

SC. NO. 2131/23

T- 2220/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 606992

১৫ ০৩ ২৩
১৫ ০৩ ২৩

I certify that the Document is Admitted for
Registration in the District Sub-Registrar's Office
in the presence of the Signatory and the Endorser and
the same is true and correct and the parts of
the Document.

Adm. District Sub-Registrar Khairpur
15 MAR 2023

General Power of Attorney

This General Power of Attorney, is executed on 15th
day of March., 2023 by:

Contd.-2

Signature of the Signatory
Signature of the Endorser



Smt. Anjana Chakraborty.

Smt. Anjana Chakraborty

W/O- Late Tapas Kumar Chakraborty,

By faith – Hindu, by occupation – business,

R/O Saratpally, Jafala Road,

P.O. – Inda – 721305,

P.S. – Kharagpur (T),

Dist. – Paschim Medinipur

PAN No. – BTWPC8754P

(Hereinafter called the Executant);

Anjana Chakraborty.
Smt. Anjana Chakraborty.



Shamik Chakraborty

In favour of

Sri Shamik Chakraborty

S/O -Late Satindra Kumar Chakraborty

By faith – Hindu, By nationality – Indian,

By occupation – Business,

R/O Tanushree Apartment, Inda, O.T. Road,

P.O. – Inda – 721305,

P.S. – Kharagpur (T),

Dist. – Paschim Medinipur

PAN No. – ACDPC5434D

(Hereinafter called the Attorney);

Shamik Chakraborty
Shamik Chakraborty

Contd.- 4

WHEREAS I, the Executant herein am the absolute owner of a plot of land containing an area of 13.27 dec. situate and lying within the local limits of Kharagpur Municipality and more fully described in the Schedule hereto, hereinafter referred to as "the said plot of land";

AND WHEREAS the developer (Shamik Chakraborty) with the object of developing the said plot of land by constructing a multi-storied building consisting of several flats and facilities as may be required by the prospective purchasers to be held and enjoyed as apartments within the meaning of West Bengal Apartment Ownership Act, 1972 as entered into a development agreement with the Executant herein of the above land on 03.03.2023 for the sale of Flats to be constructed on the said land with undivided proportionate share in the said plot of land to the intending buyers / purchasers by one or more conveyance or conveyances;

AND WHEREAS in pursuance of the said Development Agreement No. I-101001928/2023 dt. 03.03.2023 made between the Developer and the Owner of the land (the Executant herein) and registered at the Office of the A.D.S.R. Kharagpur the Developer (Shamik Chakraborty) herein at his cost and expense

Contd.- 5

Anjana Chakraborty
Shamik Chakraborty

offer to purchase a Flat specified in the schedule "A" of the said Development Agreement with an undivided proportionate share in the said plot of land at or for the price to be settled between the Developer and the Purchaser;

AND WHEREAS by and a Development Agreement being No. I-101001928/2023 dt. 03.03.2023 registered at the Office of A.D.S.R. Kharagpur the Executant herein entered into an agreement with Shamik Chakraborty, the Developer having its Office at Inda O.T. Road, P.O. Inda, P.S. Kharagpur(T), Dist. Paschim Medinipur authorising him to erect and/or construct a multi-storied building comprising several flats at their own costs on my land deseribed herein and to dispose of the same by way of sale to the intending Purchaser / Purchasers of the said flats to be constructed thereon of the said building in accordance with plans and specifications mentioned in the said Development Agreement.

AND WHEREAS it is not possible for me to execute and present for registration of the deed that may be necessary for sale, transfer and assignment of the said flat / flats with proportionate right in the land underneath of each of the flat in favour of the intending purchaser / purchasers.

Contd.- 7

Shamik Chakraborty
Ajanta Chakraborty

NOW THIS INDENTURE WITNESSETH that for construction of a multi-storied building in accordance with the building plan to be sanctioned by Kharagpur Municipality I do hereby and hereunder nominate, constitute and authorise Mr. Shamik Chakraborty S/O - Late Satindra Kumar Chakraborty, by religion- Hindu, by occupation- Business, R/O Tanushree Apartment, O.T. Road, P.O. - Inda - 721305, P.S. - Kharagpur (T), Dist. - Paschim Medinipur my true and lawful Attorney for me, in my name and on my behalf to do and execute all or any of the following acts, deeds and things relating to my land measuring 13.27 dec. be the same a little more or less under Mouza - Inda, J.L. No. 232, R.S. Khatian No. 252, R.S. Plot Nos. 601, 1620, L.R. Khatian No. 10259, L.R. Plot Nos. 5304, 5305, 5306, Ward No. 1, under the jurisdiction of Kharagpur Municipality.

