

9885/24

9789/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 579720

Certified that the Document
Submitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

20 SEP 2024

A.D.S.R. Durgapur
Paschim Bardhaman

POWER OF ATTORNEY AFTER REGISTRATION OF
DEVELOPMENT AGREEMENT

Contd. Page-02

Adv

Sl No. 2130 Date 20/09/24
Sold to..... BABA LOKENATH BUILDER
Address..... D. 8-1-2
Value of Stamp..... 100
Date of Purchase of the stamp
Prepared from Treasury..... 1.1.SEP.2024
Name of the Treasury from
Durgapur

Somnath Chatterjee

Somnath Chatterjee
Stamp Vender
A.D.S.R. Office, Durgapur-18
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

20 SEP 2024

KNOW ALL MEN BY THESE PRESENTS THAT

I, Mrs. NIRUPAMA MISHRA [PAN-AFDPM0249M] wife of Chandra Deo Mishra, by Occupation-Business, by faith-Hindu, By Nationality: Indian, resident of 4B, Kanakangan, City Centre, Bengal Shristi Complex, P.O-Durgapur-16, Pin-713216, P.S-Durgapur, District- Paschim Barddhaman, West Bengal.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

"BABA LOKENATH BUILDER" [Pan No- ABCFB9122B] a Partnership Firm Having its registered office at the Village+P.O-Bamunara, Purbachal Para, P.S-Kanksa, District : Paschim Bardhaman, Pin-713212, West Bengal represented by its Partner namely **Mr. Uttam Patra (Pan No-APAPP2919J)** son of Haradhan Patra, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Vill+P.O-Bamunara, P.S-Kanksa, District-Paschim Bardhaman, West Bengal-713212 as my lawful attorney.

WHEREAS I am owning, possessing and seizing the below mentioned property which I have acquired by way of Regd. Deed of Sale being no-1229 of 1991, 1790 of 2004, 2928 of 2007 regd. Before ADSR office Durgapur and my name was duly recorded in the role of BL & LRO under khatian no-LR-843.

AND WHEREAS I have already entered with an agreement for development vide **Development Agreement being no-9740 of 2024, duly before ADSR office at Durgapur** in respect of the schedule mentioned land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Durgapur Municipal Corporation and/or any other concerned Authority/Authorities but due to my engagement in other affairs and lack of sufficient times I am not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such I am in need to execute this power of attorney by appointing my developer company.

By force of this Power of Attorney my lawful attorney shall be able to do any acts as follows either singly or jointly :-

1. To appear before the office of Durgapur Municipal Corporation or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Durgapur Municipal Corporation or B.L.& L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.

3. To deposit any fees or charges in the office of Durgapur Municipal Corporation or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on my behalf in connection with my said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in my name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
12. To execute any affidavit or bond or any documents in favour of customer or office.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.

A handwritten signature and the initials 'APV' are located in the bottom left corner of the page. The signature is written in dark ink and is somewhat stylized.

16. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.
18. By force of Registered Development Agreement being no-9740 of 2024 duly before ADSR office at Durgapur, my attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. This power of attorney is revocable in nature.

And Generally to do all acts deeds and thing which my said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as I could do the same.

That the Land owner will not pay any extra charges like electricity, transformer, lift, water lines in connection with landowners allocation.

AND I hereby whatsoever my said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if I am personally present.

SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of Bastu Land measuring an area of 12 Decimal comprising in Plot No -RS-448, LR Plot No-2712 under Khatian No-LR-843 under Mouza-Gopinathpur, J.L No- 85, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal Which is butted and bounded as follows : North: 20 ft wide metal road, West: Land of Santanu Moulik, South: Sub Plot no-36,45,46 East: Sub Plot no-50,49.

It is hereby declared that the full name, colour passport size photograph and finger print of each finger of both the hands of all the LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

A handwritten signature consisting of a circular loop followed by a horizontal line, with the initials 'ADV' written below it.

IN WITNESS WHEREOF the parties have executed on this 20th day of September 2024.

Witnesses:

1. *Bheka Tal*
80 - Bunsyathal
Dmpm east-16
2. *Dheeraj Upadhyay*
Sot. N.M. Upadhyay
Shyam Pur ealon & DAP-1
3. *Chandra Dato Mishra*
510 Lt. Roadgum N Mishra
4B Kanakgum City Centre
Durgesh 713216

Nirupama Mishra
Signature Of The Executant

BABA LOKENATH BUILDER

Uttam Patra
Partners

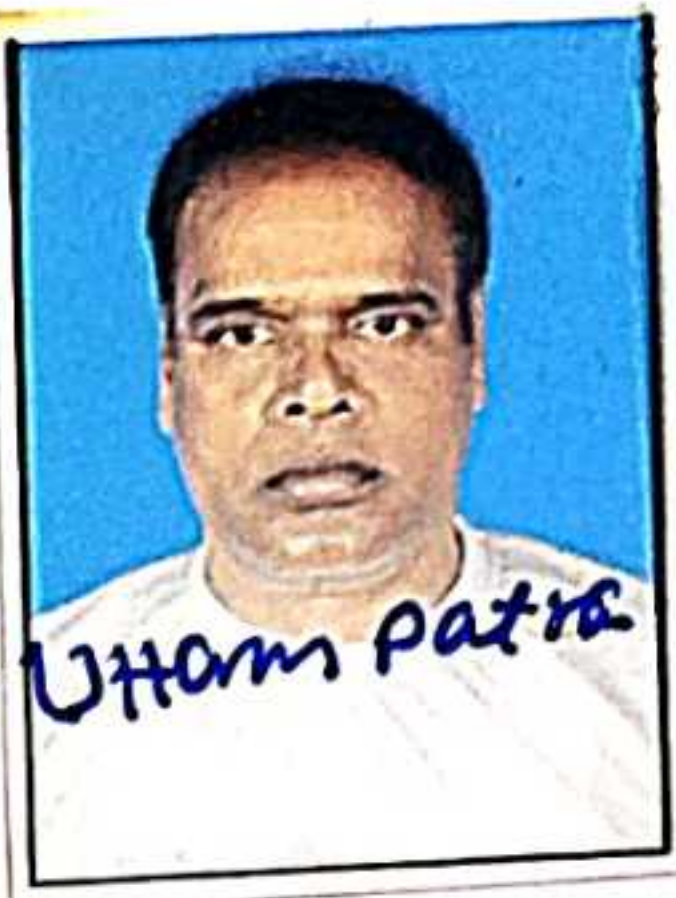
Signature of my attorney duly
Attested by us

