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P-6483/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 128225

certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sements are the Part of this
Document

A.D.R. Dargaper
Registrar

20 JUN 2022

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY MADE ON THE DAY, MONTH AND
YEAR AS WRITTEN BELOW :

Con td....P/2

KNOW ALL MEN BY THESE PRESENTS THAT We,
(1) Mr. ASHOK KUMAR SARKAR, [PAN No-ALDPS8102K], & [AADHAR-335644805857], Son Of Birendra Chandra Sarkar, by faith Hindu, by occupation-Business, Resident of- Tatikhola, P.O-Arrah, P.S- New Township, Durgapur- 713212, District- Paschim Bardhaman, West Bengal, India,
(2) Mr. ARUP SARKAR [Pan No- AFWPS8672K], & [AADHAR-222005479535], son of Birendra Chandra Sarkarby, by faith hindu, by occupation - service, resident of house no-B/2/93, Karmik Nagar, Damodarpur, Dhanbad, Jharkhand - 826004.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

"RADHE SHYAM CONSTRUCTION" A Partnership firm, (PAN No-ABEFR0996D), having its registered office at Vill+P.O-Arraha, Durgapur-12, P.S-Kanksa, District-Paschim Bardhaman, West Bengal, hereinafter referred to as "THE DEVELOPER" represented by it's partners [1] Mr. AMIT KUMAR DEY [Pan No-ANVPD0929P] son of Kanailal Dey, by occupation : Business, by nationality: Indian, by faith: Hindu residing at Vill+P.O-Gopalpur, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal. [2] Mr. JOYDEB MONDAL [PAN No-EOHPM6856M] son of Naresh Mondal, by faith-Hindu, by occupation-Business, by nationality: Indian, residing at Paschim Para, Gopalpur, Vill+P.O-Gopalpur, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal as our lawful attorney.

WHEREAS WE ARE owning, possessing and seizing the schedule below property without any encumbrances.

AND WHEREAS We have already entered with an agreement for development of a land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Gram Panchayat or Zila Parishad and/or any other concerned Authority/Authorities but due to our engagement in other affairs and lack of sufficient times we are not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such WE ARE in need to execute this power of attorney by appointing our developer company.

By force of this Power of Attorney our lawful attorney shall be able to do any acts as follows either singly or jointly :-

1. To appear before the office of Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.

2. To submit any building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before Gram Panchayat or B.L. & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
3. To deposit any fees or charges in the office of Gram Panchyat or B.L. & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in our name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
12. To execute any affidavit or bond or any documents in favour of customer or office.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.



14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale.
16. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage.
18. By force of Registered **Development Agreement being no- 10365 of 2021, Volume No-2306 -2022 Page No-37185 to 37208** attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. This power of attorney is revocable in nature.

And Generally to do all acts deeds and thing which *our* said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as *we* could do the same.

AND *we* hereby whatsoever *our* said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if I was personally present.

SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of Danga Land measuring 11 Katha or 18 Decimal, under Mouza- Tetikhola, J.L. No-111, L.R. Plot No.-287,288, R.S.Plot No- no-43/67, L.R Khatian No- 1724,1725, RS Khatian No- 80 under the Jamua Gram panchyat , Dist- Paschim Bardhaman, **West Bengal** which is Butted and Bounded as follows: North: - 12 ft wide road, South: - 10 ft wide road, East: -40 ft wide road, West: - sarkar house.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties have executed on this 20th day of June 2022 before ADSR Durgapur.

Witnesses:

1. Ashoka Pal,
S/o. Duryodh Pal,
Durgam Choudhary

Ashoka K. Sarkar
Amphur

2. Shishuadi Mondal
S/o. Nareesh Mondal
Gopalpur,
Durgam - 12

SIGNATURE OF THE EXECUTANT

Radhe Shyam Construction
Anil Kumar Dey
Partner

Radhe Shyam Construction
Jyoti Mondal
Partner

Signature of our attorney duly
Attested by us

Ashoka K. Sarkar
Amphur

SIGNATURE OF THE EXECUTANT

Attested by me
Biswajit Baranikumar
Advocate, Durgapur Court
Regd No-WB-733 of 2011.