1. My said Attorney namely Shamik Chakraborty shall sell, transfer, dispose of, convey 70% of the covered area of the proposed multi-storied building along with Garage Space on each floor of the building in my name and on my behalf and he shall take the booking money from the intending Purchaser (s)

Shamik Chakraborty
Pranjana Chakraborty
Sangeeta Chakraborty

in respect of the said 70% of the covered area in my name and on my behalf and grant proper receipt and discharge for the same in my name and on my behalf.

2. To enter into an agreement for sale of the flats to be constructed on each of the floors with the intending purchaser (s) on such terms as my said Attorney shall think fit and proper in respect of 70% of the covered area of the proposed building, except 30% of the covered area which shall be sold, disposed of, transferred to the intending purchasers by the Executant herein.

3. To receive the consideration money in cash or by cheque/ draft or any other electrical mode, from the intending purchaser or purchasers for booking of flat/s relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s and to do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats within the Developer's Allocation.

4. To execute sale deed or deeds in favour of each intending Purchaser / Purchasers for each flat in my name on my behalf except 30% of covered area as stated hereinabove and to present the same for registration before the appropriate authority or

Contd.- 9

Ajaya Chatterborty.
Shirine Chatterborty

registration office and admit execution thereof and to do all things necessary for due and proper registration of each deed.

5. To work, manage, control, supervise the management and administration of the property fully described in the schedule below and to protect it from fraudulent attempts and others.

6. To enter into contract, covenant and arrangement of any kind whatsoever relating thereto and to modify, revoke and cancel the same as the Attorney will think fit and proper.

7. To sign and give notice or notices to any tenant or tenants and other occupiers of the land and building belonging to my estate and to negotiate on with them, to quit and vacate or to repair any damages or to await any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies open to me in respect thereof and to enter into any such property or properties with a view to inspecting the same or exercising any right vested in me.

8. To make, sign and verify all applications before the Court of Law, Tribunals, or such other place or places for conducting Court cases or any other matters required by law in connection with the manage of my property or properties.

Contd.- 10

Rajana Chakrabarty
Srinil Chakrabarty

9. To appear for and represent me before the Board of Revenue, Collector of the District Sub Divisional Officer, any Magistrate, Judge, Munsiff and in all Govt. Officers, Commissioners in all matters and things relating to my estate or its affairs.

10. To appoint, engage on my behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and / or terminate his / their appointment.

11. To compromise, compound or withdraw cases or non-suited matters to refer to reference Court or for arbitration of all disputes and differences.

12. To develop my property as per the agreement signed between the developer and myself and to enter into any agreement for sale of flats, units of the multi-storied building on my behalf. There is neither any legal embargo nor any legal impediment in the sale of said land/Flats to be constructed thereon.

13. GENERALLY TO ACT as Attorney or agents in relation to the matter aforesaid and all other matters in which I may be interested or concerned and, on my behalf, to execute and to do all deeds, acts or things as fully and effectually in all respects as myself to do if personally present.

Ajaya Chhabhoty,
Shri Chhabhoty

14. AND GENERALLY, to act as my Attorney or agent in India in relation to all matters in respect of my property fully described in the schedule below and the building which may be hereafter interested or concerned and to execute and to do all instruments, acts, matters and things on my behalf as fully and effectually I would do it personally present and I hereby agree to ratify and confirm whatsoever my said Attorney shall lawfully do or purport to do by virtue of these presents.

15. TO EXECUTE AND TO PRESENT AND TO HAVE THE PROPER INSTRUMENTS REGISTERED FOR SALE ON DULY STAMPED CONVEYANCE FOR THE DEVELOPERS ALLOTMENTS AS PER REGISTERED DEVELOPMENT AGREEMENT DT. 03.03.2023 ON MY BEHALF AND SHALL PRESENT THE SAME BEFORE THE REGISTERING AUTHORITY AND SHALL ADMIT EXECUTION AND REGISTRATION and shall also complete and observe all formalities in respect of the land and building described in the schedule below for deed of sale and shall take all moneys and consideration and to grant receipt for acknowledgment and payment.

