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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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14.03.19.
15.12
[Signature]

Certified that the Document
is Admitted to Registration the
Sign. are Sheet and the Endr-
gements Attached with this
Documents are the Part of this
Document.

14 MAR 2019

[Signature]
A.D.S.R. Durgapur
Bardwan

DEVELOPMENT POWER OF ATTORNEY
BY LAND OWNERS IN FAVOUR OF DEVELOPER

BY THIS DEVELOPMENT POWER OF ATTORNEY is made on the 14th
day of March 2019 at Additional District Sub-Registry Office, Durgapur.

[Handwritten signature]

Serial No. 428 Date 14-3-19
Sold to Mahali Const.
Address Sonamuli, Bankura.
Value of Stamps 57
Date of Purchase 18 FEB 2019
from the
Name of Purchaser

Subrata Kumar Chakraborty
Stamp Vendor
A. D. S. R. Office, Durgapur-10
Licence No. 5 of 1989



Addl. Dist. Sub-Registrar
Durgapur, Paschen Bardhaman

14 MAR 2019

KNOWN ALL MEN BY THIS PRESENTS that we,

1. **SMT. CHANDA DHAR, [PAN – BAXPD5543H]**, wife of Late Phani Bhusan Dhar, Daughter of Late Suresh Chandra Bardhan, by faith - Hindu, by occupation Housewife, Residing at MR-9, Sharat Pally, P.O. - Durgapur – 713206, Sub-Division - Durgapur, P.S. – New Township, District – Paschim Bardhaman;
2. **SMT. JHUMA BISWAS, [PAN – AKXPB3825H]**, wife of Swapan Kumar Biswas, Daughter of Late Phani Bhusan Dhar, by faith - Hindu, by occupation Housewife, Residing at MR-24, Sharat Pally, P.O. - Durgapur – 713206, Sub-Division - Durgapur, P.S. – New Township, District – Paschim Bardhaman and
3. **SMT. RUMA HAZRA, [PAN – ANVPH3298R]**, Wife of Ashish Hazra, Daughter of Late Phani Bhusan Dhar, by faith - Hindu, by occupation Housewife, Residing at Path No: 4B, Rishi Arabinda pally, P.O. - Durgapur – 713201, Sub-Division - Durgapur, P.S. – Coke-oven, District – Paschim Bardhaman;
4. **SMT. SHEULI SAHA, [PAN – AMAPD7650B]**, Wife of Samir Saha, Daughter of Late Phani Bhusan Dhar, by faith - Hindu, by occupation Service, Residing at 6/34 Newton Avenue, B-zone, P.O. - Durgapur – 713205, Sub-Division - Durgapur, P.S. – Durgapur, District – Paschim Bardhaman;
5. **SMT. BELI MITRA, [PAN – BPMP5333N]**, Wife of Manish Mitra, Daughter of Late Phani Bhusan Dhar, by faith - Hindu, by occupation Housewife, Residing at Bajrang Nagar Main Road, Bajrang Nagar, P.S. & District – Jabalpur, Madhya Pradesh; **do here by nominate constitute and appoints**

MANALI CONSTRUCTION [PAN No. - ANGPD2521C], having its Registered Office at Sonamukhi, Haranath Road, Dewan Bazar, P.O. & P.S. – Sonamukhi, District – Bankura, PIN Code – 722207, State – West Bengal, India; **being represented by its sole proprietor Sri SHYAMAL DUTTA [PAN No. - ANGPD2521C]**, Son of Santi Ranjan Dutta, by Occupation – Business, Nationality – Indian, Residing at Sonamukhi, Haranath Road, Dewan Bazar, P.O. & P.S. – Sonamukhi, District – Bankura, PIN Code – 722207, State – West Bengal, India; as my true **lawful attorney** in our name and on our behalf to do execute, and performed all or any of the following acts, deeds and things related to our property described in the schedule below as we are unable to look after and manage the same