Nirupama Mishra
Signature Of The Executant

Drafted by me and typed in my office

Gouranta Bandyopadhyay
Advocate
WB-733 of 2011

FINGER PRINT & PHOTOCOPY

Left hand						 Uham Patra
	Little	Ring	Middle	Fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me Uham Patra

Left hand						 Nirupama Mishra
	Little	Ring	Middle	Fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me Nirupama Mishra

Left hand						
	Little	Ring	Middle	Fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	Fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

FINGER PRINT & PHOTOCOPY

Left hand						 Utham Patra
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Utham Patra

Left hand						 Nirupama Mishra
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Nirupama Mishra

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	Fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম)

Bhramar Singh

2. FATHER/ HUSBAND NAME

(পিতা/ স্বামীর নাম)

Bhramar Singh

3. OCCUPATION (পেশা)

Law Clerk

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম)

Goudpur

POST OFFICE (পোস্ট অফিস)

Goudpur

POLICE STATION (থানা)

Fardpur

PIN

713377

DISTRICT (জেলা)

Barisal

STATE (রাজ্য)

WB

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক)

6. AADHAR NO

463709749013

PAN

EPIC NO

আমি (শনাক্তকারী)

অত্র দলিলের (Query No.)

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Bhramar Singh as identifier identifying the executants of the concerned deed (Query No.) 463709749013

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					

Bhramar Singh

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

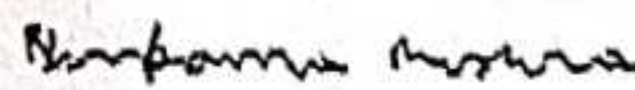
Deed No :	I-2306-09789/2024	Date of Registration	20/09/2024
Query No / Year	2306-8002492531/2024	Office where deed is registered	
Query Date	20/09/2024 1:31:05 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 30,54,540/-		
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]:- 230609740/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Unassessed Road (Gopinathpur), Mouza: Gopinathpur, Pin Code : 713201

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-2712 (RS :-)	LR-843	Bastu	Bastu	12 Dec		30,54,540/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					12Dec	0 /-	30,54,540 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Nirupama Mishra (Presentant) Wife of Mr Chandra Do Mishra Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office		 Captured	
	20/09/2024		LTI 20/09/2024	20/09/2024

4B, Kanakangan, City Centre, Bengal Shristi Complex, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: afxxxxxx9m, Aadhaar No: 46xxxxxxxx5728, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024
Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office

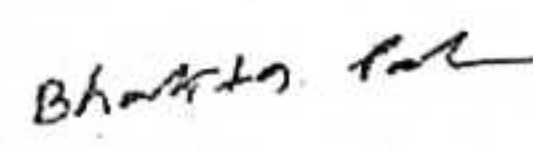
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BABA LOKENATH BUILDER Bamunara, Pubachal Para, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of Incorporation:XX-XX-2XX4 , PAN No.: ABxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Uttam Patra Son of Mr Haradhan Patra Date of Execution - 20/09/2024, , Admitted by: Self, Date of Admission: 20/09/2024, Place of Admission of Execution: Office	 Sep 20 2024 4:30PM	 Captured LTI 20/09/2024	 20/09/2024
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: apxxxxxx9j, Aadhaar No: 59xxxxxxxx8418 Status : Representative, Representative of : BABA LOKENATH BUILDER (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216		 Captured	 20/09/2024
Identifier Of Mrs Nirupama Mishra, Mr Uttam Patra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Nirupama Mishra	BABA LOKENATH BUILDER-12 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Unassessed Road
(Gopinathpur), Mouza: Gopinathpur, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 2712, LR Khatian No:- 843	Owner:निरूपमा मिश्र, Gurdian:हरी , Address:निज , Classification:बाग़, Area:0.12000000 Acre,	Mrs Nirupama Mishra

Endorsement For Deed Number : I - 230609789 / 2024

On 20-09-2024

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 13:38 hrs on 20-09-2024, at the Office of the A.D.S.R. DURGAPUR by Mrs Nirupama Mishra ,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 30,54,540/-

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

Execution is admitted on 20/09/2024 by Mrs Nirupama Mishra, Wife of Mr Chandra Do Mishra, 4B, Kanakangan, City Centre, Bengal Shristi Complex, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-09-2024 by Mr Uttam Patra, Partner, BABA LOKENATH BUILDER, Bamunara, Pubachal Para, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2130, Amount: Rs.100.00/-, Date of Purchase: 20/09/2024, 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 2306-2024, Page from 178342 to 178355

being No 230609789 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.09.23 14:02:25 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 23/09/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.