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R-7295/23

3



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 208153

12.30 PM  
27-07-23  
Prof. (S) 190824/23

certified that the Document  
is Admitted to Registration the  
Signature Sheet and the Endi-  
cements attached with this  
Document are the Part of this  
Document

A.D.S.R. Durgam  
Cardam

27 JUL 2023

DEED OF DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT

Mouza - Jemua

Police Station - New Township

Dist- paschim Bardhaman , Under Jemua

Gram panchayat

Area -9 Katha or 14.85 Decimals

Contd...p/2

K.C. Chatterjee - Adv.



This deed is made on this the 27<sup>th</sup> day of July, 2023 by

We, <sup>1</sup>(1) Kulvinder Kaur [ PAN- BQEPK2432H ] wife of Sri Rabi Singh , by faith Sikh, By occupation – Housewife , resident of 1/4/7 Sukanta Sarani, Subashpally, P.O.- Durgapur-13 P.S – Arabinda, Dist – Paschim Bardhaman, Pin-713213 (2) Debasis Mondal [ PAN- AFEPM1735M ] son of Sri Basanta Kumar Mondal, by faith-Hindu, by occupation -Business, Resident of Vill - Birbhanpur, P.O - Durgapur-02, P.S.-Cokeoven, District-Paschim Burdwan , PIN-713202 (3) Sampa Dutta [ PAN – BWKPD9939A ] wife of Sri Ujjal Dutta , by faith Hindu, By occupation – Housewife, resident of 10/16, Vidyapati Road, B-Zone ,Durgapur-5 , P.S.- Arabinda, Dist – Paschim Burdwan, Pin - 713205 (4) Kalyan Sarkar , [ PAN- BTNPS0354Q ] son of Late Bhabani Sarkar , by faith-Hindu, by occupation- Business , Resident of E-38 Pratyee Housing Complex, Bamunara, P.O.- Bamunara, Durgapur-12 , P.S.- Kanksa,Dist. –Paschim Bardhaman, PIN- 713212 ; hereinafter jointly and severally do hereby declare that.

WHEREAS We are lawfully own, acquire, seize and possess and otherwise well and sufficiently entitled and absolutely free from all encumbrances ALL THAT land measuring landowner No.-1 is the owner of 2.25 khata or 3.7125 Dec. land in RS Plot No.-1016, LR Plot no-1204, present LR Khatian No.- 3989, under Mouza- Jemua , J.L.No- 105, which he duly purchased by a sale deed Vide no. I-8226/22 of ADSR Durgapur (Which is specifically mentioned in the part -A of the schedule below property) and whereas the present landowner No.-2 is the owner of 2.25 khata or 3.7125 Dec. land in RS Plot No.-1016, LR Plot no-1204, present LR Khatian No.- 3985, under Mouza- Jemua , J.L.No- 105, which he duly purchased by a sale deed Vide no. I-8226/22 of ADSR Durgapur (Which is specifically mentioned in the part -B of the schedule below property ) and whereas the present landowner No.-3 is the owner of 2.25 khata or 3.7125 Dec. land in RS Plot No.-1016, LR Plot no-1204, present LR Khatian No.- 3986, under Mouza- Jemua , J.L.No- 105, which he duly purchased by a sale deed Vide no. I-8226/22 of ADSR Durgapur (Which is specifically mentioned in the part -C of the schedule below property ) and whereas the present landowner No.-4 is the owner of 2.25 khata or 3.7125 Dec. land in RS Plot No.-1016, LR Plot no-1204, present LR Khatian No.- 3988, under Mouza- Jemua , J.L.No- 105, which he duly purchased by a sale deed Vide no. I-8226/22 of ADSR Durgapur (Which is specifically mentioned in the part –D, classification Bastu under the jurisdiction of Jemua Gram Panchayat, District - Paschim Bardhaman, which is particularly described as the Said Property written hereinafter schedule below, having unfettered right, Title and Interest, thereto and free from all Charges, Mortgages, Encumbrances and attachments whatsoever.

