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A.D.S.R. Durme

2 0 MAY 2822

POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

Contd.Page-02

AF 276299



Addl. Dist. Sub-Registrat Durgapur, Paschim Bardhamen

2 0 MAY 2022

[11] PRARM BARAN CHATTERJEE [Pan No ADRPC5113C] | Audhaur No-907219913739]

[2] SHAIRAL CHATTERJEE [Pan No-ADBPC 4954F] [Andhaar No-391887405972] both are son of Ant Chatterjee, by faith Hindu, by occupation. Service, by nationality rodian, resident of College Road, P.O.P.S. Barjora, Dist-Bankura, West Bengal, Pin-1707.

[3] Mr. SOUMEN MISHRA J Pan No-BSBPM7833D J Aadhaar No-306966194147 J son of Swapan Mishra, by faith, Hindu, by occupation Business, by nationality. Indian, resident of Tetikhola, P.O-Arraha, P.S Newtownship, Pin-713212. Dist-Panchim Bandhaman, West Bengal.

KNOW ALL MEN BY THESE PRESENTS THAT WE,

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

"RUDRA CONSTRUCTION" | Pan No- UIZFR4591E | being a Partnership Firm, having its registered office at J.P Avenue, Muchipara, Vill+P O-Barmunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal represented by its Partner vide resolution

[1] Mr. BISWAJIT GOSWAMI (Pan No-ALZPG6872G, Aadhaar No-488100443342) son of Biswanath Goswami, by faith: Hindu, by occupation: Business, by nationality Indian, residing at Goswami Para, Vill+P.O-Bamunara, Durgapur-12, P.S. Kanksa, District-Paschim Bardhaman, West Bengal.

[2] Mr. SHUBHADIP MONDAL | Pan No-BENPM3753C , Aadhaar No-857083249146 | Ison of Naresh Mondal, by faith-Hindu, By Occupation-Business, by nationality-Indian residing at Vill+P.O-Gopalpur, Durgapur-12, P.S-Kanksa, Dist-Paschim Barddhaman, West Bengal, Pin-713212 as our lawful attorney.

AND WHEREAS the Schedule below property as described in schedule originally belonged to Sankari Sen & Susanta Sen transferred an area of 5.38 decimal in respect of plot no-RS-43 by way of regd deed of sale being no-3688 of 2001 in favour of Soumen Mishra i.e. landowner no-3 and name of Soumen Mishra duly recorded in LR records of rights under khatian no-LR-1359 and from the of purchase he is owning and possessing and seizing every right over the schedule below land.

AND WHEREAS the Schedule below property as described in schedule originally belonged to Tufaneswar Bhattacharya transferred an area of 3.26 Katha in respect of plot no-RS-43 by way of regd deed of sale being no-1723 of 2013 in favour of Prabal Baran Chatterjee & Shaibal Chatterjee i.e. landowner no-1,2 and name of Prabal Baran Chatterjee & Shaibal Chatterjee duly recorded in LR records of rights under khatian no-LR-1699,1700 and from the of purchase they are owning and possessing and seizing every right over the schedule below land.

G. MW

AND WHEREAS We 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 Durgapur Municipal Corporation 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 parameter 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:-

- To appear before the office of Durgapur Municipal Corporation 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 Durgapur Municipal Corporation 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.
- To deposit any fees or charges in the office of Durgapur Municipal Corporation 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.
- 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.
- To receive the any building plan or revised plan after sanction from the competent authority.
- To apply for any type of connection either in their own name or in the name of firm.
- 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.
- Our pame or in the name of firm.
 10 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.
- To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
- 10 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.
- 13. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.

- To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
- 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 in respect of Developer allocation.
- To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.
- 18. That this development power of attorney is a part and parcel of the Registered Development Agreement being no-230601952 of 2022, Volume No:2306-2022, Page No:-88441 to 88471 our attorney has every right to complete the project at their own risk.
- This power of attorney does not create any right title interest & possession in favour of the attorney holder.
- 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 we were personally present.

SCHEDULE ABOVE REFERRED TO

(Description of Land)

A Piece and Parcel of Danga Land under Mouza-Tetikhola, J.L No-111, P.S-Newtownship under Jemua Gram Panchayat Dist-Paschim Bardhaman, West Bengal comprising in Plot No and Khatian no as follows:

Plot No LR	Plot No-RS	Khatian No	Area
1 R Plot No.67	Plot No-RS-43	LR Khatian No- 1359	3.26 Katha or 5.38 decimal
1 R Plot No-67	Plot No-RS-43	LR Khatian No- 1699	1.63 katha
R Plot No-67	Plot No-RS-43	LR Khatian No- 1700	1.63 katha

Lotal land measuring an area of 6.52 Katha is butted and bounded as follows:

North LR Plot No-67

South: LR Plot No-67

Last 40 it wide metal road.

West: LR Plot No-67

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. I(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 this development power of attorney on this 2013 day of May 2022 before ADSR office at Durgapur.

Witnesses:

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Dunging Countries

2. Lydeb mondal

10 Foods Llawn Ch

· Shaibal Chatter .

