

Rs. 100 ONE **HUNDRED RUPEES**

भारत INDIA INDIA NON JUDICIAL

পশ্চিমবঙ্গা पश्चिम बंगाल WEST BENGAL

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wertified that the Documen In Admitted to Registration the Sign-ture Steet and the Endrosements at that wath this Documents are the Part of this Documen! A D.S.R. Durgane Surdwan JUL 2015

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS (1) MR BALAI KESH Son of Mr BAIDYNATH KESH, By Caste: Hindu, Occupation: Business, resident of Station Road, Post Office: DURGAPUR BAZAR, P.S.- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 (2) MRS. MADHUMITA KESH, Wife of Mr BALAI KESH, By Caste: Hindu, Occupation: House wife resident of DURGAPUR BAZAR, Post Office: DURGAPUR BAZAR, P.S.-Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713201 (3) MRS SANCHALI DEY Wife of Mr ASHOKE KUMAR DEY By Caste: Hindu, Occupation: House wife resident of C--8, BIKRAMADITYA SARANI,, Post Office: BIDHANNAGAR, New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 (4) MRS NILIMA KESH Wife of LATE SHYAMAL KESH, By Caste: Hindu, Occupation:

497 12/2/2/15 Balan Kelh & pos Vance of Stamp Pages Int 751-1 Balai Kesh. iems of the weasury from where Purchase-Durgapur. JILBURG ASTA MONDE 1787 Stamp Vand Durgeour Court, Ourgaour, fe Licence No-1/31 Salve Kosh Madhumita Kesh. Sanchali Dey. Nilima Keesh Addl. Dist. Sub-Registrar Leohua Cole Durgapur, Burdwan 0 2 JUL 2015 SAUDHA DEVELUPER show Icuma Dog

House wife, resident of DURGAPUR BAZAR, Post Office: DURGAPUR BAZAR, Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN – 713201 (5) Mr ANIRBAN KESH Son of LATE SHYAMAL KESH, By Caste: Hindu, Occupation: Business resident of Station Road, Post Office: DURGAPUR BAZAR, Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN – 713201 (6) MRS MOHUA POBI, Wife of Mr PARTHA POBI By Caste: Hindu, Occupation: House wife resident of B-150, MARKET STREET, SECTOR-2B, Post Office: BIDHANNAGAR, P.S.-New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN – 713212, do hereby state and declare as follows:-

Whereas We are absolute owner of the Bankland measuring about 9.4 Decimal under Mouza-Gopinathpur, J.L.No-91,R.S.Plot no.-5042,Khatian No-3201, L.R.Plot No-3330, L.R. Khatian No-7248,7244,7247,7245,7246,7243 under the jurisdiction of Durgapur Municipal Corporation Dist-Burdwan. (Particularly mentioned and described in First Schedule)

And Whereas We entered into a Development Agreement with SIDDHA DEVELOPER (a partnership firm) having its office at DURGAPUR BAZAR, Post Office: DURGAPUR BAZAR, Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN – 713201, represented by its Partner, SURJA SEKHAR BANERJEE Son of Mr SUNIL BANERJEE RD-MATH, Post Office: DURGAPUR BAZAR, Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN – 713201 and the same has been duly registered before the A.D.S.R. Durgapur vide deed no.1-020604981 for the year 2015, Serial No-020605150 for the year 2015.

And Whereas We do hereby nominate, constitute and appoint, (1)SURJA SEKHAR BANERJEE Son of Mr SUNIL BANERJEE RESIDENT OF D-MATH, Post Office: DURGAPUR BAZAR, Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN – 713201, (2) Mr ASHOKE KUMAR DEY SON OF AJIT KUMAR DEY By Caste: Hindu, Occupation: Business resident of C--8, BIKRAMADITYA SARANI., Post Office: BIDHANNAGAR, New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN – 713212 Partner of SIDDHA DEVELOPER as our Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property either solely or Jointly

- To apply, receive and modify sanctioned plan from Durgapur Municipal Corporation 'and/or such other authority or authorities.
- To manage and supervise the construction of multi storied building to be raised on my landed property(details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. SIDDHA DEVELOPER
- 3. To represent me before the A.D.S.R. Durgapur, to present agreement for Sale/Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Commercial Space/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule save and excepts those Flats which are allotted in favour of Land Owners in the Development Agreement the same has been duly registered before the A.D.S.R. Durgapur vide deed no.1-026604981 for the year 2015, Serial No-028605158 for the year 2015.
- 4. To book the flats/Apartments/ Commercial Space/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers...
- 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 my schedule mentioned property.
- 6. 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 me 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.
- To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land

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 To appear before any office or authority of the Govt. or Municipal corporation or labour dept. or Land Revenue office or income Tax or any other act, to

represent the matters regarding the proposed development & construction.

AND We 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 my 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 flats to the prospective buyers.

