

3319

I-3330/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 367239

Q. 8001976239/2022

1.59 PM
29/08/2022

Document is admitted to registration. The Signature and the Endorsement sheet attached to this document are part of the document.

Additional District Sub Registrar
Sadar, Paschim Medinipur

29 JUN 2022

M/S. SINGH ASSOCIATE
Proprietor

Ranjit Kumar Mahapatra

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENT THAT WE,

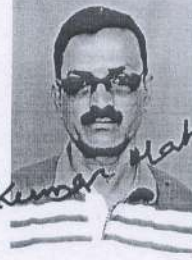
SRI RANJIT KUMAR MAHAPATRA, PAN No. – AEFPM8157F

S/o Late Surendra Nath Mahapatra

Resident of A-5, Saratpally, P.O. – Midnapore,

P.S.- Kotwali, Dist.- Paschim Medinipur, West Bengal

Hereinafter called the **PRINCIPALS** on one part



Ranjit Kumar Mahapatra

AND

SRI ANUP KUMAR SINGH, S/o Late Surendra Nath Singh

Of Saratpally, Midnapore, P.O. – Midnapore, P.S. - Kotwali, Dist. - Paschim Medinipur

Proprietor of -

M/S SINGH ASSOCIATE, a proprietary firm having office at P/9, Saratpally, P.O. &

P.S. - Midnapore, Dist. Paschim Medinipur, PIN - 721101

Having PAN number – CBAPS1194L

Hereinafter called the **ATTORNEY** on the second part



M/S. SINGH ASSOCIATE

M/S. SINGH ASSOCIATE
Proprietor


WITNESSETH

That the **PRINCIPAL/OWNER FIRST PARTY** is the owner of land measuring 0.025 Acre at the Northern portion of the Plot out of total 2160 Sq. ft. equal to 0.05 Acre within Mouza – Narampur, J.L. No.- 174, R.S. Plot No. 15, L.R. Plot No. 706 as in schedule below and shown in the map annexed hereinafter referred as '**Said Property**'. The '**Said Property**' previously belonged to Anima Rani Bhunia. She purchased the Said Property by a registered Deed of Sale

Ranjit Kumar Mahapatra

being No. 4066/1965. Thereafter Anima Bhunia during her possession transferred the same in favour of father of the PRINCIPAL/OWNER FIRST PARTY namely Surendra Nath Mahapatra by a registered deed of Sale being No. 5262/1980, Dt. 19.09.1980 and after purchased he remained in possession of the Said property in assertion of his right, title and interest therein. Subsequently Surendra Nath died leaving behind his 4 sons Arun, Asit, Dilip and Ranjit Kumar Mahapatra and wife i.e. the brothers and mother of PRINCIPAL/OWNER FIRST PARTY as his only legal heirs and they inherited the same in equal share. Thereafter wife of Surendra Nath died leaving behind his only 4 sons as her legal heirs and they inherited the share of mother equally and remained in possession of the same jointly. While the PRINCIPAL/OWNER FIRST PARTY and their brothers are in possession of the said property, two brothers namely Arun Mahapatra and Asit Mahapatra gifted their joint 50% share in the said property to their other two brothers namely Dilip Kumar Mahapatra and Ranjit Kumar Mahapatra i.e. the PRINCIPAL/OWNER FIRST PARTY by a registered Deed of Gift being No. 134/2009 and delivered possession of the same. By this transferred the PRINCIPAL/OWNER FIRST PARTY i.e. Ranjit Kumar Mahapatra and his brother Dilip Kumar Mahapatra became the owners of said property having equal 50% share therein and they were possessing the same in assertion of their right, title, interest and possession therein. Subsequently the PRINCIPAL/OWNER FIRST PARTY and his brother Dilip Kumar Mahapatra by a deed of Partition being No. 135/2009 got partition the said property and they possessed the same separately having their lawful right, title, interest and possession therein. By this Partition PRINCIPAL/OWNER FIRST PARTY got Northern 50% share in the said property and his brother Dilip got Southern 50% share in the said property and remained in

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Ranjit Kumar Mahapatra



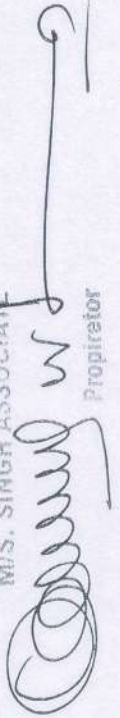
possession of the same. He paid rents to the State of West Bengal against receipts and paid taxes to the Municipality.

