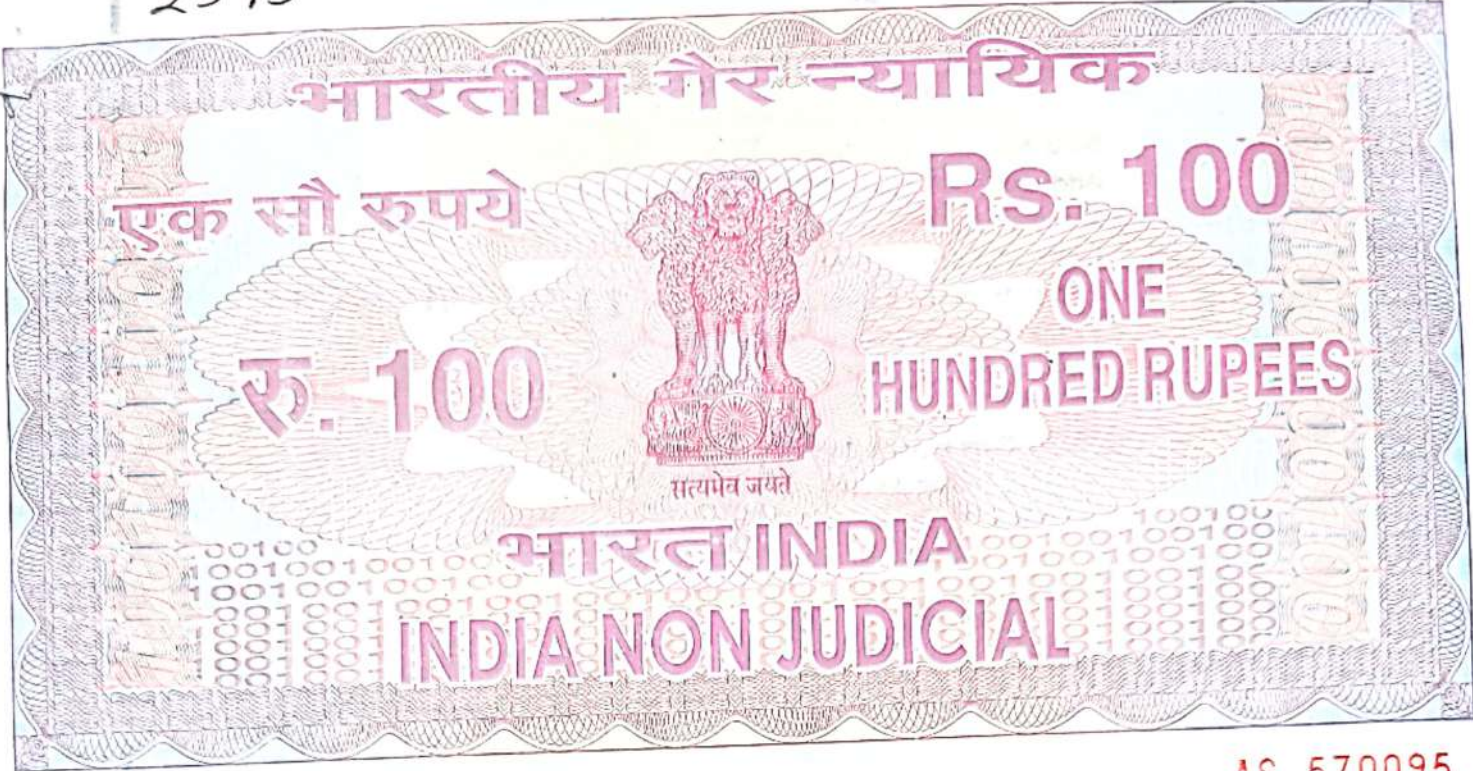


2593

D-2505/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 570095

7:00 pm  
06.03.24  
A.D.S.R. (8) 624697/m  
Bardhaman

Verified that the Document  
is Admitted to Registration the  
Signature Sheet and the End-  
orsements Attached with this  
Documents are the Part of this  
Document.