16. AND I, THE LANDOWNER, HEREBY AGREE TO RATIFY AND CONFIRM all and whatsoever my said Attorney shall lawfully

Anjana Chakraborty.
Shree Chakraborty

do or cause to be done under the power in that behalf hereinbefore contained, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this deed.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT land measuring about 13.27 decimals, lying and situated in District: Paschim Medinipur, P.O: Inda P.S: Kharagpur(Town). S.R.O: Kharagpur, Ward No.: 1 of Kharagpur Municipality, Mouza: Inda, J.L.No:232 R.S.Khatian No. 252, R.S. Plot No. 601 & 1620, L.R. Khatian No. 10259, L.R.Plot Nos. 5304, 5305, 5306.

Anjana Chakraborty.
Sripradesh Samanta,

Butted and Bounded in the manner following :

On the North: JAFALA ROAD.

On the South: Vacant Land of Mr/Mrs.Dutta.

On the East : 6 ft.Road

On the West: House of Sri.Pradesh Samanta.

SIGNED, SEALED AND DELIVERED

by the EXECUTANT in the presence of:

WITNESSES:

1. Ranjit Mahata
S/o - Late - Banamali Mahata
Vill - Joygopal pore P.O - Salua
P.S - Kharagpore
Law Clerk - R/C No - 1059/81
2. Himangshu Roy
S/o Lt Shishir Kr Roy.
Vill - Daulka. po - Tentulmuni
P.S. Marayangan 721437.

Accepted by:

Shamik Chakraborty.
Attorney

Drafted, by:-

G. N. Paria.
G. N. Paria.

Advocate,

Judge's Court, Midnapore,

Enrol. No. WB/1560/81

Computer Typed By :-

Tapas Kumar Maiti

Tapas Kumar Maiti

Inda, Kharagpur

This General Power of At-
torney is complete in 13
pages including one stamp
paper and there are two
witnesses. One additional
sheet containing finger im-
pressions of the Executant
is annexed hereto forming
the part and parcel of this
Deed.

Rajana Chakraborty.
Shamik Chakraborty.

Rajana Chakraborty.
Shamik Chakraborty.

Finger prints of the Executant

L. T. I.	F. F.	M. F.	R. F.	L. F.
R. T. I.	F. F.	M. F.	R. F.	L. F.

Rajana Chakraborty.

SIGNATURE

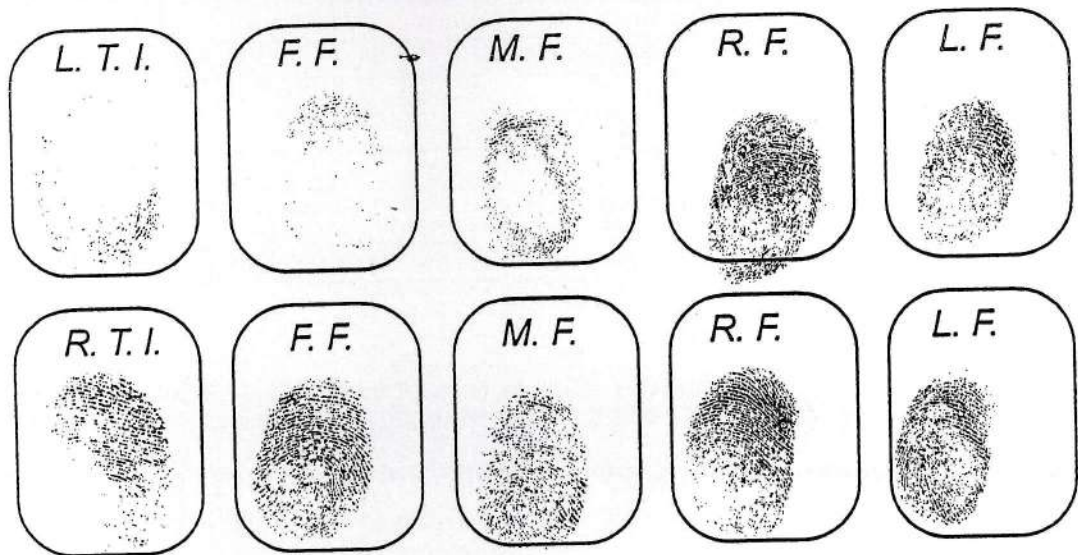
Finger prints of the Attorney

L. T. I.	F. F.	M. F.	R. F.	L. F.
R. T. I.	F. F.	M. F.	R. F.	L. F.

Shamika Chakraborty.