K. G. Chatterjee  
Adv.

AND WHEREAS we intend to get the same land for developed to a multi storied building, for that purpose we applied for sanctioned plan from the Sanctioning Authority for the construction of the -multi-storied building at the Said Property and we entered into a Development Agreement with M/s. SARATHI DEVELOPERS. [ PAN- AFAFS3197P ] being a Partnership Firm having its registered office at 16/10,Joydev Road, B-Zone, Durgapur-5, P.S.- Durgapur, Dist - Paschim Burdwan (W.B) Pin- 713205; and which is duly registered before the A.D.S.R. Durgapur vide registered development agreement deed No. I-6868 for the year 2023.

AND WHEREAS for the said purpose as above we, desirous to nominating, constituting and appointing the representatives/Partners of M/s. SARATHI DEVELOPERS [ PAN- AFAFS3197P ] being a Partnership Firm having its registered office at 16/10,Joydev Road, B-Zone, Durgapur-5, P.S.- Durgapur, Dist - Paschim Burdwan (W.B) Pin- 713205; represented by it's Partners (1) RABI SINGH, [PAN - BPIPS1400J ] son of Sri Sagar Singh, by faith-Hindu ,by occupation- Business, Resident of 1/4/7 Sukanta Sarani, Subashpally, P.O.- Durgapur-13 P.S – Arabinda, Dist – Paschim Burdwan (W.B) Pin – 713213 and (2) DEBABRATA KUNDU [ PAN- ASEPK5151G ] , son of Late Balahari Kundu , by faith-Hindu, by occupation- Business , Resident of Q-85 Sagarbhanga Colony, Durgapur, P.S.- Coke Oven,Dist. –Paschim Bardhaman, PIN- 713211 to be my true and lawful Attorney to act, do or perform the following acts, deeds and things on behalf of us and in connection with our Said Property by ourselves.

1. To possess and defend possession of our entire scheduled Property,
2. To appear and represent ourselves before all state authorities in their respective departments, any Notary Public, Inspector General of Registration, Registrar of Assurances, District Registrar, Sub-Registrar, Addl. Registrar, Add. District Registrar, Chief Judicial Magistrate having jurisdiction, Other Judges in Civil and Criminal Courts, Hon'ble Judges in High Courts and Supreme Courts and to file case or cases of any nature including Writ Petitions, Appeals, present deeds, documents of any nature as our said Attorneys may deem fit and proper for registration or for taking order or orders from the said courts-of-law, state authorities and to acknowledge papers, statements, declarations as may be necessary and/or required from time to time and to sign all. papers, documents affidavit, Plaint, written statements, petition and to give evidence on behalf us as may be necessary and/or require.
3. To appoint Soliditors, Advocate, Barrister and Pleaders and to sign on behalf of us and In our name and defend ourselves as may be necessary and/or required.

K.G. Chatterjee, Adv.



P/No.-4

4. To execute any Affidavit or declaration Confirming our marketable title in respect of the Said Property of any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the A.D.S.R/D.S.R./A.RA
5. To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of law or before any quasi judicial authority tribunal or any other forum in any way concerning the Said Property and for the aforesaid purpose to appoint and engage Advocates, Solicitors, Counsels and to settle and pay their fees and to sign in our name and on behalf of us , sign all plaints, petitions, Vakalatnama etc. and to compromise such suits, writ petitions and take any actions or legal proceedings upon such terms and conditions as said Attorney may desire or deem fit and may abide by, observe, perform and carry out all obligations under the said suits and other legal proceedings and consent decrees orders pass there under.
6. To appoint Advocates, Solicitors and other legal advisors and experts to get the Said Property scrutinized and investigated and to invite from public claims (in any) to the Said Property by publishing notices and by other modes, to take steps or to get the title to the Said Property completed (if required) for all the aforesaid purpose to prepare, do deeds and things and get all the necessary deeds, a documents, confirmations and assurances etc.
7. To prepare and/or to get preparation and to submit and file with all the concerned authorities whether government or otherwise applications for grant and/ or issue permits, licenses and authorities from time to time be required as per the provisions of the NOC's, permissions and/or declarations and for that purpose to appear before any authority or officer and make any statement and given any confirmation, assurance, issue particulars as may deem fit by the said Attorney from time to time and as may be necessary and/ or required and to obtain and take delivery of such licenses, permits or authorities may relate and to utilize the same.
8. To execute Deeds of Conveyances in such part or parts or any other deed, documents writing or assurances including any lease, mortgage etc. any part thereof in respect of the said property and in the event any building or buildings is or are constructed on or upon the Said Property in that case to sell the flats, spaces, car parking space and every rights, interests and titles involving the said multi-storied building or buildings as to be deemed fit and proper by the said Attorney and to

K.C. Chohan, Adv.