10 7 MAR 2024 A.D.S.R. Durgapur  
Bardhaman

**DEVELOPMENT POWER OF ATTORNEY**

**AFTER DEVELOPMENT AGREEMENT**

Ref. Registered Deed No. I - 230607937 / 2023 before A.D.S.R. Durgapur

BY THIS DEVELOPMENT POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT made on the 06<sup>th</sup> day of March, 2024 before Additional District Sub-Registrar Office, Durgapur, District - Paschim Bardhaman, West Bengal.

*[Handwritten signature]*

06 MAR 2024

Sold to: Shyam Developers  
Address: Durgapur-16  
Value of Stamp: 100/-  
Date of Purchase of the Stamp: 22 FEB 2024  
Paper from Treasury: 100/-  
Name of the Treasury from where Purchase: Durgapur

KNOWNS  
1. SK

*Ram Prasad Banerjee*  
Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-16  
Licence no-1/93

*Upendra Ch Barui*



S40

*Upendra Ch Barui*



S41

*Debabrata Barui*



S42

For SHYAM DEVELOPERS

*Shyam Dulak*

Partner

S43

For SHYAM DEVELOPERS

*Arupata Roy*

Partner



Addl. Dist. Sub-Registrar  
Burgapur, Paschim Bardhaman

06 MAR 2024

*Nimai chandra Das*  
*S/O of Tara Kala Das*

*Gourab Das*  
*Paschim Bardhaman*  
*#1338*

KNOWN ALL MEN / WOMEN BY THIS PRESENTS that WE,

1. **Sri UPENDRA CHANDRA BARUI**, having PAN - AHZPB2724J, Aadhaar - 6669 4821 9853, Son of Late Parsuram Barui, aged about 67 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, Resident of Netaji Subhas Pally, Shyampur, P.O. - Durgapur, PIN - 713201, P.S. - Coke-Oven, District - Paschim Bardhaman formerly Burdwan, West Bengal, India; and
  2. **Sri DEBABRATA BARUI**, having PAN - AKGPB4053L, Aadhaar - 2429 2901 5908, Son of Sri Upen Chandra Barui, aged about 35 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, Resident of Netaji Subhas Pally, Shyampur, P.O. - Durgapur, PIN - 713201, P.S. - Coke-Oven, District - Paschim Bardhaman formerly Burdwan, West Bengal, India;
- do here by nominate constitute and appoints**

**SHYAM DEVELOPERS**, having PAN No. - AFASF4921H, having its Registered Office at B/19, Arvil Park, Fuljhore, Durgapur - 713206 and presently at A-49, Moulana Azad Sarani, Durgapur - 713216, City Centre, District - Paschim Bardhaman, W. B. is a Partnership Firm under the Indian Partnership Act, 1932;

*As per resolution of the Board of Partners of "SHYAM DEVELOPERS", it has been resolved and passed unanimously at a meeting of the Board of Partners held on 24<sup>th</sup> June 2023, that the said Partnership Firm is represented by its following two Partners out of four Partners as an authorized signatory of all documents and deeds.*

**SHYAM DEVELOPERS** is being represented by its Two Partners out of Four Partners namely as follows:

1. **Sri SHYAMAL DUTTA**, having PAN: ANGPD2521C, Aadhaar - 6527 8942 2637, son of Late Shanti Ranjan Dutta, aged about 49 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, permanent resident of 11/35, SEPCO Township, B-Zone, Near Kali Mandir, Durgapur, District - Paschim Bardhaman formerly Burdwan, West Bengal, PIN Code - 713205, India, as the First Partner;

AND

2. **Sri SOUGATA ROY**, having PAN: ANMPR3546D, Aadhaar - 5612 0193 8521, son of Sri Madhu Sudan Roy, aged about 39 years, by faith - Hindu, by occupation - Businesses, Nationality - Indian, permanent resident of 18/2, Chandidas Avenue, B-Zone, Durgapur, District - Paschim Bardhaman formerly Burdwan, West Bengal, PIN Code - 713205, India, as the Second Partner;
- as our true **lawful attorney** in our name and on our behalf to do execute, and performed all or any of the following acts, deeds and things related to our property described in the schedule below as we are unable to look after and manage the same.

