



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 571720

12.06.24
15.02Q.No. → 8001442133/2024.**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS I, MR. TAPAS KUMAR MUKHOPADHYAY @ TAPAS MUKHERJEE [PAN-AYDPM2630B] Son of Late Mahadeb Mukhopadhyay, by nationality Indian, by faith-Hindu, by occupation-Business, resident of Village & P.O. - Junbedia, P.S. & District- Bankura, State- West Bengal, India, PIN- 722155, do hereby state and declare as follows:

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

12 JUN 2024

27 MAR 2024

Sl No. 3925 Date _____
Sold to Tapan Kumar Mukherjee
Address: Jembedia, Barrow, Pin- 722155
Value of Stamp 100
Date of Purchase of the stamp 20 MAR 2024
Paper from Treasury _____
Name of the Treasury from Durgapur

Chatterjee

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



[Handwritten signature]

Additional District Sub-Registrar
Bankura

12 JUN 2024

Rohit Choudhury
S/o Anup Choudhury
VILL+ P.O. KHANNA ROYBARA
Dist - Hooghly
Pin - 712147

ASOS MUL S P

WHEREAS Tapas Kumar Mukhopadhyaya is L.R. recorded owner in respect of schedule mentioned land. Out of 6.35 decimal land said Tapas Kumar Mukhopadhyaya purchased 4.75 decimal land from Smt Urmila Bagdi wife of Sri Mathur Chandra Bagdi vide deed No- 8521 for the year 1978 of D.S.R. Bankura and rest 1.60 decimal land from Smt Subarnamoyee Devi wife of Sri Manasaram Bandyopadhyaya vide deed No-10210 for the year 1982 of D.S.R. Bankura and after purchasing the land he mutated his name in L.R. R.O.R. and converted land measuring 5.8 decimal land vide conversion case No-CN/2022/0102/5352 dated 15.12.2022 from the office of Block Land and land Reform office, Block-II. and he offered 5.8 decimal land for development of multistoried building.

AND WHEREAS I entered into a Development Agreement with "**PADMA DWELLING PRIVATE LIMITED**" [PAN- AAGCP7021F] Being a company incorporated according to Company's Act 1956 hereby its registered office at Plot Karangapara, Durgapur-01, P.S.-Coke-Oven, District:- Paschim Bardhaman, W.B. India, **represented by its Director SRI. CHANDAN POBI** [PAN- AYSPP4176C] Son of Late Apurba Pobi, by faith-Hindu, by occupation-Business, By Nationality Indian, resident of Karanga Para, P.O.: Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN-713201 and the same has been duly registered before the **A.D.S.R. Bankura vide deed no. I-010201922 for the year 2024, Serial No- 1904 for the year 2024, Page no. 36118 to 36140, Volume No. 0102-2024.**

AND WHEREAS I do hereby nominate, constitute and appoint, "**PADMA DWELLING PRIVATE LIMITED**" [PAN- AAGCP7021F] Being a company incorporated according to Company's Act 1956 hereby its registered office at Plot Karangapara, Durgapur-01, P.S.-Coke-Oven, District:- Paschim Bardhaman, W.B. India, **represented by its Director SRI. CHANDAN POBI** [PAN- AYSPP4176C] Son of Late Apurba Pobi, by faith-Hindu, by occupation-Business, By Nationality Indian, resident of Karanga Para,

12/1

P.O.: Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN-713201, as my Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property either solely or jointly:

1. 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 Junbedia Gram Panchayat 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.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. "**PADMA DWELLING PRIVATE LIMITED**".
3. To represent me before the concerned Registrar Office for registering, Sale/Sale/agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule save and except that portion which is allotted in my favour through Development Agreement **A.D.S.R. Bankura vide deed no. I-010201922 for the year 2024, Serial No- 1904 for the year 2024, Page no. 36118 to 36140, Volume No. 0102-2024.**
4. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.





5. To make, sign and verify all documentation, 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 my schedule mentioned property.
6. 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 me 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 their behalf.
7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
8. To appear before any office or authority of the Govt. or Junbedia Gram Panchayat or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
9. 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 Junbedia Gram Panchayat 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.
10. To deposit any fees or charges in the office of Junbedia Gram Panchayat 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.



11. 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.
12. To receive the any building plan or revised plan after sanction from the competent authority.
13. To apply for any type of connection either in their own name or in the name of firm.
14. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
15. 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.
16. To appear and act in all court 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.
17. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
18. 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.
19. To execute any affidavit or bond or any documents in favour of customer or office.
20. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.

Handwritten signature

21. 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.
22. 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.
23. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of Bastu Land measuring an area **5.80 (Five point Eight Zero) Decimal** under **Mouza- Junbedia, J.L. No-229, R.S & L.R Plot no- 485** comprise in **L.R Khatian No.-193/5**, under Junbedia Gram Panchayat, Dist: Bankura, Entire Land Butted and Bounded by:-

North : R.S. Plot No-485(P)
South : R.S. Plot No-485(P)
East : 50 Feet wide Pucca Road
West : R.S. Plot No-485(P)

[Handwritten signature]

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 12th Day of June, 2024 before A.D.S.R. Bankura in free and fare state of mind and health.

WITNESSES :

Rohit Choudhury

S/o Anup Choudhury

VILL + P.O. - Kharyar Roypara

Dist - Hooghly

Pir - 712147

MANMOY MISHRA

S/o SWAM SUREN MISHRA

Vill - Begunia

PO - Nammah

P.S + DIST - Bankura

Japas Kumar Mukherjee
Alis

Japas Mukherjee

EXECUTANT

PADMA DWELLING PVT. LTD.