WHEREAS we are the recorded owner and absolutely seized and possessed and sufficiently entitled to all those pieces or parcels of *Baid & Path* land or premises or the property admeasuring about more or less 4 Katha 12 Chhatak and 68 square feet or 9 (Nine) decimal, being situated at District – Paschim

Bardhaman, Additional District Sub-Registry Office & Sub-Division - Durgapur, Ward No. - 24, Holding No. - 146, P.S. - New Township, Mouza - Fuljhore, J.L. No. - 107, R.S. Plot No. - 351 & L.R. Plot No. - 5020, 5021 & 5023, L.R. Khatian No. 902; in the below mentioned Schedule Property and more particularly described in the Schedule hereunder written.

AND WHEREAS a Registered Development Agreement with the Builder or the said joint venture agreement has already been registered before Additional District Sub Registrar Office, Durgapur on 06th day of March, 2019 vide Registered Book - I, Volume Number 0206-2019, Page from 28241 to 28282 being No. 020601231 for the year 2019.

AND WHEREAS due to our pre-occupation and other limitations, it is not possible for us to ensure personal attendance of us in all occasion to complete the formalities in related to our property described in the schedule below and as such, we have decided to execute this Power of Attorney in favour of MANALI CONSTRUCTION as aforesaid.

NOW THEREFORE BY THIS POWER OF ATTORNEY, We do here by authorized and empowered our said constitute lawful attorney to do and execute the following acts, deeds or things for us and on our behalf and in our names;-

1. To in consideration of the Land Owner granting exclusive rights to the Developer under this Agreement, except the Developer has agreed to provide as well as to deliver **Land Owner's allocation** as 4 (Four) numbers of 2BHK Flats/Apartments and 2 (two) numbers car parking spaces in the "HARA KUSUM APARTMENT - NATARAJ" to the Land Owners within the Multi-storied Building Residential Complex ("HARA KUSUM APARTMENT - NATARAJ") to be constructed over the said Schedule Property and delivered specification has to be agreed as follows:
 - a. One Flat/Apartment should be on the front side of the 1st (First) Floor as 2BHK (two bed room, one drawing cum dining, one kitchen, two toilets and at least one Balcony) at measuring not less than 700 square feet of covered area and measuring not less than 931 square feet of super build area in favour of Land owner serial number 1) Smt. Chanda Dhar & 5) Smt. Beli Mitra;
 - b. Second Flat/Apartment should be on the front side of the 2nd (Second) Floor as 2BHK (two bed room, one drawing cum dining, one kitchen, two toilets and at least one Balcony) at not less than 700 square feet of covered area and measuring not less than 931 square feet of super build area in favour of Land owner serial number 4) Smt. Sheuli Saha;
 - c. Third Flat/Apartment should be on the middle portion of the 3rd (Third) Floor as 2BHK (two bed room, one drawing cum dining, one kitchen, two toilets and at least one Balcony) at measuring not less than 700 square feet of covered area and measuring not less than 931 square feet of super build area in favour of Land owner serial number 3) Smt. Ruma Hazra;

