

7332/24

P7205/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 576291

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

A.D.S.R. Durgapur
Paschim Bardhaman

19 2 JUL 2024

**DEVELOPMENT POWER OF
ATTORNEY
AFTER REGD. DEVELOPMENT
AGREEMENT DEED NO. I-07136
FOR THE YEAR OF 2024**

Amaj:
Adv

Sl No. 1301 Date 12/07/24
Sold to R M G Buildcon
Address Durgapur
Value of Stamp 100
Date of Purchase of the stamp
Paper for Transit 27 JUN 2024
Name of the Inventory Item
Circular

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur
Licence No.



1
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

12 JUL 2024

THIS DEVELOPMENT POWER OF ATTORNEY is made after Development Agreement on this the 12th day of July, 2024.

KNOW ALL MEN BY THESE PRESENTS, I,

MR. CHHOTELAL RAM SUBODH KUMAR @ MR. C SUBODH KUMAR [PAN NO. BSNPS5968R] [AADHAAR NO. 7823 1387 2833], Son of Chhotelal Ram, By Caste. Hindu, by nationality Indian, by Occupation- Business, resident of No. 83, Triruveedhi Amman Koli Street, P.O.- Eranavoor, P.S.-Ennore, Dist- Chennai, Tamil Nadu, India, Pin- 600057, hereinafter referred to and called as **"LANDOWNER"** do hereby state and declare as follows:-

WHEREAS I on 11/07/2024 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R., Office, Durgapur, vide Regd. Deed No. I-07136 for the year of 2024, with **"RMG BUILDCON"** [PAN- ABJFR4470R], a Partnership Firm having its registered Office at Holding No. 649/N, Shrishti Nagar, Road-71, Hari Bazar, Landmark- Shrishti Enclave, P.O.- Durgapur-06, P.S.- New Township, Dist- Paschim Bardhaman (W.B.), Pin-713206, represented by its partners namely

(1) **MR. NILKANTA CHAND** [PAN NO. ATUPC6488M] [AADHAAR NO. 4177 2578 7504] son of Pradip Chand, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Vill.- Baidyanathpur, P.O.-, Amdahi, P.S.- Faridpur, District - Paschim Bardhaman, West Bengal, India, Pin.-713381.

(2) **MR. AVINASH KUMAR** [PAN NO. AYRPK7047E] [AADHAAR NO. 4142 4490 9657] Son of Kanhaiya Lal Agrawal, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Arya Samaj Road, Near Kanni Ram Chowk, P.O.- Daltonganj, P.S.- Daltonganj, District - Palamu, Jharkhand, India, Pin.- 822101, hereinafter jointly & severally called as the **"DEVELOPER"**.

AND whereas I do hereby nominate, constitute and appoint, **"RMG. BUILDCON"** [PAN- ABJFR4470R], a Partnership Firm having its registered Office at Holding No. 649/N, Shrishti Nagar, Road-71, Hari Bazar, Landmark- Shrishti Enclave, P.O.- Durgapur-06, P.S.- New Township, Dist- Paschim Bardhaman (W.B.), Pin-713206, represented by its partners namely

(1) **MR. NILKANTA CHAND [PAN NO. ATUPC6488M] [AADHAAR NO. 4177 2578 7504]** son of Pradip Chand, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Vill.- Baidyanathpur, P.O.- Amdahi, P.S.- Faridpur, District - Paschim Bardhaman, West Bengal, India, Pin.-713381.

(2) **MR. AVINASH KUMAR [PAN NO. AYRPK7047E] [AADHAAR NO. 4142 4490 9657]** Son of Kanhaiya Lal Agrawal, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Arya Samaj Road, Near Kanni Ram Chowk, P.O.- Daltonganj, P.S.- Daltonganj, District - Palamu, Jharkhand, India, Pin.- 822101, as our Lawful Attorney to do and perform the following acts, deeds and things **either solely or jointly** on my behalf in connection with our Landed property:-

1. To apply, receive and modify sanctioned plan from Jemua Gram Panchayat and/or such other authority or authorities.
2. To work, manage, control and supervise the management of the entire project of said development on or over the land in question and to develop the same.
3. To manage and supervise the construction of multi storied building to be construct 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., **"RMG BUILDCON" [PAN- ABJFR4470R]**.
4. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I could have done for the completion of the said development work.
5. To represent me before the A.D.S.R. Durgapur or DSR Office, Paschim Bardhaman and to execute present Agreement for Sale/Sale Deeds/lease Deeds and to execute all such Deeds of Conveyances in favour of intending purchasers for Selling of the Flats/Apartment/Parking Spaces etc. of Builder's Allocation Part upon which will be constructed over and above my landed Property mentioned in the schedule below, save & except allocation of Landowners, those Flats /parking space/commercial space/structure which are allotted in favour of Land Owner in the Development Agreement, which was duly registered before the A.D.S.R.O. Durgapur vide Regd. Deed No. I-07136 for the year of 2024, dated- 11/07/2024.
6. To accept and withdrawal on my behalf any compensation payable to us for acquisition of the said land by the Government or by any competent authority.