WHEREAS we are absolutely seized and possessed and sufficiently entitled to all those pieces or parcels of **BASTU / DANGA** land or premises or the property admeasuring about more or less **23.3 Decimal**, being situated at District – Paschim Bardhaman formerly Burdwan, Additional District Sub-Registry Office & Sub-Division - Durgapur, Durgapur Municipal Corporation, Ward No. – 42, Holding No. – 0048069 P.S. – Coke-oven, Mouza – Birbhanpur, J.L. No. – 91, PIN Code – 713201,

Sch. No.	Plot No.	Khatian No.	Land use Pro-posed	Land use ROR	Area of Developing Land as per Parcha / ROR	Name of Owner
L-1	L.R - 691	L.R-696	Other Commercial Usage	Danga	0.3 Decimal	Sri Upendra Chandra Barui
L-2	L.R - 692	L.R-696	Other Commercial Usage	Bastu	12 Decimal	Sri Upendra Chandra Barui
L-3	L.R - 710	L.R-696	Other Commercial Usage	Baid	1 Decimal	Sri Upendra Chandra Barui
L-4	L.R - 693	L.R-4911	Other Commercial Usage	Bastu	5 Decimal	Sri Debabrata Barui
L-5	L.R - 694	L.R-4911	Other Commercial Usage	Bastu	5 Decimal	Sri Debabrata Barui
					<b>23.3 Decimal</b>	

**Total Land = 23.3 Decimal**, hereinafter called the “**SCHEDULE PROPERTY**” (**LAND**), which was duly purchased by us {the present Land Owners (Sri Upendra Chandra Barui, Sri Debabrata Barui)} from respective Land Owners as per above respective registration sale Deed and we duly muted the Schedule mention property in our own name and we have hold and possessed as well as present owner of land area more particularly described in the below mentioned Schedule Property (Land).

**AND WHEREAS** a Registered Development Agreement or Construction Agreement or the said joint venture agreement has already been registered before Additional District Sub Registrar Office, Durgapur **on the 11<sup>th</sup> day of August, 2023 vide Registered Book – I, Volume No. 2306-2023, Page from 132927 to 132968, Serial No. – 8035, being Deed No. I – 230607937 for the year 2023.**

**AND WHEREAS** due to our pre-occupation and other limitations it is not possible for us to ensure personal attendance of our in all occasion to complete the formalities in related to our property described in the schedule below and as such, I have decided to execute this **Development Power of Attorney** After Development Agreement in favour of **SHYAM DEVELOPERS** as aforesaid.

NOW THEREFORE BY THIS DEVELOPMENT POWER OF ATTORNEY, we do here by authorized and empowered our said constitute lawful attorney to do and execute the following acts, deeds or things for us and on our behalf and in our names :-

1. To develop and sell buildings consisting of flats for residential purpose in the said schedule property except owner's allocation which is elaborately mentioned in the

said Development Agreement and the Developers agrees to the name of the proposed Multistoried Building Complex / Apartment commonly known as **"SHYAMSUNDAR HERITAGE, PHASE - 1"**.