- d. Fourth Flat/Apartment should be on the middle portion of the 4th (Fourth) Floor as 2BHK (two bed room, one drawing cum dining, one kitchen, two toilets and at least one Balcony) at measuring not less than 700 square feet of covered area and measuring not less than 931 square feet of super build area in favour of Land owner serial number 2) Smt. Jhuma Biswas. As per willingness of Land owner serial number 2) Smt. Jhuma Biswas, the Developer will agreed to provide one 3BHK Flat (three bed room, one drawing cum dining, one kitchen, two toilets and at least one Balcony) on the back side of the 4th (Fourth) Floor of South-East in favour of Land owner serial number 2) Smt. Jhuma Biswas instead of her owner's allocation flat of 2BHK Flat on the middle portion of the 4th (Fourth) Floor, on condition that Land owner serial number 2) Smt. Jhuma Biswas will be pay Rs. 3000/- per Sq. ft. of excess super build up area which she will enjoy independently. That is to say that total measurement of 3BHK super build up area minus 931 sq. ft. area of 2BHK super build up area is equal to which area is found that is called excess area and the said excess square feet area is multiply with Rs. 3000/- is equal to the final amount which will be pay to the Developer by the Land owner serial number 2) Smt. Jhuma Biswas at the time of taking possession.
- e. Two numbers of Car Parking Space at measuring of each not less than 125 square feet at the ground floor to be constructed over the said Schedule landed property in favour of Land owner serial number 2) Smt. Jhuma Biswas and Land owner serial number 4) Smt. Sheuli Saha respectively.
2. To develop and sell except owner's allocation buildings consisting of flats for residential purpose in the said schedule property and the Developers agrees to the name of the proposed Multistoried Building Complex / Apartment commonly known as "HARA KUSUM APARTMENT - NATARAJ".
 3. To prepare plans for development of the said property and to submit the same to Durgapur municipal Corporation and other concerned authorities for obtaining approval to the same and any amendments thereto.
 4. To approach all concerned authorities under the urban land ceiling (Regulation) Act 1976 for the purpose of obtaining exemption under section 20 thereof in respect of the said property if necessary and for that purpose to sign such applications, papers, writings, undertakings as may be required and to carry out correspondence with the authorities concerned, to appear before them and also to prefer appeals from any other of the competent authority or any other authority made under the provisions of the said Act.
 5. To approach, appear, represent and carry on correspondence with and pay the necessary fees or dues and to deposit the requisite amounts to or with all concerned authorities including Government Department, Municipal Corporation, Municipality, Town planning Department and other concerned authorities in

connection with the development, Construction, sale of Apartments except owner's allocation and Management thereof.

6. To enter upon the land and premises with men and materials and to do all things necessary for and constructing the multistoried building and to apply for and obtain from the authorities concerned permits for cement, steel and other materials, water supply, electricity connection and all other things necessary for the carrying out the said construction work.
7. To apply for and obtain electricity and water connection from the WBSEB Ltd. and / or DPL and / or DVC and /or Durgapur Municipal Corporation and to execute the necessary cooperation lease agreement in respect of a portion of the said premises for installation of electrical equipment for supply to the entire apartment buildings and install separate meters for each apartment.
8. To sign, execute, admits, execution of any present for registration and register Sale Deeds, Release Deed, Mortgage Deed and all deed of conveyance or conveyances or any agreement on our behalf in respect of sale of flats except owner's allocation, Spaces, car parking spaces of the building out of the total property in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we can do the same ourselves.
9. To apply for and obtain from Government Department and municipality NO OBJECTION CERTIFICATE permission or sanction for carrying out the construction of the said buildings, completion thereof, exemption Certificate, completion certificate and occupation certificate in respect of the said multistoried apartment buildings.
10. To enter into agreement for sale of the flats or apartments except the owner's allocation to be constructed at the said premises on ownership basis and to take advance in respect thereof, give possession and execute conveyance or conveyances as and when necessary on such terms and conditions as the Attorney may think proper and in connection with the law and for this purpose to obtain the necessary permission, NO OBJECTION CERTIFICATE or clearance from the authorities concerned and to get the documents, agreements, conveyances and to do all things in construction thereof.
11. To insure the property all risks such as fire, tempest riots civil commotion, malicious acts, explosions, bombs, short-circuits, bursting of gas cylinders and floods, earthquakes or otherwise causing any damage to the building or any portion thereof the full value of the multistoried buildings and other assets and therein as the Attorney may think proper.
12. To ask, receive and realize from all occupiers or purchasers of flats, charges, expanses, rates, cases and other sums due or that might become due and payable by them and on non-payment to take appropriate steps for realization thereof.