SCHEDULE

(Description of Land)

All that piece and parcel Bastu land 9.4 Decimal under Mouza-Gopinathpur, J.L.No-91,R.S.Plot no.-5042,Khatian No-3201, L.R.Plot No-3330, L.R. Khatian No-7248,7244,7247,7245,7246,7243 under the jurisdiction of Durgapur Municipal Corporation Dist-Burdwan. Entire land is Butted and Bounded

North:- House of Ashoke Kesh

South:- House of Uttam Kesh

East:- 30 ft wide Road

West:- House of Ababi Panja

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is 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 WHEREOF the executants and the attorney set and subscribed their respective hands on this the 2hd day of JULY, 2015 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES:

	Salai Kesh.
	Madhumita Kerh.
Chandra Shawhar Bamerju	Sanchali Dey.
Vii- Karlangapara Po-Dup.	Nilima Kesh.
	Anishan Keck Leohuan Polii
	romorou
	EXECUTANT
Monosarya Marda.	Luxsa Cekhan-Banenser
- Ango April, DAIP-15	I
- Angertonic, DHP-15 Colleaven, Diff-Busdwan	Ashah Icuman Deg
	Signature of Attorney
	Balai kesh.

Attested by one of the Executant

Drafted and Typed at my office & I have 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





Seller, Buyer and Property Details

A. Principal & Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Mrs MADHUMITA KESH
	Wife of Mr BALAI KESH
	DURGAPUR BAZAR, P.O:- DURGAPUR BAZAR, P.S:- Coke Oven, District:-Burdwan, West Bengal, India PIN - 713201
	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CLGPK2325D, Status: Self
	Date of Execution: 02/07/2015
	Date of Admission : 02/07/2015
	Place of Admission of Execution : Pvt. Residence
2	Mrs SANCHALI DEY
	Wife of Mr ASHOKE KUMAR DEY
	C8, BIKRAMADITYA SARANI,, P.O:- BIDHANNAGAR, P.S:- New Township, District:-Burdwan, West
	Bengal, India, PIN - 713212
	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AWXPD6338H.
	Status : Self
	Date of Execution: 02/07/2015
	Date of Admission : 02/07/2015
	Place of Admission of Execution : Pvt. Residence
3	Mr BALAI KESH
	Son of Mr BAIDYNATH KESH
	Station Road, P.O:- DURGAPUR BAZAR, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal,
	India, PIN - 713201
	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AESPK9510K,
	Status : Self
	Date of Execution: 02/07/2015
	Date of Admission : 02/07/2015
	Place of Admission of Execution : Pvt. Residence
4	Mrs NILIMA KESH
	Wife of Late SHYAMAL KESH
	DURGAPUR BAZAR, P.O:- DURGAPUR BAZAR, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713201
	Sex. Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AMFPK6953R.
	Status : Self
	Date of Execution: 02/07/2015
	Date of Admission : 02/07/2015
	Place of Admission of Execution : Pvt. Residence

	Principal Details
SL No.	Name, Address, Photo, Finger print and Signature
5	Mr ANIRBAN KESH
	Son of Late SHYAMAL KESH
	Station Road, P.O:- DURGAPUR BAZAR, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201
	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AESPK9511J, Status: Self
	Date of Execution: 02/07/2015
	Date of Admission: 02/07/2015
	Place of Admission of Execution : Pvt. Residence
6	Mrs MOHUA POBI
	Wife of Mr PARTHA POBI
	B-150, MARKET STREET, SECTOR-2B, P.O BIDHANNAGAR, P.S New Township, District:-Burdwan,
	West Bengal, India, PIN - 713212
	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. APIPP0754M.
	Status : Self
	Date of Execution: 02/07/2015
	Date of Admission: 02/07/2015
	Place of Admission of Execution : Pvt. Residence

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SL No.	Name, Address, Photo, Finger print and Signature
1	SIDDHA DEVELOPER DURGAPUR BAZAR, P.O:- DURGAPUR BAZAR, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 PAN No. ACTFS0631C, Status: Organization Represented by representative as given below:-
1(1)	Mr SURJA SEKHAR BANERJEE Son of Mr SUNIL BANERJEE D-MATH, P.O:- DURGAPUR BAZAR, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status: Representative Date of Execution: 02/07/2015 Date of Admission: 02/07/2015 Place of Admission of Execution: Pvt. Residence
(2)	Mr ASHOKE KUMAR DEY Son of Mr AJIT KUMAR DEY C-8, BIKRAMADITYA SARANI, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status: Representative Date of Execution: 02/07/2015 Date of Admission: 02/07/2015 Place of Admission of Execution: Pvt. Residence