AND

THAT the ATTORNEY is a skilled developer of multi-storied building for residential and they are desirous to develop the property and the PRINCIPAL intended to make construction of a multi-storied building including residential rooms and accordingly to develop over the land as mentioned in the Schedule- 'I' below through the Developers. The ATTORNEY on proper enquiry became satisfied about the ownership of the PRINCIPAL of the land in question and there is now no dispute in between the parties hereunto about the land in question and the PRINCIPAL on being satisfied about the genuineness of the qualitative activities of the ATTORNEY, has agreed to appoint the ATTORNEY for construction of the said multi-storied residential building on his land under certain terms and conditions. Accordingly I, the PRINCIPAL, has entered into a development agreement registered in the office A.D.S.R No. 3329 Dated on 29.06.2022 and the ATTORNEY thereby authorising and allowing the ATTORNEY to develop, construct and build multi-storied building there with provisions for residential use. I have delivered possession of my property to our ATTORNEY and now I further authorise my ATTORNEY to do the following works:-

1. Enter into the property, measure the same, demarcate the same by putting pillars and posts.
2. Take away all the rubbish & remove the dilapidated structure, other structures and temple at their own cost.

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Proprietor



Ranjit Kumar Malapalra

3. To construct the multi-storied residential building by taking delivery of the land in question into their possession with all rights of making permanent construction therein at their own expenses exclusively.
4. Apply for getting compatibility certificate from development authority & for that purpose deposit fees, prepare plans and maps, apply, sign & comply all formalities. That my ATTORNEY will get development plan and building plan sanctioned by the Municipality and development authority and if in future there is any change or increase or decrease in the floor area ratio my ATTORNEY shall do the same as per their convenience.
5. That for the purpose of such construction they will appoint architect for the purpose of drawing and preparing plans, designs, drains and elevations of the intended building complex with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard.
6. That my ATTORNEY shall submit the building plan prepared by the said architect to the Municipality and development authority and other authorities in the name of the Builder/ATTORNEY.
7. To appoint engineer and to have surveyed and the soil tested of the said land/premises and for that to make all correspondence with them and do all other acts, deeds & things.
8. To prepare site plan by engaging qualified engineer approved from Municipality.
9. To Prepare and get approved the plan for construction of multistoried residential complex from appropriate authorities.
10. To sign, execute and submit all papers, documents, statement, undertaking, declarations and plans as may be required to have the sanctioned plan modified and/or altered by the appropriate authority for construction of building or buildings on the said premises.
11. To appear and represent the owners before the appropriate authorities in connection with the sanction, modification and/or alteration of the plans.

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Proprietor



Ranjit Kumar Mahapatra

12. To pay fees, obtain such orders & permissions from the necessary authorities as be expedient for modification and/or alteration of plans and also to submit and take delivery of the title deeds concerning the said premises and other papers and documents as be required by the appropriate authorities.
13. To receive the refund of the excess amount of fees, if any paid for the purpose of modification and/or alteration of the plan to any authority or authorities.
14. To develop the said premises by making construction of such type of building/flats thereon in accordance with the sanctioned plan and as per specified materials mentioned in the development agreement.
15. Apply for getting finance from any Bank and for the purpose of creation of security take the original deeds and documents of title from us and after verification by lawyer and evaluation by valuer deposit the same with the bank for the purpose of mortgage as per provisions of law in force for the time being for us and on our behalf and tender and deposit thus made by them shall be treated as made by us with all legal incidents and commitments and the bank as the case may be shall hold the documents as duly mortgaged for satisfaction of their dues to the extent as agreed between us and attorney as per development agreement and after repayment of bank loans shall hold the original documents by the principal.
16. To enter into any agreement with bank or private persons regarding sale of the flats etc., take advance, deposit the same in bank account, constructing the flats allocate those for sale.
17. The power hereby given includes the authority to the ATTORNEY to sell, transfer, lease rent and/or enter into agreement for sale and transfer on lease rent of various constructed units viz. apartments, garage etc., and to execute deeds, documents, present the same for registration, fix up valuation, receive consideration money, grant receipt.
18. That the said ATTORNEY shall be able to appear before Municipal Authority, development authority, Fire Service, Local Police, B.L. & L.R.O. Office and all concerned offices for the purpose of deposit fees, make application, arrange for inspection of the site and all other necessary work for completing the project.