2. To prepare plans for development of the said property and to submit the same to Durgapur municipal Corporation and other concerned authorities for obtaining approval to the same and any amendments thereto.
3. To approach all concerned authorities under the urban land ceiling (Regulation) Act 1976 for the purpose of obtaining exemption under section 20 thereof in respect of the said property.
4. To in consideration of the Land Owner granting exclusive rights to the Developer under this Agreement, except the Owner's allocation which is elaborately mentioned in the said Development Agreement.
5. To approach, appear, represent and carry on correspondence with and pay the necessary fees or dues and to deposit the requisite amounts to or with all concerned authorities including Government Department, Municipal Corporation, Municipality, Town planning Department and other concerned authorities in connection with the development, Construction, sale of Apartments except owner's allocation and Management thereof.
6. To enter upon the land and premises with men and materials and to do all things necessary for and constructing the multistoried building and to apply for and obtain from the authorities concerned permits for cement, steel and other materials, water supply, electricity connection and all other things necessary for the carrying out the said construction work.
7. To apply for and obtain electricity and water connection from the WBSEDCL and/or WBSEB Ltd. and / or DPL and / or DVC and /or Durgapur Municipal Corporation and to execute the necessary cooperation lease agreement in respect of a portion of the said premises for installation of electrical equipment for supply to the entire apartment buildings and install separate meters for each apartment / Flat.
8. To enter into agreement for sale of the flats or apartments to be constructed at the said premises on ownership basis except owner's allocation which is elaborately mentioned in the said Development Agreement and to take advance in respect thereof, give possession and execute conveyance or conveyances as and when necessary on such terms and conditions as the Attorney may think proper and in connection with the law and for this purpose to obtain the necessary permission, NO OBJECTION CERTIFICATE or clearance from the authorities concerned and to get the documents, agreements, conveyances and to do all things in construction thereof.
9. To sign, execute, admits, execution of any present for registration and register Sale Deeds, Release Deed, Mortgage Deed and all deed of conveyance or conveyances or

*Sanku*  
*Ar*

any agreement on our behalf in respect of sale of flats except owner's allocation which is elaborately mentioned in the said Development Agreement.

10. To apply for and obtain NO OBJECTION CERTIFICATE permission or sanction for carrying out the construction of the said buildings, completion thereof, exemption Certificate, completion certificate and occupation certificate in respect of the said multistoried apartment buildings from the Government Authority or Department as well as Municipality.
11. To insure the property all risks such as fire, tempest riots civil commotion, malicious acts, explosions, bombs, short-circuits, bursting of gas cylinders and floods, earthquakes or otherwise causing any damage to the building or any portion thereof the full value of the multistoried buildings and other assets and therein as the Attorney may think proper.
12. To ask, receive and realize from all occupiers or purchasers of flats, charges, expanses, rates, cases and other sums due or that might become due and payable by them and on non-payment to take appropriate steps for realization thereof.
13. To accept writ or summons or other legal processes or notices, appear before any officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us in connection there with file appeals or revision or representation and appoint Advocates and lawyers to appear act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats and/or the said premises except the owner's allocation.
14. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petition in connection with any suit proceeding, appeal, revision, review petition before any officer Authority, Court, Tribunal, Magistrate or any other person for and on behalf of us (land owner) in connection to development project.
15. To receive from any person, office, authority, Court, Tribunal or any documents, money or other things give release and receipt thereof.
16. To enter in to any agreement for sale, memorandum of understanding, deed conveyance and/or any other instrument and document in respect of flat/s, units and /or car parking spaces within Developer's Allocation in the said new building in favour of the intending purchaser/s except the area to be retained by us (the owner) in terms of the Agreement for Development. To take financier/ loan in the name of the Authority and/or any nominated purchaser or purchasers of the attorney from any financial concern by depositing and mortgaging flat/ flats/ shops from Developer's allocation and to sign in the papers and documents for the said purpose.
17. To receive the consideration money in cash or by cheque/draft in the name of attorney from the intending purchaser or purchasers for sale or booking of flat/s or units or car

parking spaces except owner's allocation and shall grant receipts and to give full discharge to the purchaser/s as lawful representative.