P/No.-5

cause execution and registration of any such deed or deeds as the Attorney deem fit by signing by him in his/ their name on behalf of us, as our true and lawful constituted Attorney and also admit any deed or deeds, document or documents for execution thereof before the concerned and competent registering authorities as the said attorney may desire or deem fit and proper regarding Developer's allocation as well as owners allocation also in respect of the schedule below property.

9. For ourselves and on behalf of us and in our name to accept, service of any letter, notice, writ or summons or other legal process and to enter an appearance for the defense or to oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said Attorney shall think necessary for the recovery or protection of the Said Property and/or rights and to prosecute discontinue or compromise any such action or proceedings and to appear against any judgment or decision in any Court or tribunal and to take any such action in said proceedings.
10. To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise or relating to or concerning with the Said Property howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Burdwan at present Paschim Bardhaman Zilla Parishad or Durgapura Municipal Corporation/Gram Panchayet or Asansol Durgapur Development Authority or any other Government or Semi-Government body or authority respectively and to commence, carry on and prosecute any motion suit writ petition or other proceedings whatsoever for recovering and compelling payment transfer or delivery thereof respectively and for that purpose sign and execute all Plaints, written statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees.
11. To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between myself and any persons or persons whomsoever and in any way connected with the Said Property or any part thereof in such manner and in all respects as the said Attorney shall think fit and proper.

K. G. Chakrabarty, Adv.



P/No.-6

12. To apply to the Block Land & Land Reforms Officer, Sub -Divisional Land & Land Reforms Officer, Town and Country Planning Officer, Burdwan at present Paschim Bardhaman Zilla Parishad or Durgapur Municipal Corporation/Gram Panchayet or Asansol Durgapur Development Authority or any other body or authority and all other public or. private body or Government or Semi- Government authority for the purpose of making necessary mutation and conversion of land, any other entries in respect of the Said Property or any part or portion thereof and to transfer and mutate the Said Property or any part or portion thereof as the said Attorney may desire and for that purpose to make all correspondences including making any application petition representations and prefer an appeal reference review in that effect on behalf of us by putting his/ their signature in our name as the said Attorney may desire.
13. To apply for and obtain modification and alteration to the sanctioned building plan in respect of the said property from time to time and at all times hereafter.
14. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said property.
15. To obtain delivery of the sanction plan both original and/ or modified from the respective authorities in Burdwan Zilla Parishad or Paschim Burdwan Zilla Parishad or State authorities, and/or any other authority or authorities including A.D.D.A. Authority and Durgapur Municipal Corporation/ Gram Panchayet.
16. To apply, appear and represent for and obtain necessary permissions and/or approvals and/or sanctions from any statutory authority including the Durgapur Municipal Corporation/ Gram Panchayet, Burdwan Zilla Parishad, Asansol, Paschim Burdwan Zilla Parishad, Asansol Durgapur Development authority, concerned State Government Authorities, concerned Central Government Authorities, West Bengal Pollution Control Board, Municipal affairs, Land and Land Reforms Department, Other Central or State Government Departments , if necessary from Durgapur Asansol Development Authority, West Bengal Fire Services, West Bengal Police, Asansol-Durgapur Police Commissionerate (if necessary), Competent Authority under Urban Land (Ceiling and Regulations) Act, 1976, Block Land and Land Reforms Officer and/or any other competent and appropriate authority or authorities, In connection with the sanction, modification and/ or alteration of plan.

K.G. Chakravarty, Adm.,

P/No.-7

17. To pay fees to obtain sanction plan/or any order or other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and submit all papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Contractors for the aforesaid purposes as the said Attorney shall think, fit and proper.
18. To pay fees to obtain sanction plan etc. and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and Jor alterations of the plans and also to submit and take delivery of all papers and documents as may be required by the necessary authority or authorities.
19. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
20. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
21. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.
22. To appear and represent ourselves before all authorities including Burdwan Zilla Parishad, Durgapur Municipal Corporation/Gram Panchayet or any other Government or Semi-Government authority for fixation and/or finalization of the Annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
23. To engage legal professionals and/or lawyers, to commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the Said Property or any part thereof and If think fit to compromise settle any dispute, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.