M/S. SINGH ASSOCIATE



Proprietor

Ranjit Kumar Mahapatra

19. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or that connections of any other utility in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, application, documents and plans and do all other deeds and things as may be deemed fit and proper by the said attorney.
20. To appear and represent the owners before all authorities for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit all papers and documents and all other acts, deeds things as the said ATTORNEY may deem fit and proper.
21. To file and submit declaration, statements, applications, and/or returns to the necessary authorities in connection with the matters therein contained.
22. To appear and represent the owner before Notary Public, Registrar of Assurances, Magistrate and other officer or officers of authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfect all deeds, instruments and writings executed and signed by the said attorney in any manner concerning the various flats / apartments / garage / units forming part of the developer's allocation.
23. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of these matters concerning the said premises or any part thereof including acquisition and/or requisition in respect of the said premises or any part thereof by any state or central authority and if thought fit to compromise, settle, refer to arbitration, abandon submit to judgment or become non-suited in any action or proceedings as aforesaid before any Court, Civil / Criminal / Revenue / Land Acquisition Department.
24. To appear in any Suit or Appeal or Misc. Case or any case either Civil or Criminal if filed against us by anybody and to contest the same by appointing Lawyer, Advocate or Law Clerks and to file any Civil or Criminal Cases or Appeal or Revision or Review or J. Misc. Case in our name.

M/S. SINGH ASSOCIATE

Proprietor

Ranjit Kumar Mahapatra

25. For all or any purpose hereinbefore stated to appear and represent the owners before all authorities having jurisdiction and to sign all papers, documents, affidavits, etc. to give meaningful effect to the development agreement.
26. To appoint and to empower, substitutes and to delegate such of the powers or authorities as the said attorney in his absolute discretion shall think fit and proper and upon such substitution and/or delegation of such powers of authorities to such substitute shall be deemed to have given by the owners to that effect in favour of such delegate or delegates or substitute or substitutes as the case may be.

AND

To do all acts, deeds, things concerning the authorities hereby granted in respect of the said premises which we the owners could have done lawfully under my own hands and seals in personally.

AND

To do all other acts necessary for regular and peaceful construction of multi-storied building.

AND

The instant Power of Attorney shall stand cancelled after completion of the Project;

AND

I do hereby ratify and confirm and agree to ratify and confirm all and whatever my said ATTORNEY or his substitute or substitutes and/or delegate or delegates shall lawfully do or cause to be done in or about the premises aforesaid;

AND

ALL such things, acts and deeds so to be done by my ATTORNEY shall be construed to be my own act;

AND

I promise to ratify the same in future.

M/S. SINGH ASSOCIATE
Proprietor



Ranjit Kumar Mahapatra

That the attorney shall keep and maintain the rights and liabilities provided to him in the development agreement.

In witness whereof I, the PRINCIPAL, do hereby subscribe my hands and seals on the 29 th day of JUNE, 2022 in physically fit and mentally alert condition.

SCHEDULE- 'I'

Total Land of the OWNER FIRST PARTY which is handed over to the DEVELOPER

SECOND PARTY as mentioned above

Within Dist.- Paschim Medinipur, P.S.- Kotwali, Mouza- Narampur, J.L. No. 174

R.S. Khatian No. – 1/34, L.R. Khatian Nos. – 185/1 & 397/1

Plot No. – 15 (R.S.), 706 (L.R.)