18. To execute necessary Deed of Conveyance in favour of the intending purchasers for flat/ flats/ shop / office / garage/ car parking spaces within the Developer's allocation by putting signature on behalf of us and also to receive full and final consideration of the flat/ flats/ shop / office / garage / car parking spaces within the Developer's allocation and giving discharge to the intending purchasers by issuing money receipts by the name of the attorney.
19. To instruct the Advocate/lawyer for preparing and/or drafting such agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in their agreement as may be necessary for the purpose for sale of the flats/unit/shop parking spaces in the said building over and above the said premises except owner's allocation which is elaborately mentioned in the said Development Agreement.
20. Generally to do and perform all acts, deeds, things, matters, necessary for all or any the aforesaid purpose and to give full effect thereof.
21. To do all other acts, deeds, matters and things which be necessary for us to be done for rendering these presents valid and effectual to all intents and purpose.
22. For performing and carrying out the purpose of these presents we do hereby grant unto the said authority full and absolute authority and power to substitute and appoint in its place and stead one or more attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint another or others in place of such Attorney and on such terms and conditions as the Attorney shall think fit and proper.
23. To amalgamate the said schedule property of the Land Owner and adjoining land of other land owners with a view to merge a vast plot of land for the construction of a superstructure as per approved Plan of the Project namely "SHYAMSUNDAR HERITAGE, PHASE - 1".
24. We do hereby declare that the powers and authorities hereby granted and the said property is fully and properly developed as per agreement for development and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning.
25. **We do hereby further declare that no right, title of the scheduled property is transferred by virtue of this power of attorney.**
26. REVOCATION : we (the Land Owners) have or shall have every right to revoke and/or rescind this Development Power of Attorney after completion of all individual Sale Deed registration in favour of the intending buyer(s) or purchaser(s) as Flat / Unit / Shop Owners of the said multistoried building complex on the below mention Schedule

*Jayanta Saha*

Land. The Attorney has every right to revoke and/or rescind this power of Attorney if due to litigation in land, the Attorney as well as Developer could not able to start construction work and for the same the Developer as well as Attorney has to give one month clear notice to us.

**AND WE, THE ABOVENAMED DO HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever act or acts our said attorneys shall do in relation to the premises under the power in our behalf and shall lawfully do or cause to be done executed and performed in connection with related to develop the said schedule property or the schedule premises either jointly and/or severally aforesaid by virtue of this Development Power Attorney and we do hereby declare that we shall not to do anything inconsistent with the Development Power of Attorney.**

AND all acts, deeds and things done lawfully by our said attorney and it will be constructed as acts deeds and things done by us as we are personally present, we, the executant do hereby agree to ratify and confirm by virtue of the power hereby given.

**FIRST SCHEDULE ABOVE REFERRED TO:**

**(LAND)**

All those pieces or parcels of **BASTU / DANGA** land or premises or the property admeasuring about more or less **23.3 Decimal**, being situated at **District - Paschim Bardhaman formerly Burdwan, Additional District Sub-Registry Office & Sub-Division - Durgapur, Durgapur Municipal Corporation, Ward No. - 42, Holding No. - 0048069 P.S. - Coke-oven, Mouza - Birbhanpur, J.L. No. - 91, PIN Code - 713201,**

Sch. No.	Plot No.	Khatian No.	Land use Pro-posed	Land use ROR	Area of Land as per Parcha / ROR	Name of Owner
L-1	L.R - 691	L.R-696	Other Commercial Usage	Danga	0.3 Decimal	Upendra Chandra Barui
L-2	L.R - 692	L.R-696	Other Commercial Usage	Bastu	12 Decimal	Upendra Chandra Barui
L-3	L.R - 710	L.R-696	Other Commercial Usage	Baid	1 Decimal	Upendra Chandra Barui
L-4	L.R - 693	L.R-4911	Other Commercial Usage	Bastu	5 Decimal	Debabrata Barui
L-5	L.R - 694	L.R-4911	Other Commercial Usage	Bastu	5 Decimal	Debabrata Barui
					<b>23.3 Decimal</b>	

**Total Land = 23.3 Decimal ROR (Land owner serial number 1) Sri Upendra Chandra Barui has 13.3 Decimal land and Land owner serial number 2) Sri Debabrata Barui has 10 Decimal land) and butted and bounded of follows :-**

On the North : 100 Feet wide Durgapur - Bankura State Highway  
 On the South : House of Panchu Gopal Biswas  
 On the East : Plot of Kanu Ghosh and Shyam Developers  
 On the West : Plot of Bishu Adhikari and Durga sarkar

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of the Executant and the Lawful Attorney are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 number of page and these will be treated as a part of this Deed of Development Power of Attorney.

