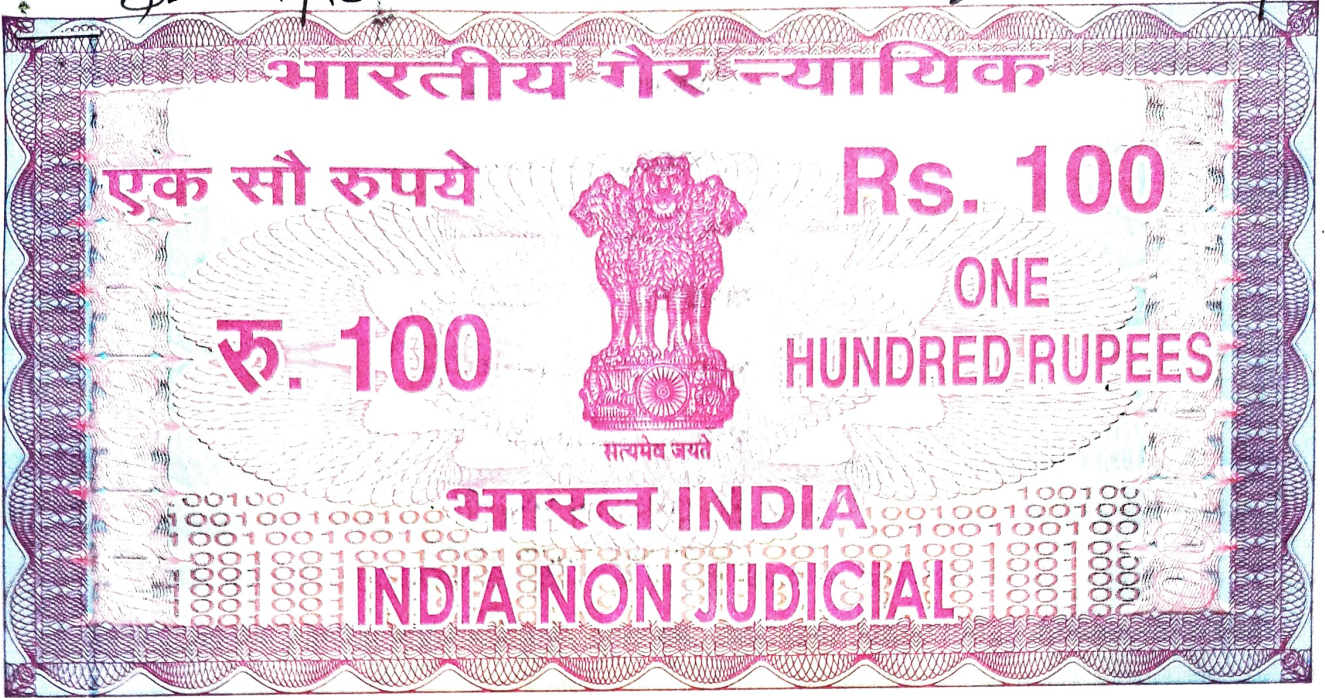


SL-667/23

JAY BHOLE

P-510200695/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 049396

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১২.৫৮.

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
AGREEMENT

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

21 FEB 2023

KNOWN ALL MEN BY THESE PRESENTS I, MR. GOUTAM CHOWDHURY, S/O Late Parimal Chowdhury, by faith Hindu, by Nationality Indian, by occupation Business, resident of School Danga, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101, in the State of West Bengal, hereinafter referred to as the LAND OWNER (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the FIRST PART.

Contd.....P/2

P/2

CHATTAL REALESTATE (PAN – BHXPC3784L) having its registered office at Chattal Bekary, P.O. Junbedia, P.S. & Dist. Bankura, Pin – 722101 represented by its sole Proprietor **MR. GOURAB CHOWDHURY** son of **Sri Goutam Chowdhury**, by faith Hindu, by Nationality Indian, by occupation Business, residing at Golf Garden, Kolkata, P.O. Golf Green, P.S. Golf Green, Dist. Kolkata, Pin -700095, hereinafter called the "**ATTORNEY**" (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**.