SIGNATURE

Finger prints of the Witness



Himangshu Ray

Himangshu Ray

SIGNATURE

Major Information of the Deed

Deed No :	I-1010-02220/2023	Date of Registration	15/03/2023
Query No / Year	1010-8000620290/2023	Office where deed is registered	
Query Date	09/03/2023 11:38:44 AM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Ganga Narayan Paria Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, PIN - 721306, Mobile No. : 9474065301, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 75,24,090/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 101001928/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

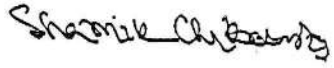
District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Jafala Road, Road Zone : (Sabuj Sangha Club -- Tarun Sangha Club) , Mouza: INDA, Pin Code : 721305

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5304 (RS :-)	LR-10259	Vastu	Commercial	0.5 Dec	2,83,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-5305 (RS :-)	LR-10259	Vastu	Commercial	10 Dec	56,70,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-5306 (RS :-)	LR-10259	Vastu	Commercial	2.77 Dec	15,70,590/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :		13.27Dec	0 /-	75,24,090 /-	
		Grand Total :		13.27Dec	0 /-	75,24,090 /-	

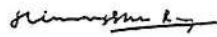
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Anjana Chakraborty (Presentant) Wife of Late Tapas Kumar Chakraborty Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office	 15/03/2023	 LTI 15/03/2023	 15/03/2023
Saratpalli Jafala Road, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: btxxxxxx4p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Shamik Chakraborty Son of Late Satindra Kumar Chakraborty Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office	 15/03/2023	 LTI 15/03/2023	 15/03/2023
Son of Late Satindra Kumar Chakraborty O T Road, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: acxxxxxx4d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Himangshu Roy Son of Sisir Kumar Roy Dauka, City:- Not Specified, P.O:- Dauka, P.S:-Narayangarh, District:-Paschim Midnapore, West Bengal, India, PIN:- 721437	 15/03/2023	 15/03/2023	 15/03/2023
Identifier Of Smt Anjana Chakraborty, Shri Shamik Chakraborty			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Anjana Chakraborty	Shri Shamik Chakraborty-0.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Anjana Chakraborty	Shri Shamik Chakraborty-10 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Anjana Chakraborty	Shri Shamik Chakraborty-2.77 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Jafala Road, Road Zone : (Sabuj Sangha Club -- Tarun Sangha Club) , Mouza: INDA, Pin Code : 721305

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5304, LR Khatian No:- 10259	Owner:অঞ্জনা চক্রবর্তী, Gurdian:তাপস , Address:নিজ , Classification:জল সোয়েম, Area:0.00500000 Acre,	Smt Anjana Chakraborty
L2	LR Plot No:- 5305, LR Khatian No:- 10259	Owner:অঞ্জনা চক্রবর্তী, Gurdian:তাপস , Address:নিজ , Classification:জল সোয়েম, Area:0.10000000 Acre,	Smt Anjana Chakraborty
L3	LR Plot No:- 5306, LR Khatian No:- 10259	Owner:অঞ্জনা চক্রবর্তী, Gurdian:তাপস , Address:নিজ , Classification:জল সোয়েম, Area:0.02770000 Acre,	Smt Anjana Chakraborty

On 15-03-2023

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 14:46 hrs on 15-03-2023, at the Office of the A.D.S.R. KHARAGPUR by Smt Anjana Chakraborty ,Executant.

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 75,24,090/-

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

Execution is admitted on 15/03/2023 by 1. Smt Anjana Chakraborty, Wife of Late Tapas Kumar Chakraborty, Saratpalli Jafala Road, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Business, 2. Shri Shamik Chakraborty, Son of Late Satindra Kumar Chakraborty, O T Road, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Business

Indetified by Shri Himangshu Roy, , Son of Sisir Kumar Roy, Dauka, P.O: Dauka, Thana: Narayangarh, , Paschim Midnapore, WEST BENGAL, India, PIN - 721437, by caste Hindu, by profession Cultivation

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 35239, Amount: Rs.100.00/-, Date of Purchase: 15/03/2023, Vendor name: Suchismita Kar



Bhim Charan Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

ificate of Registration under section 60 and Rule 69.

.egistered in Book - I

Volume number 1010-2023, Page from 41956 to 41976
being No 101002220 for the year 2023.



Bhim Charan Maity

Digitally signed by BHIM CHARAN
MAITY
Date: 2023.03.16 15:25:17 +05:30
Reason: Digital Signing of Deed.

(Bhim Charan Maity) 2023/03/16 03:25:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)