K. C. Chatterjee Adv.



P/No.-8

24. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
25. To deposit and withdraw fees, documents and moneys from any Court or Courts and/or any other person or authority and to give valid receipts and discharges therefore.
26. For all or any of the purposes herein before stated to appear and to represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.
27. To execute and Register and/ or cause registration of conveyance/ conveyances in respect of the Said Property and flats/car parking etc. in the proposed multi- storied building or buildings or any part thereof either in favor of the intending Purchasers or their nominees in such part or parts as the Attorney may desire.
28. To sign the deeds of conveyance and give valid and effectual receipts or discharges for the consideration received on behalf of us for sale of the Said Property and flats, space & space for garage/etc. in the proposed multi-storied building or buildings.
29. To present such conveyance or conveyances for registration before the registering authority and to admit execution thereof.
30. To receive, collect and realise payments as advance/earnest or booking money, sale price either in full or in part thereof for the flats, apartments, car parking spaces/etc, or other spaces from the intending Purchaser/s in respect of the schedule below property (Developer's Allocation) including the undivided proportionate share of land underneath of the proposed building and to sign and executed registered deed of agreement/s, contract/s, conveyance/s or other necessary deeds, documents and papers as may think fit and proper from time to time as necessary or required as the said ATTORNEY think fit and proper.

R.G. Chafar Adv



31. To Issue No-Objection Certificate to any Intending purchaser/purchasers for taking house building loan from any Bank, Company/Firm, Financial Institutions or person against the sale of the flats, , car parking spaces of the Developers Allocation as well as owners allocation also.
32. To sign any mortgage deed or such deeds and documents as to be mortgaging the Developer's allocation as well as owner's allocation also, to any bank or financial institution to obtain any loan.

AND we do hereby ratify, confirm and agree or undertake to ratify and confirm all act, deeds and things or whatsoever the said attorney shall lawfully do and perform concerning our schedule mentioned Property under and by virtue of this Power of Attorney.

AND be it noted that this Power of Attorney is granted in/or over the Said Property without any consideration and no right of ownership to the Attorney is created on the property which is the subject matter of this' Power of Attorney.

AND this Power of Attorney is revocable after completion of the project and after selling the Flats /apartments/units, Car parking etc.

**THE SCHEDULE -A ABOVE REFERRED DESCRIPTION  
OF THE LAND TO BE DEVELOPED**

**Part- A**

That piece and parcel of a Bastu land measuring about of 2.25 khata /3.7125 Dec. land in RS Plot No.-1016, LR Plot no-1204, present LR Khatian No.- 3989, under Mouza- Jemua , J.L.No- 105 under the jurisdiction of Jemua Gram Panchyat Dist - Paschim Burdwan.

**Part- B**

That piece and parcel of a Bastu land measuring about of 2.25 khata /3.7125 Dec. land in RS Plot No.-1016, LR Plot no-1204, present LR Khatian No.- 3985, under Mouza- Jemua , J.L.No- 105 under the jurisdiction of Jemua Gram Panchyat Dist - Paschim Burdwan.

**Part- C**

That piece and parcel of a Bastu land measuring about of 2.25 khata /3.7125 Dec. land in RS Plot No.-1016, LR Plot no-1204, present LR Khatian No.- 3986, under Mouza- Jemua , J.L.No- 105 under the jurisdiction of Jemua Gram Panchyat Dist - Paschim Burdwan.

**Part-D**

That piece and parcel of a Bastu land measuring about of 2.25 khata /3.7125 Dec. land in RS Plot No.-1016, LR Plot no-1204, present LR Khatian No.- 3988, under Mouza- Jemua , J.L.No- 105 under the jurisdiction of Jemua Gram Panchyat Dist - Paschim Burdwan.

K.G. Chakraverty, Adv.

P/No.-10

Total area of Land in four part of this deed is more or less 9 Katha or 14.85 decimals . Proposed land used for residential purpose .