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Ashok Kr. Sarkar</i>
Right hand						

Signature & Photograph is duly attested by me *Ashok Kr. Sarkar*

Left hand						 <i>Anand Kumar</i>
Right hand						

Signature & Photograph is duly attested by me *Anand Kumar*

Left hand						 <i>Anil Kr. Deeg</i>
Right hand						

Signature & Photograph is duly attested by me *Anil Kr. Deeg*

Left hand						 <i>Jaydeb Mondal</i>
Right hand						

Signature & Photograph is duly attested by me *Jaydeb Mondal*

Major Information of the Deed

Deed No :	I-2306-06483/2022	Date of Registration	20/06/2022
Deed No / Year	2306-8001849228/2022	Office where deed is registered	
Query Date	20/06/2022 11:41:22 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9476229899, 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/-		Rs. 55,89,000/-	
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]:- 230610365/2021		

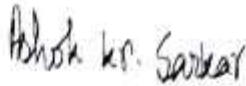
Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, 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-287	LR-1724	Vastu	Danga	11 Dec		34,15,500/-	Width of Approach Road: 62 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-288	LR-1725	Vastu	Danga	5 Dec	1/-	15,52,500/-	Width of Approach Road: 62 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-287	LR-1725	Vastu	Danga	2 Dec	1/-	6,21,000/-	Width of Approach Road: 62 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			18Dec	2 /-	55,89,000 /-	
		Grand Total :			18Dec	2 /-	55,89,000 /-	

pal Details :

Name,Address,Photo,Finger print and Signature

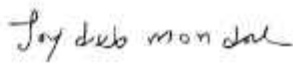
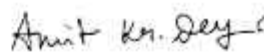
	Name	Photo	Finger Print	Signature
1	Mr Ashok Kumar Sarkar (Presentant) Son of Mr Birendra Chandra Sarkar Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office	 20/06/2022	 LTI 20/06/2022	 20/06/2022
Tetikhola, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx2K, Aadhaar No: 33xxxxxxxx5857, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office				
	Name	Photo	Finger Print	Signature
2	Mr Arup Sarkar Son of Mr Birendra Chandra Sarkar Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office	 20/06/2022	 LTI 20/06/2022	 20/06/2022
House No. B/2/93 Karmik Nagar, Damodarpur, City:- Not Specified, P.O:- Dhanbad, P.S:- DHANBAD, District:-Dhanbad, Jharkhand, India, PIN:- 826004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AFxxxxxx2K, Aadhaar No: 22xxxxxxxx9535, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Radhe Shyam Construction Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.: ABxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Mr Joydeb Mondal Son of Mr Naresh Mondal Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office	 Jun 20 2022 4:19PM	 LTI 20/06/2022	 20/06/2022
Gopalpur, City:- Not Specified, P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EOxxxxxx6M, Aadhaar No: 93xxxxxxxx2488 Status : Representative, Representative of : Radhe Shyam Construction (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Amit Kumar Dey Son of Mr Kanailal Dey Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office	 Jun 20 2022 4:20PM	 LTI 20/06/2022	 20/06/2022
Gopalpur, City:- Not Specified, P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx9P, Aadhaar No: 51xxxxxxxx0471 Status : Representative, Representative of : Radhe Shyam Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City Centre, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216	 20/06/2022	 20/06/2022	 20/06/2022
Identifier Of Mr Ashok Kumar Sarkar, Mr Arup Sarkar, Mr Joydeb Mondal, Mr Amit Kumar Dey			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ashok Kumar Sarkar	Radhe Shyam Construction-11 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Arup Sarkar	Radhe Shyam Construction-5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Arup Sarkar	Radhe Shyam Construction-2 Dec

and Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 287, LR Khatian No:- 1724	Owner:অশোক কুমার সরকার, Gurdian:বীরেন চন্দ্র, Address:নিজ , Classification:ডাঙ্গা, Area:0.11000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 288, LR Khatian No:- 1725	Owner:অরুণ সরকার, Gurdian:বীরেন্দ্র চন্দ্র, Address:নিজ , Classification:ডাঙ্গা, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 287, LR Khatian No:- 1725	Owner:অরুণ সরকার, Gurdian:বীরেন্দ্র চন্দ্র, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.

20-06-2022

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 20-06-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Ashok Kumar Sarkar , 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 55,89,000/-

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

Execution is admitted on 20/06/2022 by 1. Mr Ashok Kumar Sarkar, Son of Mr Birendra Chandra Sarkar, Tetikhola, P.O: Arrah, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr Arup Sarkar, Son of Mr Birendra Chandra Sarkar, House No. B/2/93 Karmik Nagar, Damodarpur, P.O: Dhanbad, Thana: DHANBAD, , Dhanbad, JHARKHAND, India, PIN - 826004, by caste Hindu, by Profession Service

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-06-2022 by Mr Joydeb Mondal, Partner, Radhe Shyam Construction, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-06-2022 by Mr Amit Kumar Dey, Partner, Radhe Shyam Construction, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2662, Amount: Rs.100/-, Date of Purchase: 20/06/2022, Vendor name: SOMNATH CHATTERJEE

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 2306-2022, Page from 171325 to 171337
being No 230606483 for the year 2022.



Santanu Pal

Digitally signed by Santanu Pal
Date: 2022.06.24 15:01:45 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 2022/06/24 03:01:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