WHEREAS Miss Shampa Kundu daughter of Sri Sahadeb Kundu resident of Katjuridanga, P.O. Kenduadihi, P.S. & Dist. Bankura, Pin – 722102 purchased the schedule below mentioned landed property by virtue of three Registered Title Deed of Sale being No. I – 1911/10 registered at the office of The Additional District Sub- Registry Office at Bankura and by Registered Title Deed of Sale being No. I – 06/11 duly been registered at the office of The District Sub- Registry Office at Bankura and by another Registered Title Deed of Sale being No. I – 15/11 registered at the office of The District Sub- Registry Office at Bankura, thus by aforementioned three registered Title Deed of Sale she purchased the Total area of land admeasuring an area of 11,271 Sq. Ft. or 0.2580 Acre appertaining to Mouza Kenduadihi, J.L. No. 213, of C.S. Khatian No. 212, C.S. Plot No. 244 within the P.S. and District of Bankura.

WHEREAS said Miss Shampa Kundu having her absolute right, title, interest and possession over her said purchased land sole entirely by virtue of a Registered Title Deed of Sale being No. I – 010100608/2021 registered at the office of the District Sub-Registry office at Bankura in favour of Sri Goutam Chowdhury son of Late Parimal Chowdhury, resident of Schooldanga, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101.

AND WHEREAS after purchased of the said land said Sri Goutam Chowdhury began to enjoy and occupy the same having his absolute right, title, interest and possession over the said land and subsequently the said purchased land of said Sri Goutam Chowdhury has been recorded in the Present L.R. Khatian under the provisions of the West Bengal Land Reforms Act, 1955. Vide L.R. Khatian No. 9442, L.R. Plot No. 1568, 1569 & 1570 Total area of land 0.2567 Acre of Mouza Kenduadihi, J.L. No. 213, under P.S., District & Municipality at Bankura.

AND WHEREAS the land owners herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendents, attachments, trust whatsoever and paying the BL&LRO taxes as absolute owners and occupier time to time.

AND WHEREAS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space to as approved by Bankura Municipality or any other competent authority and for this reason First part could not able to take any steps for the said development and the First Part approached the Second Part.

AND WHEREAS I, have entered into a Development Agreement With CHATTAL REALESTATE (PAN - BHXPC3784L) having its registered office at Chattal Bekary, P.O. Junbedia, P.S. & Dist. Bankura, Pin - 722101 West Bengal, represented by its sole Proprietor **MR. GOURAB CHOWDHURY** son of **Sri Goutam Chowdhury**, residing at Golf Garden, Kolkata, P.O. & P.S. Golf Green, Dist. Kolkata, Pin - 700095.

AND WHEREAS I do hereby nominate, constituted and appoint CHATTAL REALESTATE represented by its proprietor **MR. GOURAB CHOWDHURY** son of **Sri Goutam Chowdhury**, one of the proprietor of the developer as to my lawful Attorney to do and perform the following acts, deeds and things on my behalf in connection with my landed Schedule below property (details of which has given in the schedule below).

- 1) To apply and received sanctioned plan from Bankura Municipality.
- 2) To manage and supervise the construction of Multi storied building to be raised on our landed property (details of which has been given in the schedule below). That will be constructed at the cost of the Developer i.e. CHATTAL REALESTATE.
- 3) To represent us before the D.S.R. Bankura or A.D.S.R. Bankura to present the agreement for sale/sale deeds of the respective flats Apartments to be constructed on our landed property (details of which has given in the schedule below) excluding the owners allocation as described in second schedule in **Development Agreement Deed No. 010200239/2023, dated 24/01/2023 for registration at Additional District Sub Registrar Bankura Office.**

P/4

- 4) To make sign and verify all 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 our schedule mentioned properties.
- 5) 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 us 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 that behalf.
- 6) To settle all disputes whatsoever arising out of the construction project on the schedule mentioned.
- 7) Appear before any office or authority of the Govt. or Municipality or Labour Dept. or Land Revenue office or Income Tax or any other act to represent the matters regarding the proposed development & construction.