13. To accept writ or summons or other legal processes or notices, appear before any officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us in connection there with file appeals or revision or representation and appoint Advocates and lawyers to appear act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats and/or the said premises except the owner's allocation.
14. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petition in connection with any suit proceeding, appeal, revision, review petition before any officer Authority, Court, Tribunal, Magistrate or any other person for and on behalf of us (land owners) in connection to development project.
15. To receive from any person, office, authority, Court, Tribunal or any documents, money or other things give release and receipt thereof.
16. To enter in to any agreement for sale, memorandum of understanding, deed conveyance and/or any other instrument and document in respect of flat/s, units and /or car parking spaces within Developer's Allocation in the said new building in favour of the intending purchaser/s except the area to be retained by us (the owners) in terms of the Agreement for Development. To take financier/ loan in the name of the Authority and/or any nominated purchaser or purchasers of the attorney from any financial concern by depositing and mortgaging flat/ flats/ from Developer's allocation and to sign in the papers and documents for the said purpose.
17. To receive the consideration money in cash or by cheque/draft in the name of attorney from the intending purchaser or purchasers for sale or booking of flat/s or units or car parking spaces except owner's allocation and shall grant receipts and to give full discharge to the purchaser/s as lawful representative.
18. To execute necessary Deed of Conveyance in favour of the intending purchasers for flat/ flats/ garage/ car spaces within the Developer's allocation by putting signature on behalf of us and also to receive full and final consideration of the flat/ flats/ garage / car spaces within the Developer's allocation and giving discharge to the intending purchasers by issuing money receipts in the name of the attorney. To instruct the Advocate/lawyer for preparing and/or drafting such agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in their agreement as may be necessary for the purpose for sale of the flats/unit parking spaces in the said building over and above the said premises except owner's allocation.
19. Generally to do and perform all acts, deeds, things, matters, necessary for all or any the aforesaid purpose and to give full effect thereof.
20. To do all other acts, deeds, matters and things which be necessary for us to be done for rendering these presents valid and effectual to all intents and purpose.

21. For performing and carrying out the purpose of these presents we hereby grant unto the said authority full and absolute authority and power to substitute and appoint in its place and stead one or more attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint another or others in place of such Attorney and on such terms and conditions as the Attorney shall think fit and proper.
22. We hereby declare that the powers and authorities hereby granted and the said property is fully and properly developed as per agreement for development and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning. However no right title of the schedule mentioned property transferred by virtue of this power of Attorney.
23. **REVOCATION** : This power of Attorney is revocable. We have every right to revoke and/or rescind this power of Attorney after the period of 36 (thirty six) months from the date of commencement of the development agreement and also further additional grace period of 6 months from the date of it become effective, if the Attorney shall unable to complete the construction work or fail to make payment and/ or deliver of flat(s) according to the development agreement, for that we have to give one month clear notice to the Attorney.
24. The Attorney has every right to revoke and/or rescind this power of Attorney if due to litigation in land, the Attorney as well as Developer could not able to start construction work and for the same the Developer as well as Attorney has to give one month clear notice to us and we shall refund the entire amount or entire consideration which we received from the Developer.
25. We hereby further declare that No right, title of the scheduled property is transferred by virtue of this power of attorney.

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AND WE THE ABOVE NAMED DO HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever act or acts our said attorneys shall do in relation to the premises under the power in our behalf and shall lawfully do or cause to be done executed and performed in connection with related to develop the said schedule property or the schedule premises either jointly and/or severally aforesaid by virtue of this Power Attorney and we hereby declare that I shall not to do anything Inconsistent with the power of Attorney.

AND all acts, deeds and things done lawfully our said attorney will be constructed as acts deeds and thins done by us as we personally present, we the above executants do hereby agree to ratify and confirm by virtue of the power hereby given.