All the plots are jointly butted and bounded by:-

- On the North :- 35 Ft. wide Kancha Road  
On the South :- R.S. Plot No. 1016(P)  
On the East :- 20 Ft. wide Kancha Road  
On the West :- R.S. Plot No. 1016(P)

Be it mentioned here that colour passport size photographs and fingerprints of both the hands of the Executants and Attorney holder are attested in separate page 1(A) to which will be a part of this deed.

IN WITNESS WHEREOF we, the Executants and the attorney holder have here unto set our hands on this power of Attorney on this the 27<sup>th</sup> day of July, 2023 in free and fare state of mind and health.

Signed and delivered by the above named EXECUTANTS at Durgapur in presence of.

WITNESSES:-

1. Silep Ruidas .  
S/o Kartick Ruidas .  
village + Post- Jemua  
Durgapur-6  
Dist- Paschim Burdwan .
2. K. G. Chakravarty  
Laudaha.

1. Kullinder Kaur
2. Debari Mondal
3. Sampu Dutta
4. Kalyan Sarkar

Signature of the Executants  
SARATHI DEVELOPERS

1. Rabi Singh

2. SARATHI DEVELOPERS  
Debarata Kundu












Signature of the Attorney Holders  
Partner

Drafted, prepared, read over & Explained by me  
And typed in my office

Krishna Gopal Chakravarty  
Advocate  
Durgapur Court  
ENL. NO: F-148-2014.














## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						 <i>Kulwinder Kaur</i>
	বৃদ্ধাঙ্গুল 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 Kulwinder Kaur

বাম হাত Left Hand						 <i>Debansu Mondal</i>
	বৃদ্ধাঙ্গুল 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 Debansu Mondal

বাম হাত Left Hand						 <i>Saampa Dutta</i>
	বৃদ্ধাঙ্গুল 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 Saampa Dutta

বাম হাত Left Hand						 <i>Kalyan Dasgupta</i>
	বৃদ্ধাঙ্গুল 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 Kalyan Dasgupta



## হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

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

SARATHI DEVELOPERS Partner  
Signature *Rabi Singh*

## হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo Partner

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

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

SARATHI DEVELOPERS Partner  
Signature *Dehalanta Kundu*

## হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo Partner

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

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

স্বাক্ষর  
Signature .....

## হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

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

স্বাক্ষর  
Signature .....





Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240143356928

GRN Details

GRN: 192023240143356928 Payment Mode: SBI Epay  
GRN Date: 26/07/2023 12:15:17 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 5346598947025 BRN Date: 26/07/2023 12:15:40  
Gateway Ref ID: CHN2359295 Method: State Bank of India NB  
GRIPS Payment ID: 260720232014335691 Payment Init. Date: 26/07/2023 12:15:17  
Payment Status: Successful Payment Ref. No: 8001908264/4/2023  
[Query No./Query Year]