Measuring –0.025 Acre at the Northern portion of the Plot out of total 0.05 Acre = 2160 Sq.ft.

Butted and Bounded –

To the North – 20 Fit Road.

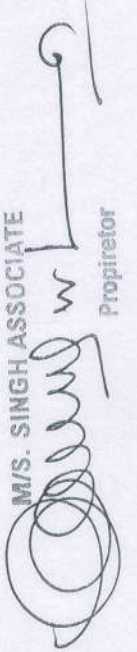
To The South – 20 Fit Road,

To the East – Mira Mukhopadhyay.

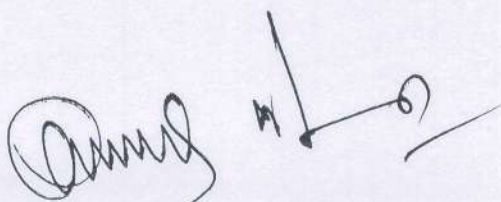
To the West -- Biswajit Saha.,

Shown specifically in the map annexed

M/S. SINGH ASSOCIATE
Proprietor



Ranjit Kumar Mahapatra



Signature of Constituted ATTORNEY

Ranjit Kumar Mahapatra

Signature of PRINCIPAL

WITNESSES

1. नाथन झा
 व 303 बिग 2/4
 मधुपुर
 मधुपुर
 मधुपुर मधुपुर

2. Pragnyanshu
 Sanyal
 M.A.

Drafted by- Syed Nawaz Ali

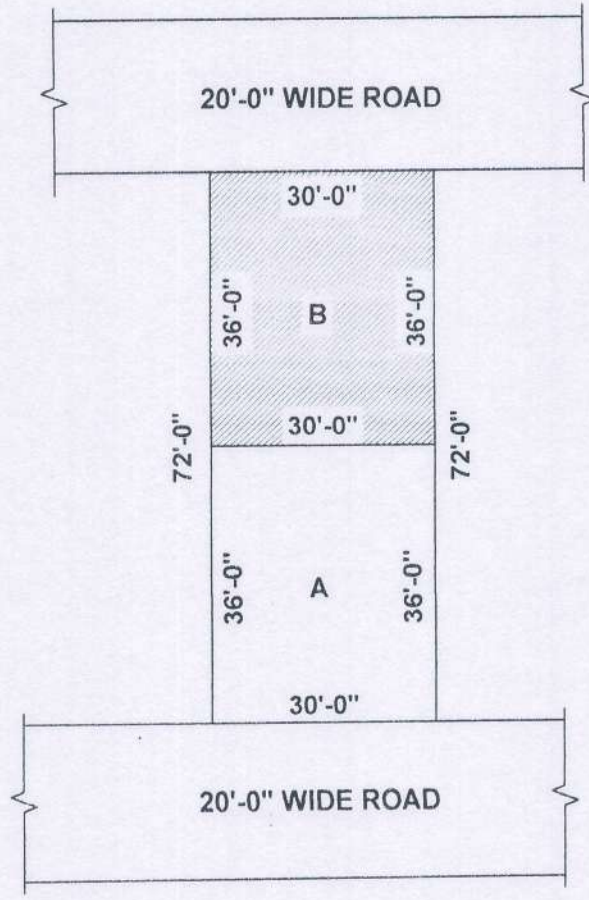
Syed Nawaz Ali
 M.A., L.L.B, B.Ed.
 Advocate
 Mirzabazar, Midnapur

Regd. No. - F1081/1053 of 1981

This deed made by 1 stamp paper & 9 demy paper.