Amf:
Adv

7. To appoint, engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.
8. To compromise, compound or withdraw cases or be non- suited to refer to arbitration all disputes & differences.
9. To withdraw, and received documents or money from any court, office or opposite party, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any such cases.
10. To negotiate and receive from the intending purchaser or purchasers any earnest money and / or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same.
11. To book the Flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to execute any Sale Agreement(s) and to collect the advances partly and/or in full consideration over the allocated portion of the Developer from the prospective buyers.
12. 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 our schedule mentioned property.
13. 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.
14. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
15. To appear or engage on our behalf any pleader, Advocate before any office or authority of the Govt. or Court or Labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
16. To sign declarations as may be required under section 269 of the income- tax Act, 1961 and application under section 230(A) of income- tax Act, 1961 and to appear before any tax authority on many behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income- Tax Act, 1961.

(Hmaji)
Adv

17. For all or any of the purposes of and power, authorities and discretion conferred by these presents to use and sign in our names or in which I may be in any way interested or to use and sign his/their name as our attorney(S) shall think fit without any reference or recourse to us.
18. To appear for & represent me in all courts, civil, criminal or revenue, including Labour, tribunals, Original, revisional, or appellate, in any Registration office, and to sign, execute, verify and file complaints, written statements and petitions and also to represent appeals in our Durgapur court and to accept services of all summonses notices and other processes of laws.
19. To sign, transfer forms documents and writing for transferring the property in the records of Government or Panchayat authorities and other public authorities and to do all other acts in connection therewith.

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 our 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 all Flats to the prospective buyers.

FIRST SCHEDULED ABOVE REFERRED TO
DESCRIPTION OF LAND

All that piece and parcel of Baid land measuring an area 6 Katha or 9.9 Decimal comprising in R.S. Plot No. 1016/3175 corresponding to L.R. Plot No. 1205 under L.R. Khatian No. 2778, present L.R. Khatian No. 4151, situated at District - Paschim Bardhaman, Additional District Sub - Registrar Office & Sub - Division - Durgapur, P.S. - New Township, within the limit of Jemua Gram Panchayat, under Mouza- Jemua, J.L. No. - 105, Classification of land - Baid and proposed use for Residential Housing Complex.

BUTTED & BOUNDED BY:-

North : R.S. Plot No. 1016/3175(F);
South : R.S. Plot No. 1016/3175(F);
East : R.S. Plot No. 1016/3175(F);
West : 24 Feet Wide Kancha Road.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holders is/are 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 WHERE OF the executants and the attorney set and subscribed their respective hands on this the day, month and year stated above before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES:

1. Savin R
S/o. Rosh Roy
P/o. Singh Bar
P.N. - 712143

C. Subodh Kumar
Alias Chhotelal Ram

Signature of Executants

RMG BUILDCON
- Nilkantha Chandel
Partner

RMG BUILDCON
- Anurag Kumar
Partner

Signature of Attorney

2. Biswarup Banik
S/o. Madan Banik
P/o. Vidyasagar Pally, Banchity
P.N. - 713213.

C. Subodh Kumar
Alias Chhotelal Ram.

Attested by one of the Executants

Drafted and Typed at my office & I have read over & Explained in Mother languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Hiranya Maji

Hiranya Maji
Advocate, Durgapur Court
Enrolment No.F/363/128/2019

	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



C. Subadhkumar
Ayes chhotel Ram

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

C. Subadhkumar
Ayes chhotel Ram

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Nikanta Chand

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Animesh Kumar

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Souvik Roy
2. FATHER/ HUSBAND NAME : ALOK Roy
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Panayab Bazar
POST OFFICE (পোস্ট অফিস) Panayab Bazar
POLICE STATION (থানা) Kanchar PIN 713148
DISTRICT (জেলা) North Dinajpur STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 4398 2382 4531
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Souvik Roy as identifier identifying the executants
of the concerned deed (Query No.) 8001836216/2026

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Souvik Roy
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