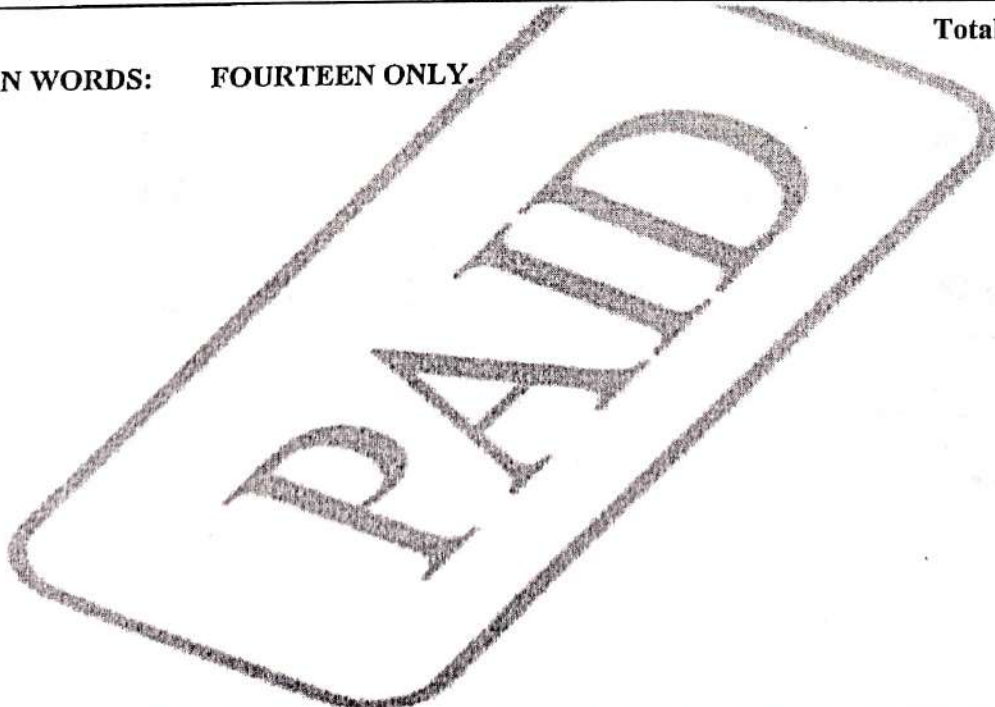
Depositor Details

Depositor's Name: Mr KRISHNA GOPAL GHATAK  
Address: DGP-16  
Mobile: 9735191549  
Period From (dd/mm/yyyy): 26/07/2023  
Period To (dd/mm/yyyy): 26/07/2023  
Payment Ref ID: 8001908264/4/2023  
Dept Ref ID/DRN: 8001908264/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8001908264/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
<b>Total</b>				<b>14</b>

IN WORDS: FOURTEEN ONLY.



## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিহ্ন বিবরণ)

1. NAME (নাম) : DILIP RUIDAS
2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) : MR. KARTICK RUIDAS
3. OCCUPATION (পেশা) : BUSINESS
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) : JEMUA  
POST OFFICE (পোস্ট অফিস) : JEMUA  
POLICE STATION (থানা) : NEWTOWNSHIP'S PIN 713206  
DISTRICT (জেলা) : PASCHIM STATE (রাজ্য) : WEST BENGAL  
BURDWAN
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) \_\_\_\_\_
6. AADHAR NO 7221 9618 9608  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

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

I, Dilip Ruidas as identifier identifying the executants  
of the concerned deed (Query No.) 8001908264/2023

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						 <u>Dilip Ruidas</u>
RIGHT HAND						

Dilip Ruidas

IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)



## Major Information of the Deed

Deed No :	I-2306-07295/2023	Date of Registrati6n	27/07/2023
Query No / Year	2306-8001908264/2023	Office where deed is registered	
Query Date	26/07/2023 11:48:23 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Krishna Gopal Ghatak Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735191549, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 20,56,152/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230606868/2023		






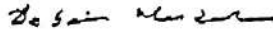



### Land Details :

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



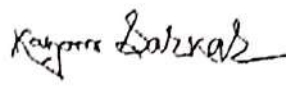
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1204 (RS :-)	LR-3989	Vastu	Danga	2.25 Katha		5,14,038/-	Width of Approach Road: 55 Ft.,
L2	LR-1204 (RS :-)	LR-3985	Vastu	Danga	2.25 Katha		5,14,038/-	Width of Approach Road: 55 Ft.,
L3	LR-1204 (RS :-)	LR-3986	Vastu	Danga	2.25 Katha		5,14,038/-	Width of Approach Road: 55 Ft.,
L4	LR-1204 (RS :-)	LR-3988	Vastu	Danga	2.25 Katha		5,14,038/-	Width of Approach Road: 55 Ft.,
		<b>TOTAL :</b>			<b>14.85Dec</b>	<b>0 /-</b>	<b>20,56,152 /-</b>	
		<b>Grand Total :</b>			<b>14.85Dec</b>	<b>0 /-</b>	<b>20,56,152 /-</b>	



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Kulvinder Kaur</b> <b>(Presentant )</b> Wife of Rabi Singh Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office	 27/07/2023	 LTI 27/07/2023	 27/07/2023
Sukanta Sarani, Subhas Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Sikh, Occupation: House wife, Citizen of: India, PAN No.:: bqxxxxxx2h, Aadhaar No: 87xxxxxxx1877, Status :Individual, Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mr Debasis Mondal</b> Son of Mr Basanta Kumar Mondal Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office	 27/07/2023	 LTI 27/07/2023	 27/07/2023
Birbhanpur, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx5m, Aadhaar No: 94xxxxxxx8151, Status :Individual, Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Smt Sampa Dutta</b> Wife of Mr Ujjal Dutta Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office	 27/07/2023	 LTI 27/07/2023	 27/07/2023
Vidyapati Road, B Zone, City:- Not Specified, P.O:- B Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bwxxxxxx9a, Aadhaar No: 73xxxxxxx0436, Status :Individual, Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office				