M/S. SINGH ASSOCIATE
 Proprietor

Ranjit Kumar Mahapatra



Ranjit Kumar Mahapatra

DETAILS OF THE LAND FOR POWER OF ATTORNEY

POWER OF ATTORNEY TO	R.S. PLOT NO.	L.R. PLOT NO.	PRESENT SUB PLOT NO.	TOTAL LAND AREA		MARK
				SQ.FT.	ACRE	
M/S. SINGH ASSOCIATE, PROPRIETARY OF SRI ANUP KUMAR SINGH, S/O- LATE SURENDRANATH SINGH, OFFICE AT- ABHILASHA RESIDENCY, GROUND FLOOR, NEAR SARASWATI SISHU MONDIR SCHOOL, P-9, SARATPALLY, P.O. & P.S.- MDINAPORE, DIST.- PASCHIM MEDINIPUR, 721101	15 (PART)	706 (PART)	B	1080	0.0248	

DRAWN BY :- (AS DIRECTED)

S. Sahoo
PRASENJIT SAHOO
 (Surveyor)
 Dharma, Lalidighi (East)
 Paschim Medinipur
 Reg. No - 1519 200 176
 Mob 7872361009

M/S. SINGH ASSOCIATE

 Proprietor

()

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

[Handwritten signature]

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Ranjit Kumar Mahapatra

Major Information of the Deed

Deed No :	I-1003-03330/2022	Date of Registration	29/06/2022
Query No / Year	1003-8001976239/2022	Office where deed is registered	
Query Date	29/06/2022 2:42:10 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	C S Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9733748704, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 30,00,000/-		
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]:- 100303329/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, Pin Code : 721101

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-706	LR-397/1	Vastu	Vastu	2.5 Dec	30,00,000/-	30,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					2.5Dec	30,00,000 /-	30,00,000 /-	



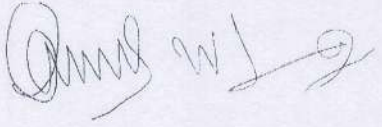
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ranjit Kumar Mahapatra (Presentant) Son of Late Surendra Nath Mahapatra Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office			
		29/06/2022	LTI 29/06/2022	29/06/2022
A-5, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: aexxxxxx7f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office				



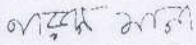
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SINGH ASSOCIATE P/9, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: cbxxxxxx4l,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
	Shri Anup Kumar Singh Son of Late Surendra Nath Singh Date of Execution - 29/06/2022, , Admitted by: Self, Date of Admission: 29/06/2022, Place of Admission of Execution: Office			
		Jun 29 2022 2:54PM	LTI 29/06/2022	29/06/2022
Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cbxxxxxx4l,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SINGH ASSOCIATE (as Proprietor)				

Identifier Details .

Name	Photo	Finger Print	Signature
Naran Mana Son of Late Satya Kinkar Mana Saratpally, City:- , P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101			
	29/06/2022	29/06/2022	29/06/2022
Identifier Of Shri Ranjit Kumar Mahapatra, Shri Anup Kumar Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Ranjit Kumar Mahapatra	SINGH ASSOCIATE-2.5 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 706, LR Khatian No:- 397/1	Owner:রনজিতকুমার মহাপাত্র, Gurdian:সুরেন্দ্রনাথ , Address:নিজ , Classification:বাস্তু, Area:0.05000000 Acre,	Owner Name not selected by applicant.

On 29-06-2022

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 13:59 hrs on 29-06-2022, at the Office of the A.D.S.R. MIDNAPORE by Shri Ranjit Kumar Mahapatra ,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 30,00,000/-

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

Execution is admitted on 29/06/2022 by Shri Ranjit Kumar Mahapatra, Son of Late Surendra Nath Mahapatra, A-5, Saratpally, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Others

Indetified by Naran Mana, , , Son of Late Satya Kinkar Mana, Saratpally, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

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

Execution is admitted on 29-06-2022 by Shri Anup Kumar Singh, Proprietor, SINGH ASSOCIATE, P/9, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Naran Mana, , , Son of Late Satya Kinkar Mana, Saratpally, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, 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 7077, Amount: Rs.50/-, Date of Purchase: 29/06/2022, Vendor name: Soumen Kumar De



Ashim Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2022, Page from 72813 to 72830

being No 100303330 for the year 2022.



Digitally signed by ASHIM DAS
Date: 2022.07.04 17:03:52 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 2022/07/04 05:03:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.

(This document is digitally signed.)