Chandan Pabi

Director

Signature of Attorney Holders

Japas Kumar Mukherjee
Alis
Japas Mukherjee

Attested by the Executant

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.

Subrata Mukherjee

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No. - WB/506/2007

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 12th Day of June, 2024 before A.D.S.R. Bankura in free and fare state of mind and health.

WITNESSES :

Rohit Choudhury

S/o ANUP Choudhury

VILL+P.O- KHANYA ROYPARA

Dist - HOOPLY

Pir - 712147

MANMOY MISHRA

S/o SWAM SUREN MISHRA

Vill - BAGNEJA

PO - NAMMAH

P.S + DIST - BANKURA

Jagan Kumar Mukherjee
S/o

Jagan Mukherjee

EXECUTANT

PADMA DWELLING PVT. LTD.

Chandan Pobi

Director

Signature of Attorney Holders

Jagan Kumar Mukherjee
S/o

Jagan Mukherjee

Attested by the Executant

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.

Subrata Mukherjee

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

SPECIMEN FORM FOR TEN FINGERPRINTS

3.



Jagan Mohan Reddy
Jagan Mohan Reddy

SELLER

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

Signature: Jagan Mohan Reddy
Jagan Mohan Reddy



Chandan Pobi

SELLER/ BUYER

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

Signature: Chandan Pobi



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

SELLER/ BUYER

Signature.....



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

SELLER/ BUYER

Signature.....

Major Information of the Deed




Deed No :	I-0102-02134/2024	Date of Registration	12/06/2024
Query No / Year	0102-8001442133/2024	Office where deed is registered	
Query Date	11/06/2024 5:40:09 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8101891226, Status : Advocate		
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. 28,18,800/-		
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]- 010201922/2024		

Land Details :

District: Bankura, P.S:- Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, Pin Code : 722155

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	IR-485	IR-193/5	Commercial	Suna	5.8 Dec	28,18,800/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				5.8Dec	0 /-	28,18,800 /-	

Principal Details :

SJ No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TAPAS KUMAR MUKHOPADHYAY, (Alias: Mr TAPAS MUKHERJEE) (Presentant) Son of Late MAHADEB MUKHOPADHYAY Executed by: Self, Date of Execution: 12/06/2024 , Admitted by: Self, Date of Admission: 12/06/2024 ,Place : Office		 Captured	
		12/06/2024	LTI 12/06/2024	12/06/2024

Village- Junbedia, City:- Bankura, P.O:- Junbedia, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: AYxxxxxx0B, Aadhaar No: 22xxxxxxxx3837, Status :Individual, Executed by: Self, Date of Execution: 12/06/2024 , Admitted by: Self, Date of Admission: 12/06/2024 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PADMA DWELLING PRIVATE LIMITED Plot Karangapara, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr CHANDAN POBI Son of Late APURBA POBI Date of Execution - 12/06/2024 , Admitted by: Self, Date of Admission: 12/06/2024, Place of Admission of Execution: Office	 <small>Jun 12 2024 1:23PM</small>	 <small>L1 12062024</small> Captured	 <small>12/06/2024</small>
Karangapara, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AYxxxxxx6C, Aadhaar No: 73xxxxxxxx4192 Status : Representative, Representative of : PADMA DWELLING PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Rohit Choudhury Son of Anup Choudhury Village:- GT Road Kharyan, P.O:- Kharyan, P.S:-Pandua, District:-Hooghly, West Bengal, India, PIN:- 712147	 <small>12/06/2024</small>	 <small>12/06/2024</small> Captured	 <small>12/06/2024</small>
Identifier Of Mr CHANDAN POBI, Mr TAPAS KUMAR MUKHOPADHYAY			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr TAPAS KUMAR MUKHOPADHYAY	PADMA DWELLING PRIVATE LIMITED-5.8 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, Pin Code : 722155

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 485, LR Khatian No:- 193/5	Owner:ଅମ୍ଳ ବ୍ରହ୍ମ, Gurdian:ଅମ୍ଳ ବ୍ରହ୍ମ, Address:୧୧, Classification:୧୧, Area:0.08000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010202134 / 2024

On 12-06-2024

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 13:02 hrs on 12-06-2024, at the Office of the A.D.S.R. BANKURA by Mr TAPAS KUMAR MUKHOPADHYAY Alias Mr TAPAS MUKHERJEE, 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 28,18,800/-

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

Execution is admitted on 12/06/2024 by Mr TAPAS KUMAR MUKHOPADHYAY, Alias Mr TAPAS MUKHERJEE, Son of Late MAHADEB MUKHOPADHYAY, Village- Junbedia, P.O: Junbedia, Thana: Bankura, . City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by Profession Business

Identified by Shri Rohit Choudhury, . . Son of Anup Choudhury, P.O: Kharyan, Thana: Pandua, . Hooghly, WEST BENGAL, India, PIN - 712147, by caste Hindu, by profession Others

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

Execution is admitted on 12-06-2024 by Mr CHANDAN POBI, DIRECTOR, PADMA DWELLING PRIVATE LIMITED, Plot Karangapara, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Identified by Shri Rohit Choudhury, . . Son of Anup Choudhury, P.O: Kharyan, Thana: Pandua, . Hooghly, WEST BENGAL, India, PIN - 712147, by caste Hindu, by profession Others

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 3425, Amount: Rs.100.00/-, Date of Purchase: 20/03/2024, Vendor name: Somnath Chatterjee



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 0102-2024, Page from 40072 to 40085

being No 010202134 for the year 2024.



ba

Digitally signed by PARTHA BAIRAGGYA
Date: 2024.06.14 11:46:12 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 14/06/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.