SCHEDULE OF PROPERTY is elaborately mentioned in the Registered Development Agreement with the Builder or the said joint venture agreement which has already been registered before Additional District Sub Registrar Office, Durgapur on 06th day of March, 2019 vide Registered Book – I, Volume Number 0206-2019, Page from 28241 to 28282 being No. 020601231 for the year 2019.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of the Executant 1, 2, 3, 4 & 5 and the Lawful Attorney are attested in additional pages in this deed being nos. 1(A) i.e. in total 2 number of pages and these will be treated as a part of this Deed of Development Power of Attorney by Land owners in favour of Developers.

IN WITNESSES WHEREOF WE, the Executant(s) & lawful attorney and parties to those presents have hereto set and subscribed their respective hands and seals as aforesaid this at Additional District Sub Registry Office, Durgapur on the date, month and year hereinabove first above written.

1. Chandu Dhar.....

2. Ghurna Biswas.....

3. Runa Hataa.....

4. Shanti Saha.....

5. Belu Mitra.....

Signature of the Executants!
MANALI CONSTRUCTION

Shyamsunder Dutta
PROPRIETOR

Signature of the Attorney

WITNESSES:

1. **Mr. Mithun Dutta**
Son of Mr. Swapan Dutta
Residing at Fuljhore Danga Para,
Durgapur – 713206, P.S. – N.T.S.
Dist. – Paschim Bardhaman.....

Mithun Dutta

2. **Mr. Saurav Mondal**
Son of Mr. Subhash Mondal, Residing at
Ramchandrapur, Samar Gram
Ramchandrapur, P.S. – Sonamukhi,
PIN – 722207, District – Bankura.....

Saurav Mondal

Drafted & Printed at my office
as per the instruction of the executors:

Jayanta Sarkar
(Jayanta Sarkar)
Advocate, Durgapur Court.
Enrolment No. = WB/65/1992.

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 Shujat Durrani
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Shujat Durrani

বাম হাত Left Hand						 Phanda dhar
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Phanda dhar

বাম হাত Left Hand						 Jhuma Biswas
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Jhuma Biswas

বাম হাত Left Hand						 Ruma Hazra
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Ruma Hazra

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Shanti Saha

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me.

স্বাক্ষর
Signature Shanti Saha

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Bani Mitra

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me.

স্বাক্ষর
Signature Bani Mitra

বাম হাত Left Hand						ফটো
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me.

স্বাক্ষর
Signature _____

বাম হাত Left Hand						ফটো
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me.

স্বাক্ষর
Signature _____

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDA DHAR
SURESH CHANDRA BARDHAN

02/02/1958

Permanent Account Number

BAXPD5543H


Signature



Chanda dhar



आयकर विभाग
INCOME TAX DEPARTMENT
SHEULI SAHA
PHANI BHUSAN DHAR
14/12/1975
Permanent Account Number
AMAPD7650B
Sheuli Saha
Signature



Sheuli Saha
5.3.19

1 APR 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BELI MITRA

PHANI BHUSAN DHAR

17/12/1979
Permanent Account Number

BPMPM5333N

Beli Mitra

Signature



06102011

Beli Mitra



भारत सरकार
भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
ARZ1428176



निर्वाचक नाम : मिथुन प्रसाद
Elector's Name : Mithun Dutta
पिता का नाम : सुबोध प्रसाद
Father's Name : Subodh Dutta
लिंग/लिंग : पुरुष / M
जन्म तिथि : 29/08/1993
Date of Birth



Mithun Dutta

पिन नंबर 1

ARZ1428176
पिन नंबर 1
आसपास का पता, पंजीयन, 2020-2021
पिन 713208

Address:
FLUJHORE DHANDA PARA,
BURGAPUR, NEW TOWNSHIP,
BURDWAN-713208

Date: 03/03/2012

276-पंजीयन एवं निर्वाचन आयोग निर्देश क्रमांक
अतिरिक्त पत्रिका संख्या
Facsimile Signature of the Electoral
Registration Officer for
276-Burgapur Purba Constituency

आसपास का पता, पंजीयन, 2020-2021
पिन नंबर 1
आसपास का पता, पंजीयन, 2020-2021
पिन नंबर 1