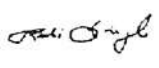


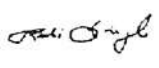


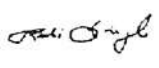


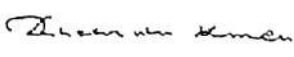


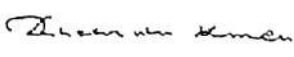


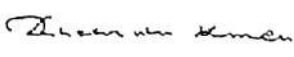


Name	Photo	Finger Print	Signature
<b>Mr Kalyan Sarkar</b> Son of Late Bhabani Sarkar Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office	 <small>27/07/2023</small>	 <small>LTI 27/07/2023</small>	 <small>27/07/2023</small>
Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: btxxxxx4q, Aadhaar No: 83xxxxxxxx4691, Status :Individual, Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office			

**Attorney Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>Sarathi Developers</b> Joydev Road, B Zone, City:- Not Specified, P.O:- B Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 , PAN No.:: afxxxxx7p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI 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> <b>Mr Rabi Singh</b>            Son of Sagar Singh            Date of Execution - 27/07/2023 , , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office         </td> <td>   <small>Jul 27 2023 2:04PM</small> </td> <td>   <small>LTI 27/07/2023</small> </td> <td>   <small>27/07/2023</small> </td> </tr> <tr> <td colspan="4">           Subhas Pally, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bpxxxxx0j, Aadhaar No: 81xxxxxxxx9597 Status : Representative, Representative of : Sarathi Developers (as Partner)         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Rabi Singh</b> Son of Sagar Singh Date of Execution - 27/07/2023 , , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	 <small>Jul 27 2023 2:04PM</small>	 <small>LTI 27/07/2023</small>	 <small>27/07/2023</small>	Subhas Pally, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bpxxxxx0j, Aadhaar No: 81xxxxxxxx9597 Status : Representative, Representative of : Sarathi Developers (as Partner)			
Name	Photo	Finger Print	Signature										
<b>Mr Rabi Singh</b> Son of Sagar Singh Date of Execution - 27/07/2023 , , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	 <small>Jul 27 2023 2:04PM</small>	 <small>LTI 27/07/2023</small>	 <small>27/07/2023</small>										
Subhas Pally, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bpxxxxx0j, Aadhaar No: 81xxxxxxxx9597 Status : Representative, Representative of : Sarathi Developers (as Partner)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Debabrata Kundu</b>            Son of Balahari Kundu            Date of Execution - 27/07/2023 , , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office         </td> <td>   <small>Jul 27 2023 2:05PM</small> </td> <td>   <small>LTI 27/07/2023</small> </td> <td>   <small>27/07/2023</small> </td> </tr> <tr> <td colspan="4">           Sagarbhanga Colony, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: asxxxxx1g, Aadhaar No: 83xxxxxxxx8200 Status : Representative, Representative of : Sarathi Developers (as Partner)         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Debabrata Kundu</b> Son of Balahari Kundu Date of Execution - 27/07/2023 , , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	 <small>Jul 27 2023 2:05PM</small>	 <small>LTI 27/07/2023</small>	 <small>27/07/2023</small>	Sagarbhanga Colony, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: asxxxxx1g, Aadhaar No: 83xxxxxxxx8200 Status : Representative, Representative of : Sarathi Developers (as Partner)			
Name	Photo	Finger Print	Signature										
<b>Mr Debabrata Kundu</b> Son of Balahari Kundu Date of Execution - 27/07/2023 , , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	 <small>Jul 27 2023 2:05PM</small>	 <small>LTI 27/07/2023</small>	 <small>27/07/2023</small>										
Sagarbhanga Colony, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: asxxxxx1g, Aadhaar No: 83xxxxxxxx8200 Status : Representative, Representative of : Sarathi Developers (as Partner)													