*Agreed
(Hav)*

And I do hereby agree to ratify' all acts and things lawfully done by the said attorney by exercising power is given to him. This Power of Attorney is revocable at my will.

SCHEDULE

All that piece and parcel of "BASTU" vacant Land measuring total area of 0.2567 acre in comprising C.S Khatian No. 212, C.S Plot No. 244, R.S Plot no. 244/1409, L.R khatian no. 9442, L.R Plot no. 1568, 1569 & 1570 Area Measuring 0.0887 Acre in Plot no. 1568 (L.R) and 0.0800 acre in Plot no. 1569 (L.R) & 0.0880 acre in Plot no. 1570 (L.R) of J.L no. 213, Mouza Kenduadihi, under P.S. & Dist. Bankura, Ward No. 22 S.K. Sahana Road of Bankura Municipality.

BUTTED AND BOUNDED AS UNDER

ON THE NORTH: 12 ft. wide Kancha Road.

ON THE SOUTH: 30 ft wide S.K. Sahana Road.

ON THE EAST: House of Tarun Kundu.

ON THE WEST: House of Aparna Mukherjee and land of Sefalika Ghosh.

Contd.....P/5

P/5

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 21st day of February, 2023 (Two Thousand Twenty Three).

WITNESS

Ujjwal Ghosh
S/o - Gurupada Ghosh
Bhutsahar, Sanbandha,
Bankura - 722180

Subhas Ranu.
S/o Lt. Kishu Patil Ranu.
Cinemahoa &
Bankura - 722101

Photograph and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

Drafted by

Acharya (Koushik)

ABHISHEK CHAUDHURI
Advocate
Judge Court, Bankura
Enrol. No. F/423/652/2017

:: Typed by ::

Koushik Banerjee
Koushik Banerjee
(BANKURA COURT
COMPOUND)

[Signature]

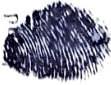
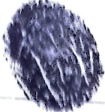
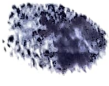
Signature of the Executant

For Chattal Real Estate

[Signature]
Proprietor

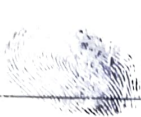
Signature of the Attorney

SPECIMEN FROM FOR TEN FINGERPRINTS

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



Signature :- 

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



Signature :-  For Chattel Real Estate
Proprietor

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

PHOTO

Signature :-

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

PHOTO

Signature :-

Major Information of the Deed

No :	I-0102-00695/2023	Date of Registration	21/02/2023
Query No / Year	0102-8000462655/2023	Office where deed is registered	
Query Date	20/02/2023 5:21:34 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Gourab Chowdhury Galf Garden Kolkata, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700095, Mobile No. : 9332679822, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 94,02,921/-		
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]:- 010200239/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: T.G. Samanta Road, Road Zone : (Ward no 22 -- Ward no 22) , Mouza: Kenduyadihi, Pin Code : 722102

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-1568 (RS :-)	LR-9442	Bastu	Bastu	0.0887 Acre		32,49,081/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-1569 (RS :-)	LR-9442	Bastu	Tara	0.08 Acre		29,30,400/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-1570 (RS :-)	LR-9442	Bastu	Bastu	0.088 Acre		32,23,440/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			25.67Dec	0 /-	94,02,921 /-	
		Grand Total :			25.67Dec	0 /-	94,02,921 /-	

Details :

Name, Address, Photo, Finger print and Signature

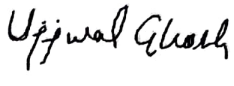
Name	Photo	Finger Print	Signature
Mr Goutam Chowdhury (Presentant) Son of Late Parimal Chowdhury Executed by: Self, Date of Execution: 21/02/2023 , Admitted by: Self, Date of Admission: 21/02/2023 ,Place : Office	 21/02/2023	 LTI 21/02/2023	 21/02/2023
Schooldanga Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx7d, Aadhaar No: 65xxxxxxxx6242, Status :Individual, Executed by: Self, Date of Execution: 21/02/2023 , Admitted by: Self, Date of Admission: 21/02/2023 ,Place : Office			