In case of change in address number for Card No.
Facsimile signature from the following year name in the
card at the changed address and to obtain the new
with valid number.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHYAMAL DUTTA
SHANTI RANJAN DUTTA
28/04/1974
Permanent Account Number
ANGPD2521C
Shyamal Dutta
Signature



01072018

Shyamal Dutta



1 APR 2018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JHUMA BISWAS
PHANI BHUSAN DHAR
25/09/1970

Permanent Account Number
AKXPB3825H

Jhuma
Signature



Jhuma Biswas



1 MAR 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUMA HAZRA
PHANI BHUSAN DHAR
01/01/1957

Permanent Account Number:

ANVPH3298R

Ruma Hazra

Signature



Ruma Hazra

Major Information of the Deed

Deed No :	I-0206-01533/2019	Date of Registration	14/03/2019
Query No / Year	0206-1000069444/2019	Office where deed is registered	
Query Date	14/03/2019 10:57:19 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Jayanta Sarkar Durgapur Court,Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9832166802, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 42,00,470/-		
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]:- 020601231/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



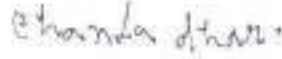


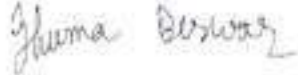



Land Details :

District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: Sarat Pally Road, Mouza: Fuljhore Pin Code : 713210



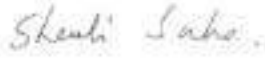


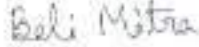
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5221	LR-902	Vastu	Path	0.001 Dec		467/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-5223	LR-902	Vastu	Baid	1 Dec		4,66,667/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-5220	LR-902	Vastu	Baid	8 Dec		37,33,336/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			9.001Dec	0 /-	42,00,470 /-	
		Grand Total :			9.001Dec	0 /-	42,00,470 /-	

Major Information of the Deed :- I-0206-01533/2019-14/03/2019

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Chanda Dhar (Presentant) Wife of Late Phani Bhusan Dhar Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office	 14/03/2019	 LTI 14/03/2019	Signature  14/03/2019
MR-9, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAXPD5543H, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office				
2	Name Mrs Jhuma Biswas Wife of Swapan Kumar Biswas Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office	 14/03/2019	 LTI 14/03/2019	Signature  14/03/2019
MR-24, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKXPB3825H, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office				
3	Name Mrs Ruma Hazra Wife of Mr Ashish Hazra Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office	 14/03/2019	 LTI 14/03/2019	Signature  14/03/2019
Path No- 4 B, Rishi Arabinda Pally, P.O:- Durgapur, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANVPH3298R, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office				




Major Information of the Deed :- I-0206-01533/2019-14/03/2019

4	Name	Photo	Finger Print	Signature
	Mrs Sheuli Saha Wife of Samir Saha Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office			
	14/03/2019	LTI 14/03/2019	14/03/2019	
6/34, Newton Avenue, B- Zone, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMAPD7650B, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs Beli Mitra Wife of Manish Mitra Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office			
	14/03/2019	LTI 14/03/2019	14/03/2019	
Bajrang Nagar Main Road, Bajrang Nagar, P.O:- Jabalpur, P.S:- JABALPUR, District:-Jabalpur, Madhya Pradesh, India, PIN - 482005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPM5333N, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Manali Construction Sonamukhi, Haranath Road, Dewan Bazar, P.O:- Sonamukhi, P.S:- Sonamukhi, District:-Bankura, West Bengal, India, PIN - 722207 , PAN No.:: ANGPD2521C, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Shyamal Dutta Son of Santi Ranjan Dutta Date of Execution - 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019, Place of Admission of Execution: Office			
	Mar 14 2019 1:42PM	LTI 14/03/2019	14/03/2019	
Sonamukhi, Haranath Road, Dewan Bazar, P.O:- Sonamukhi, P.S:- Sonamukhi, District:-Bankura, West Bengal, India, PIN - 722207, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANGPD2521C Status : Representative, Representative of : Manali Construction (as sole proprietor)				