**Identifier Details :**

Name	Photo	Finger Print	Signature
Mr Dilip Ruidas Son of Mr Kartick Ruidas Jemua Ruidas Para, City:- Not Specified, P.O:- Jemua, P.S:-New Township, District: Paschim Bardhaman, West Bengal, India, PIN:- 713206			
	27/07/2023	27/07/2023	27/07/2023
Identifier Of Mrs Kulvinder Kaur, Mr Debasis Mondal, Smt Sampa Dutta, Mr Kalyan Sarkar, Mr Rabi Singh, Mr Debabrata Kundu			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Kulvinder Kaur	Sarathi Developers-3.7125 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Debasis Mondal	Sarathi Developers-3.7125 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Smt Sampa Dutta	Sarathi Developers-3.7125 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr Kalyan Sarkar	Sarathi Developers-3.7125 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:- 1204, LR Khatian No:- 3989	Owner:কুলবিন্দর কাউর, Gurdian:রবি সিং, Address:বেনাচিতি, দুর্গাপুর , Classification:ডাঙ্গা, Area:0.03750000 Acre,	Mrs Kulvinder Kaur
L2	LR Plot No:- 1204, LR Khatian No:- 3985	Owner:দেবাসীষ মন্ডল, Gurdian:বসন্ত কুমার মন্ডল, Address:বীরভানপুর , Classification:ডাঙ্গা, Area:0.03750000 Acre,	Mr Debasis Mondal
L3	LR Plot No:- 1204, LR Khatian No:- 3986	Owner:সম্পা দত্ত, Gurdian:উজ্জ্বল দত্ত, Address:দুর্গাপুর , Classification:ডাঙ্গা, Area:0.03750000 Acre,	Smt Sampa Dutta
L4	LR Plot No:- 1204, LR Khatian No:- 3988	Owner:কল্যান সরকার, Gurdian:ভবানী সরকার, Address:নিজ , Classification:ডাঙ্গা, Area:0.03750000 Acre,	Mr Kalyan Sarkar



On 27-07-2023

**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 12:30 hrs on 27-07-2023, at the Office of the A.D.S.R. DURGAPUR by Mrs Kulvinder Kaur , 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 20,56,152/-

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

Execution is admitted on 27/07/2023 by 1. Mrs Kulvinder Kaur, Wife of Rabi Singh, Sukanta Sarani, Subhas Pally, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Sikh, by Profession House wife, 2. Mr Debasis Mondal, Son of Mr Basanta Kumar Mondal, Birbhanpur, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by Profession Business, 3. Smt Sampa Dutta, Wife of Mr Ujjal Dutta, Vidyapati Road, B Zone, P.O: B Zone, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession Others, 4. Mr Kalyan Sarkar, Son of Late Bhabani Sarkar, Bamunara, P.O: Bamunara, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr Dilip Ruidas, , , Son of Mr Kartick Ruidas, Jemua Ruidas Para, P.O: Jemua, Thana: New Township, , Paschim Bardhaman, 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 27-07-2023 by Mr Rabi Singh, Partner, Sarathi Developers, Joydev Road, B Zone, City:- Not Specified, P.O:- B Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205

Indetified by Mr Dilip Ruidas, , , Son of Mr Kartick Ruidas, Jemua Ruidas Para, P.O: Jemua, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Execution is admitted on 27-07-2023 by Mr Debabrata Kundu, Partner, Sarathi Developers, Joydev Road, B Zone, City:- Not Specified, P.O:- B Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205

Indetified by Mr Dilip Ruidas, , , Son of Mr Kartick Ruidas, Jemua Ruidas Para, P.O: Jemua, Thana: New Township, , Paschim Bardhaman, 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 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 12:15PM with Govt. Ref. No: 192023240143356928 on 26-07-2023, Amount Rs: 14/-, Bank: SBI EPay ( SBIPay), Ref. No. 5346598947025 on 26-07-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3035, Amount: Rs.100.00/-, Date of Purchase: 27/07/2023, Vendor name: SUBRATA KUMAR CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 12:15PM with Govt. Ref. No: 192023240143356928 on 26-07-2023, Amount Rs: 0/-, Bank: SBI EPay ( SBlePay), Ref. No. 5346598947025 on 26-07-2023, Head of Account

*Santanu Pal*

**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 2306-2023, Page from 125760 to 125782

being No 230607295 for the year 2023.



Digitally signed by SANTANU PAL  
Date: 2023.08.02 18:45:33 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/08/02 06:45:33 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)