IN WITNESSES WHEREOF we, the Executant & lawful attorney and parties to those presents have hereto set and subscribed their respective hands and seals as aforesaid this at Additional District Sub-Registry Office, Durgapur on the date, month and year hereinabove first above written.

*Upendra Ch. Barui*

(Sri UPENDRA CHANDRA BARUI)  
Signature of the Executant

*Debabrata Barui*

(Sri DEBABRATA BARUI)  
Signature of the Executant

For SHYAM DEVELOPERS  
*Shyamal Dutta*  
Partner

(Sri SHYAMAL DUTTA, partner of SHYAM DEVELOPERS)  
Signature of the Attorney

For SHYAM DEVELOPERS  
*Sougata Roy*  
Partner

(Sri SOUGATA ROY, partner of SHYAM DEVELOPERS)  
Signature of the Attorney

WITNESS in presence of:

1. **Mr. NIMAI CHANDRA DAS**  
Son of Late Tarapada Das  
Resident of Village & P.O:- - Gourbazar,  
P.S:- Faridpur, District:- Paschim Bardhaman,  
West Bengal, India, PIN Code :- 713381.

*Nimai chandra Das*












2. **Mr. SANTANU BASU**  
Son of Late SATYADAS BOSE  
Resident of 4, No. Bose Road, P.O:- Burdwan,  
P.S:- Burdwan, District:- Purba Bardhaman,  
West Bengal, India, PIN:- 713101

*Santanu Basu*

Drafted & Printed at my office to perused the Records & Documents & I read over & Explained in Mother Languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

*Jayanta Sarkar*  
(JAYANTA SARKAR)  
Advocate,  
District Court of Paschim Bardhaman & Durgapur Court.  
Enrolment No. = WB/65/1992 of West Bengal Bar Council.

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

বাম হাত Left Hand						 Signature <i>Uyendrach Barui</i>
	বৃদ্ধাসুল Thums	তঙ্গনী 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 *Uyendrach Barui*  
Signature \_\_\_\_\_

বাম হাত Left Hand						 Signature <i>Debabrata Barui</i>
	বৃদ্ধাসুল Thums	তঙ্গনী 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 *Debabrata Barui*  
Signature \_\_\_\_\_

বাম হাত Left Hand						 Signature <i>Shyamsunder Barui</i>
	বৃদ্ধাসুল Thums	তঙ্গনী 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 *Shyamsunder Barui*  
Signature \_\_\_\_\_

বাম হাত Left Hand						 Signature <i>Suganya</i>
	বৃদ্ধাসুল Thums	তঙ্গনী 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 *Suganya*  
Signature \_\_\_\_\_

# DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

- Name of Identifier (শনাক্তকারীর নাম): Nimai chandra Das
- Father / Husband Name (পিতা/স্বামীর নাম): Tara Pada Das
- Occupation (পেশা): Law clerk
- Parmanent Address (স্থায়ী ঠিকানা)  
Village/Town (গ্রাম): Gourbaral  
Post Office (পোস্ট অফিস): Gourbaral  
Police Station (থানা): Fardid Pur PIN: 713381  
District (জেলা): West Bardhaman State (রাজ্য): W.B
- Relationship with Seller (দলিলের বিক্রেতা / দাতাগনের সহিত সম্পর্ক): Client
- Aadhar No. .... OR  
Pan ..... OR  
Epic No. WB/37/264/099011

আমি (শনাক্তকারী)..... অত্র দলিলের (Query No/Year)  
..... বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, Nimai chandra Das as identifier am identifying  
the executants of the concerned deed (Quary No / Year) 80006 24697/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