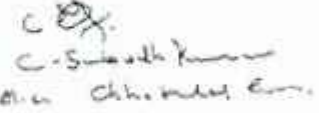
Deed No :	I-2306-07205/2024	Date of Registration	12/07/2024
Query No / Year	2306-8001836216/2024	Office where deed is registered	
Query Date	11/07/2024 7:24:00 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Hiranya Kumar Maji Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL., Mobile No. : 9084422020, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 15,23,075/-		
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]:- 230607136/2024		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1205 (RS :- 1016/3175)	LR-4151	Bastu	Baid	6 Katha		15,23,075/-	Width of Approach Road: 24 FL.
Grand Total :					9.9Dec	0/-	15,23,075/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Chhotelal Ram Subodh Kumar, (Alias: C Subodh Kumar) (Presentant) Son of Chhotelal Ram Executed by: Self, Date of Execution: 12/07/2024 Admitted by: Self, Date of Admission: 12/07/2024, Place : Office		 Captured	
	No. 83, Tiruveedhi Amman Koli Street, City:- Not Specified, P.O:- Eranavoor, P.S:-ENNORE, District:-Chennai, Tamil Nadu, India, PIN:- 600057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2, PAN No.: B5xxxxxx8R, Aadhaar No: /8xxxxxxxxx2833, Status :Individual, Executed by: Self, Date of Execution: 12/07/2024 Admitted by: Self, Date of Admission: 12/07/2024, Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RMG BUILDCON Holding No. 649/N, Shrishti Nagar, Road-71, Hari Bazar, Landmark- Shrishti Enclave, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Date of Incorporation:XX-XX-2XX4 , PAN No.: ABxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Nilkanta Chand Son of Pradip Chand Date of Execution - 12/07/2024, , Admitted by: Self, Date of Admission: 12/07/2024, Place of Admission of Execution: Office	Photo  Jul 12 2024 8:53PM	Finger Print  Captured LTI 12/07/2024	Signature  12/07/2024
Village:- Baidyanathpur, P.O:- Amdahi, P.S:-Faridpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713381, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ATxxxxxx8M, Aadhaar No: 41xxxxxxxx7504 Status : Representative, Representative of : RMG BUILDCON (as PARTNER)				
2	Name Mr Avinash Kumar Son of Kanhaiya Lal Agrawal Date of Execution - 12/07/2024, , Admitted by: Self, Date of Admission: 12/07/2024, Place of Admission of Execution: Office	Photo  Jul 12 2024 8:54PM	Finger Print  Captured LTI 12/07/2024	Signature  12/07/2024
Arya Samaj Road, Near Kanni Ram Chowk, City:- Not Specified, P.O:- Daltonganj, P.S:-DALTONGANJ SADAR, District:-Palamu, Jharkhand, India, PIN:- 822101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AYxxxxxx7E, Aadhaar No: 41xxxxxxxx9657 Status : Representative, Representative of : RMG BUILDCON (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Souvik Roy Son of Mr Alok Roy Panagarh Bazar, City:- Not Specified, P.O:- Panagarh Bazar, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148	 12/07/2024	 Captured 12/07/2024	 12/07/2024

Identifier Of Mr Chhotelal Ram Subodh Kumar, Mr Nilkanta Chand, Mr Avinash Kumar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Chhotelal Ram Subodh Kumar	RMG BUILDCON-9.9 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1205, LR Khatian No:- 4151	Owner: শ্রী সুবোধ কুমার, Gurdian: চহটেলাল রাম, Address: জমিদার বাড়ি, Classification: কৃষি, Area: 0.09900000 Acre,	Mr Chhotelal Ram Subodh Kumar

On 12-07-2024

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 13:09 hrs on 12-07-2024, at the Office of the A.D.S.R. DURGAPUR by Mr Chhotelal Ram Subodh Kumar Alias C Subodh Kumar,Exocutant.

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 15,23,075/-

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

Execution is admitted on 12/07/2024 by Mr Chhotelal Ram Subodh Kumar, Alias C Subodh Kumar, Son of Chhotelal Ram, No. 83, Triruveedhi Amman Koli Street, P.O: Eranavoor, Thana: ENNORE, Chennai, TAMIL NADU, India, PIN - 600057, by caste Hindu, by Profession Business.

Identified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-07-2024 by Mr Nilkanta Chand, PARTNER, RMG BUILDCON, Holding No. 649/N, Shrishti Nagar, Road-71, Hari Bazar, Landmark- Shrishti Enclave, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Identified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

Execution is admitted on 12-07-2024 by Mr Avinash Kumar, PARTNER, RMG BUILDCON, Holding No. 649/N, Shrishti Nagar, Road-71, Hari Bazar, Landmark- Shrishti Enclave, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Identified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

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 1301, Amount: Rs.100.00/-, Date of Purchase: 12/07/2024, Vendor name: SOMNATH CHATTERJEE

(Signature)

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 131046 to 131059
being No 230607205 for the year 2024.



(Santanu Pal)

Digitally signed by SANTANU PAL
Date: 2024.07.15 19:35:30 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 15/07/2024

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