B. Identifire Details

-67	Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature	
1	Mr SURAJIT MONDAL Son of Mr MONORANJAN MONDAL ANGADPUR, P.O:- ANGADPUR, P.S:- Coke Oven, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713215 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Mrs MADHUMITA KESH, Mrs SANCHALI DEY, Mr BALAI KESH, Mrs NILIMA KESH, Mr ANIRBAN KESH, Mrs MOHUA POBI, Mr SURJA SEKHAR BANERJEE, Mr ASHOKE KUMAR DEY		

C. Transacted Property Details

	Land Details					
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: D-Math Road (Gopinathpur), Mouza: Gopinathpur	RS Plot No:- 5042 , RS Khatian No:- 3201	9.4 Dec	15,00,000/-	24,81,600/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 30 Ft.,

Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Mr ANIRBAN KESH	SIDDHA DEVELOPER	1	10.6383
	Mr BALAI KESH	SIDDHA DEVELOPER	3.3	35.1064
	Mrs MADHUMITA KESH	SIDDHA DEVELOPER	0.8	8.51064
	Mrs MOHUA POBI	SIDDHA DEVELOPER	1	10.6383
	Mrs NILIMA KESH	SIDDHA DEVELOPER	2.5	26.5957
	Mrs SANCHALI DEY	SIDDHA DEVELOPER	0.8	8.51064

D. Applicant Details

Details of the applicant who has submitted the requsition form		
Applicant's Name	Subrata Mukherjee	
Address	Durgapur Court, Thana: Durgapur, District: Burdwan, WEST BENGAL, PIN - 713216	
Applicant's Status	Advocate	

Office of the A.D.S.R. DURGAPUR, District: Burdwan Endorsement For Deed Number: I - 020604993 / 2015

Query No/Year

02061000153030/2015

Serial no/Year

0206005152 / 2015

Deed No/Year

1 - 020604993 / 2015

Transaction

[0138] Sale, Development Power of Attorney after Registered Development

Agreement

Name of Presentant

Mr BALAI KESH

Presented At

Private Residence

Date of Execution

02-07-2015

Date of Presentation

02-07-2015

Remarks

On 02/07/2015

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

Presented for registration at 17:05 hrs on: 02/07/2015, at the Private residence by Mr BALAI KESH, 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 24.81,600/-

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

Execution is admitted on 02/07/2015 by

Mrs MADHUMITA KESH, Wife of Mr BALAI KESH, DURGAPUR BAZAR, P.O: DURGAPUR BAZAR, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713201, By caste Hindu, By Profession House wife Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 02/07/2015 by

Mrs SANCHALI DEY, Wife of Mr ASHOKE KUMAR DEY, C-8, BIKRAMADITYA SARANI,, P.O. BIDHANNAGAR, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession House wife

Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O. ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 02/07/2015 by

Mr BALAI KESH, Son of Mr BAIDYNATH KESH, Station Road, P.O. DURGAPUR BAZAR, Thana: Coke Oven, City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713201, By caste Hindu, By Profession Business

Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O. ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

03/07/2015 Query No:-02061000153030 / 2015 Deed No :I - 020604993 / 2015, Document is digitally signed.

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

Execution is admitted on 02/07/2015 by

Mrs NILIMA KESH, Wife of Late SHYAMAL KESH, DURGAPUR BAZAR, P.O. DURGAPUR BAZAR, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713201, By caste Hindu, By Profession House wife Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O. ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 02/07/2015 by

Mr ANIRBAN KESH, Son of Late SHYAMAL KESH, Station Road, P.O. DURGAPUR BAZAR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713201, By caste Hindu, By Profession Business

Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O. ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 02/07/2015 by

Mrs MOHUA POBI, Wife of Mr PARTHA POBI, B-150, MARKET STREET, SECTOR-2B, P.O. BIDHANNAGAR, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession House wife

Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative] Execution is admitted on 02/07/2015 by

Mr SURJA SEKHAR BANERJEE, , SIDDHA DEVELOPER , DURGAPUR BAZAR, P.O: DURGAPUR BAZAR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713201 Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative] Execution is admitted on 02/07/2015 by

Mr ASHOKE KUMAR DEY, , SIDDHA DEVELOPER , DURGAPUR BAZAR, P.O: DURGAPUR BAZAR, Thana: Coke Oven. , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713201 Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven. , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

hoo

(Satyajit Biswas)

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

Burdwan, West Bengal

On 03/07/2015

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 16,503/- (B = Rs 16,489/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 16,503/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 61/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

 Rs 100/- is paid on Impressed type of Stamp, Serial no 497, Purchased on 02/07/2015, Vendor named Jitendra Nath Mondal.

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(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2015, Page from 29377 to 29393
being No 020604993 for the year 2015.



Digitally signed by SATYAJIT BISWAS Date: 2015.07.03 12:50:59 +05:30 Reason: Digital Signing of Deed.

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(Satyajit Biswas) 03/07/2015 12:50:59 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR West Bengal.

(This document is digitally signed.)