Left Hand বাম হাত						
	Thumb বৃদ্ধাঙ্গুল	1st Finger তর্জনী	Middle মধ্যমা	Ring অনামিকা	Small Finger কনিষ্ঠা	
Right Hand ডান হাত						

Date: 06.03.2024

Nimai chandra Das  
Identifier Signature  
(শনাক্তকারীর স্বাক্ষর)



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23068000624697/2024

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SHYAMAL DUTTA 11/35 Sepco Township, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713205	Represent ative of Attorney [SHYAM DEVELOP ERS ]			
2	Mr SOUGATA ROY 18/2 Chandi Das Avenue B Zone, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713205	Represent ative of Attorney [SHYAM DEVELOP ERS ]			
3	Mr UPENDRA CHANDRA BARUI Netaji Subhas Pally Shyampur, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201	Principal			

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr DEBABRATA BARUI Netaji Subhas Pally Shyampur, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201	Principal			Debabrata Barui 6/3/2024
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Nimai Das Son of Late Tarapada Das Vill Gourbazar, City:- Not Specified, P.O:- Gourbazar, P.S:- Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713381	Mr SHYAMAL DUTTA , Mr SOUGATA ROY , Mr UPENDRA CHANDRA BARUI , Mr DEBABRATA BARUI			Nimai chandra (D) 6/3/2024

(Santanu Pal)

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

## Major Information of the Deed

Deed No :	I-2306-02505/2024	Date of Registration	07/03/2024
Query No / Year	2306-8000624697/2024	Office where deed is registered	
Query Date	05/03/2024 7:46:00 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Jayanta Sarkar Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7501639622, 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. 2,66,89,084/-		
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]:- 230607937/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Railgate to Bankura Road, Mouza: Birvhanpur, Pin Code : 713201

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-691 (RS :-)	LR-696	Other Commercial Usage	Danga	0.3 Dec		3,43,636/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L2	LR-692 (RS :-)	LR-696	Other Commercial Usage	Bastu	12 Dec		1,37,45,452/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L3	LR-710 (RS :-)	LR-696	Other Commercial Usage	Baid	1 Dec		11,45,454/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L4	LR-693 (RS :-)	LR-4911	Other Commercial Usage	Bastu	5 Dec		57,27,271/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L5	LR-694 (RS :-)	LR-4911	Other Commercial Usage	Bastu	5 Dec		57,27,271/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>23.3Dec</b>	<b>0 /-</b>	<b>266,89,084 /-</b>	
<b>Grand Total :</b>					<b>23.3Dec</b>	<b>0 /-</b>	<b>266,89,084 /-</b>	

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr UPENDRA CHANDRA BARUI (Presentant)</b>            Son of Late Parashu Ram Barui Netaji Subhas Pally Shyampur, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxx4j, Aadhaar No: 66xxxxxxx9853, Status :Individual, Executed by: Self, Date of Execution: 06/03/2024            , Admitted by: Self, Date of Admission: 06/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/03/2024            , Admitted by: Self, Date of Admission: 06/03/2024 ,Place : Pvt. Residence</p>
2	<p><b>Mr DEBABRATA BARUI</b>            Son of Mr Upen Chandra Barui Netaji Subhas Pally Shyampur, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxx3l, Aadhaar No: 24xxxxxxx5908, Status :Individual, Executed by: Self, Date of Execution: 06/03/2024            , Admitted by: Self, Date of Admission: 06/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/03/2024            , Admitted by: Self, Date of Admission: 06/03/2024 ,Place : Pvt. Residence</p>

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SHYAM DEVELOPERS</b>            B/19 Arvil Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 , PAN No.:: AFxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr SHYAMAL DUTTA</b>            Son of Late Santi Ranjan Dutta 11/35 Sepco Township, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxx1c, Aadhaar No: 65xxxxxxx2637 Status : Representative, Representative of : SHYAM DEVELOPERS (as PARTNER)</p>
2	<p><b>Mr SOUGATA ROY</b>            Son of Mr MADHU SUDAN ROY 18/2 Chandi Das Avenue B Zone, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxx6D, Aadhaar No: 56xxxxxxx8521 Status : Representative, Representative of : SHYAM DEVELOPERS (as PARTNER)</p>