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Chattal Real Estate Chattal Bekary Junbedia, Village:- Junbedia, P.O:- Junbedia, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: bhxxxxxx4l, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Gourab Chowdhury Son of Mr Goutam Chowdhury Date of Execution - 21/02/2023 , , Admitted by: Self, Date of Admission: 21/02/2023, Place of Admission of Execution: Office </td> <td>  Feb 21 2023 4:28PM </td> <td>  LTI 21/02/2023 </td> <td>  21/02/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Gourab Chowdhury Son of Mr Goutam Chowdhury Date of Execution - 21/02/2023 , , Admitted by: Self, Date of Admission: 21/02/2023, Place of Admission of Execution: Office	 Feb 21 2023 4:28PM	 LTI 21/02/2023	 21/02/2023
Name	Photo	Finger Print	Signature						
Mr Gourab Chowdhury Son of Mr Goutam Chowdhury Date of Execution - 21/02/2023 , , Admitted by: Self, Date of Admission: 21/02/2023, Place of Admission of Execution: Office	 Feb 21 2023 4:28PM	 LTI 21/02/2023	 21/02/2023						
Glop Garden, City:- Not Specified, P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bhxxxxxx4l, Aadhaar No: 34xxxxxxxx2737 Status : Representative, Representative of : Chattal Real Estate (as Proprietor)									

Details :	Photo	Finger Print	Signature
Upjwal Ghosh of Gurupada Ghosh Age:- Bhutsahar, P.O:- Sanbandha, S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155			
	21/02/2023	21/02/2023	21/02/2023
Identifier Of Mr Goutam Chowdhury, Mr Gourab Chowdhury			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Chowdhury	Chattal Real Estate-8.87 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Chowdhury	Chattal Real Estate-8 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Chowdhury	Chattal Real Estate-8.8 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: T.G. Samanta Road, Road Zone : (Ward no 22 – Ward no 22) , Mouza: Kenduyadihi, Pin Code : 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1568, LR Khatian No:- 9442	Owner:গৌতম চৌধুরী, Gurdian:পরিমল চৌধুরী, Address:স্কুলডাঙ্গা, বাঁকুড়া , Classification:বান্ধ, Area:0.08870000 Acre,	Mr Goutam Chowdhury
L2	LR Plot No:- 1569, LR Khatian No:- 9442	Owner:গৌতম চৌধুরী, Gurdian:পরিমল চৌধুরী, Address:স্কুলডাঙ্গা, বাঁকুড়া , Classification:ভড়া, Area:0.08000000 Acre,	Mr Goutam Chowdhury
L3	LR Plot No:- 1570, LR Khatian No:- 9442	Owner:গৌতম চৌধুরী, Gurdian:পরিমল চৌধুরী, Address:স্কুলডাঙ্গা, বাঁকুড়া , Classification:বান্ধ, Area:0.08800000 Acre,	Mr Goutam Chowdhury

2023

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 12:58 hrs on 21-02-2023, at the Office of the A.D.S.R. BANKURA by Mr Goutam Chowdhury, 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 94,02,921/-

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

Execution is admitted on 21/02/2023 by Mr Goutam Chowdhury, Son of Late Parimal Chowdhury, Schooldanga Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business

Indetified by Mr Ujjal Ghosh, , , Son of Gurupada Ghosh, P.O: Sanbandha, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Business

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

Execution is admitted on 21-02-2023 by Mr Gourab Chowdhury, Proprietor, Chattal Real Estate, Chattal Bekary Junbedia, Village:- Junbedia, P.O:- Junbedia, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Mr Ujjal Ghosh, , , Son of Gurupada Ghosh, P.O: Sanbandha, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Business

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 4584, Amount: Rs.100.00/-, Date of Purchase: 21/02/2023, Vendor name: Debdas Mukherjee



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

of Registration under section 60 and Rule 69.
ed in Book - I
ne number 0102-2023, Page from 10973 to 10984
ing No 010200695 for the year 2023.





Digitally signed by PARTHA BAIRAGGYA
Date: 2023.02.23 16:28:37 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2023/02/23 04:28:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)