by Dr Dibyasree Dhar, partner, DWARAKESHSREE, School Bagan Bolpur, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204

Indetified by Mr SAYANTAN GHOSH, , Son of Mr RUPENDRA NATH GHOSH, BOLPUR BHUBANDAGA, P.O: BOLPUR, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, 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 50.00/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 4340, Amount: Rs.50.00/-, Date of Purchase: 28/04/2025, Vendor name: J K Basu

That

TANMOY KOLEY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0303-2025, Page from 90085 to 90101
being No 030304428 for the year 2025.



Shah

Digitally signed by TANMOY KOLEY
Date: 2025.05.08 11:35:56 +05:30
Reason: Digital Signing of Deed.

(TANMOY KOLEY) 08/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
West Bengal.