## Identifier Details :

Name	Photo	Finger Print	Signature
<p><b>Mr Nimai Das</b>            Son of Late Tarapada Das            Vill Gourbazar, City:- Not Specified, P.O:- Gourbazar, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713381</p>			
Identifier Of Mr SHYAMAL DUTTA , Mr SOUGATA ROY , Mr UPENDRA CHANDRA BARUI , Mr DEBABRATA BARUI			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr UPENDRA CHANDRA BARUI	SHYAM DEVELOPERS-0.3 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr UPENDRA CHANDRA BARUI	SHYAM DEVELOPERS-12 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr UPENDRA CHANDRA BARUI	SHYAM DEVELOPERS-1 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA BARUI	SHYAM DEVELOPERS-5 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA BARUI	SHYAM DEVELOPERS-5 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Railgate to Bankura Road,  
Mouza: Birvhanpur, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 691, LR Khatian No:- 696	Owner:উপেন্দ্র চন্দ্র বারুই, Gurdian:পরশুরাম , Address:নিজ , Classification:ডাঙ্গা, Area:0.00300000 Acre,	Mr UPENDRA CHANDRA BARUI
L2	LR Plot No:- 692, LR Khatian No:- 696	Owner:উপেন্দ্র চন্দ্র বারুই, Gurdian:পরশুরাম , Address:নিজ , Classification:বাড়, Area:0.12000000 Acre,	Mr UPENDRA CHANDRA BARUI
L3	LR Plot No:- 710, LR Khatian No:- 696	Owner:উপেন্দ্র চন্দ্র বারুই, Gurdian:পরশুরাম , Address:নিজ , Classification:বাড়, Area:0.01000000 Acre,	Mr UPENDRA CHANDRA BARUI
L4	LR Plot No:- 693, LR Khatian No:- 4911	Owner:দেবব্রত বারুই, Gurdian:উপেন্দ্র চন্দ্র, Address:নিজ , Classification:বাড়, Area:0.05000000 Acre,	Mr DEBABRATA BARUI
L5	LR Plot No:- 694, LR Khatian No:- 4911	Owner:দেবব্রত বারুই, Gurdian:উপেন্দ্র চন্দ্র, Address:নিজ , Classification:বাড়, Area:0.05000000 Acre,	Mr DEBABRATA BARUI



Endorsement For Deed Number : I - 230602505 / 2024

On 06-03-2024

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:00 hrs on 06-03-2024, at the Private residence by Mr UPENDRA CHANDRA BARUI , 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 2,66,89,084/-

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

Execution is admitted on 06/03/2024 by 1. Mr UPENDRA CHANDRA BARUI , Son of Late Parashu Ram Barui , Netaji Subhas Pally Shyampur, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Business, 2. Mr DEBABRATA BARUI , Son of Mr Upen Chandra Barui , Netaji Subhas Pally Shyampur, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Business

Indetified by Mr Nimai Das, , Son of Late Tarapada Das, Vill Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713381, by caste Hindu, by profession Law Clerk

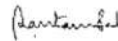
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 06-03-2024 by Mr SHYAMAL DUTTA , PARTNER, SHYAM DEVELOPERS, B/19 Arvil Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Indetified by Mr Nimai Das, , Son of Late Tarapada Das, Vill Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713381, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-03-2024 by Mr SOUGATA ROY , PARTNER, SHYAM DEVELOPERS, B/19 Arvil Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Indetified by Mr Nimai Das, , Son of Late Tarapada Das, Vill Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713381, by caste Hindu, by profession Law Clerk



Santanu Pal

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

Paschim Bardhaman, West Bengal

On 07-03-2024

**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.

**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 14.00/-



**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/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 613, Amount: Rs.100.00/-, Date of Purchase: 06/03/2024, Vendor name: RAM PRASAD BANERJEE

*Santanu Pal*

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