Major Information of the Deed :- I-0206-01533/2019-14/03/2019

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mithun Dutta Son of Mr. Swapan Dutta Fuljhore Danga Para, P.O:- Durgapur, P.S.- New Township, District:-Burdwan, West Bengal, India, PIN - 713206	 14/03/2019	 14/03/2019	 14/03/2019
Identifier Of Chanda Dhar, Mrs Jhuma Biswas, Mrs Ruma Hazra, Mrs Sheuli Saha, Mrs Beli Mitra, Mr Shyamal Dutta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Chanda Dhar	Manali Construction-0.0002 Dec
2	Mrs Jhuma Biswas	Manali Construction-0.0002 Dec
3	Mrs Ruma Hazra	Manali Construction-0.0002 Dec
4	Mrs Sheuli Saha	Manali Construction-0.0002 Dec
5	Mrs Beli Mitra	Manali Construction-0.0002 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Chanda Dhar	Manali Construction-0.2 Dec
2	Mrs Jhuma Biswas	Manali Construction-0.2 Dec
3	Mrs Ruma Hazra	Manali Construction-0.2 Dec
4	Mrs Sheuli Saha	Manali Construction-0.2 Dec
5	Mrs Beli Mitra	Manali Construction-0.2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Chanda Dhar	Manali Construction-1.6 Dec
2	Mrs Jhuma Biswas	Manali Construction-1.6 Dec
3	Mrs Ruma Hazra	Manali Construction-1.6 Dec
4	Mrs Sheuli Saha	Manali Construction-1.6 Dec
5	Mrs Beli Mitra	Manali Construction-1.6 Dec

Endorsement For Deed Number : I - 020601533 / 2019

On 14-03-2019

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 13:12 hrs on 14-03-2019, at the Office of the A.D.S.R. DURGAPUR by Chanda Dhar , one of the Executants.

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 42,00,470/-

Major Information of the Deed :- I-0206-01533/2019-14/03/2019

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

Execution is admitted on 14/03/2019 by 1. Chanda Dhar, Wife of Late Phani Bhusan Dhar, MR-9, Sharat Pally, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 2. Mrs Jhuma Biswas, Wife of Swapan Kumar Biswas, MR-24, Sharat Pally, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 3. Mrs Ruma Hazra, Wife of Mr Ashish Hazra, Path No- 4 B, Rishi Arabinda Pally, P.O: Durgapur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession House wife, 4. Mrs Sheuli Saha, Wife of Samir Saha, 6/34, Newton Avenue, B- Zone, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession Service, 5. Mrs Beli Mitra, Wife of Manish Mitra, Bajrang Nagar Main Road, Bajrang Nagar, P.O: Jabalpur, Thana: JABALPUR, , Jabalpur, MADHYA PRADESH, India, PIN - 482005, by caste Hindu, by Profession House wife

Identified by Mr Mithun Dutta, , Son of Mr Swapan Dutta, Fuljhore Danga Para, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

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

Execution is admitted on 14-03-2019 by Mr Shyamal Dutta, sole proprietor, Manali Construction, Sonamukhi, Haranath Road, Dewan Bazar, P.O:- Sonamukhi, P.S:- Sonamukhi, District:-Bankura, West Bengal, India, PIN - 722207

Identified by Mr Mithun Dutta, , Son of Mr Swapan Dutta, Fuljhore Danga Para, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 478, Amount: Rs.50/-, Date of Purchase: 14/03/2019, Vendor name: Subrata Kumar Chakraborty



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

Major Information of the Deed :- I-0206-01533/2019-14/03/2019

Major Information of the Deed :- I-0206-01533/2019-14/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 35024 to 35050
being No 020601533 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.03.26 15:37:59 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 26-03-2019 15:36:01
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)