1 Journal Miller

SIGNATURE OF THE EXECUTANT

RUDRA CONSTRUCTION

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RUDRA CONSTRUCTION

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Signature of our attorney duly

Attested by us

(Food Boron Churge

in Shaibal Contliger.

a James Miller

SIGNATURE OF THE EXECUTANT

Momenta Dandy Court Way 24 Luma WB 733 of 20

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo



ক্রণত্রের ছবি ও টিগওলি **আমার দানা** প্রত্যায়িত **হঠ**

Pass port size photograph & Finger Print of both hand attested by me

Signature Fredhol Isram al alle

হস্তাল্লীর টিপ ছাপ ও ফটো / Fingers Print & Photo

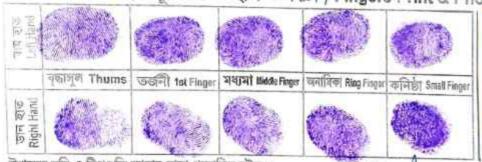




উপরের ছবি **ও** টিপণ্ডলি **আমার দ্বারা** প্রজায়িত ইইল। Pass port size photograph & Finger Print of both hand attested by me

Signature Shaibal Olateofu

হস্তাঙ্গলীর টিপ ছাপ ও ফটো / Fingers Print & Photo





উপারের ছবি ও টিপগুলি আমার দারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

Signature Denomen Million

হন্তাঙ্গলীর টিপ ছাপ ও ফটো / Fingers Print & Photo



উপরের ছবি ও টিপগুলি **আমার ছাঁ**রী প্রত্যায়িত হুইল।

Pass port size photograph & Finger Print of both hand attested by me



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Faus port size photograph & Finger Print of both hand attested by me

Signature

Major Information of the Deed

hed No :	1-2306-05140/2022	Date of Registration	20/05/2022		
Query No / Year	2306-8001372545/2022	Office where deed is re	egistered		
Query Date	ny Date 10/05/2022 7:12:29 PM		A.D.S.R. DURGAPUR, District: Paschim Bardhaman		
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, Thana: Durgapur, D Mobile No.: 8250537504, Status: Ad	istrict : Paschim Bardhama	n, WEST BENGAL.		
Transaction		Additional Transaction			
0138] Sale, Development Development Agreement	Power of Attorney after Registered				
Set Forth value		Market Value			
		Rs. 33,40,359/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)			
Remarks	Development Power of Attorney after No/Year]:- 230601952/2022	r Registered Development	Agreement of [Deed		

Land Details:

District: Paschim Bardhaman, P.S.- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, Pin Code: 713212

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-67 (RS :-)	LR-1359	Vastu	Danga	3.26 Katha		16,70,179/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-67 (RS :-)	LR-1699	Vastu	Danga	1.63 Katha		8,35,090/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-67 (RS :-)	LR-1700	Vastu	Danga	1.63 Katha		8,35,090/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
-		TOTAL			10.758Dec	0 /-	33,40,359 /-	
-	Gran	150000000000000000000000000000000000000			10.758Dec	0 /-	33,40,359 /-	

cipal Details :

Name, Address, Photo, Finger print and Signature

Name

Photo

Finger Print

Signature

Mr Prabal Baran Chatterjee
(Presentant)

Son of Mr Ajit Chatterjee
Executed by: Self, Date of
Execution: 20/05/2022

Admitted by: Self, Date of
Admission: 20/05/2022, Place
Office

Product Garan Dating

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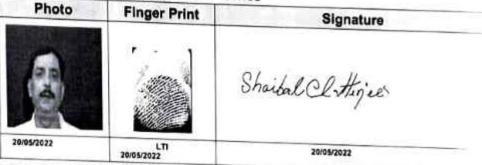
College Road, Barjora, City:- Not Specified, P.O:- Barjora, P.S:-Barjora, District:-Bankura, West Bengal, India, PIN:- 722202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxxx3C, Aadhaar No: 90xxxxxxxx3739, Status: Individual, Executed by: Self, Date of Execution: 20/05/2022

, Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office

Mr Shaibal Chatterjee
Son of Mr Ajit Chatterjee
Executed by: Self, Date of
Execution: 20/05/2022
, Admitted by: Self, Date of
Admission: 20/05/2022 ,Place
: Office

2

3



College Road, Barjora, City:- Not Specified, P.O:- Barjora, P.S:-Barjora, District:-Bankura, West Bengal, India, PIN:- 722202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx4F, Aadhaar No: 39xxxxxxxxx5972, Status: Individual, Executed by: Self, Date of Execution: 20/05/2022

, Admitted by: Self, Date of Admission: 20/05/2022 ,Place: Office

Name
Photo
Finger Print
Signature

Mr Soumen Mishra
Son of Mr Swapan Mishra
Executed by: Self, Date of
Execution: 20/05/2022
, Admitted by: Self, Date of
Admission: 20/05/2022 ,Place
Office

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20/05/2022

Tetikhola, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BSxxxxxx3D, Aadhaar No: 30xxxxxxxx4147, Status:Individual, Executed by: Self, Date of Execution: 20/05/2022

. Admitted by: Self, Date of Admission: 20/05/2022 ,Place: Office

omey Details :

Name, Address, Photo, Finger print and Signature

RUDRA CONSTRUCTION

Bamunara, City:- Not Specified, P.O.- Bamunara, P.S.-Kanksa, District -Paschim Bardhaman, West Bengal, India. PIN:- 713212 , PAN No .:: AAxxxxxx1E Andhaar No Not Provided by UIDAI. Status Organization, Executed by Representative

Representative Details :

SI	Name, Address, Photo, Finge	r print and Signature	•
1	Name	Photo	

Mr Biswajit Goswami Son of Mr Biswanath Goswami Date of Execution -20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of

Admission of Execution: Office

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20/05/2022

Signature

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.:: ALxxxxxx2G, Aadhaar No: 48xxxxxxxxx3342 Status : Representative, Representative of : RUDRA CONSTRUCTION (as Partner)

Name Mr Shubhadip Mondal Son of Mr Naresh Mondal Date of Execution -20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office

Photo

LTI 20/05/2022

Finger Print

Shubbadip Mondal

20/05/2022

Signature

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.:: BExxxxxx3C, Aadhaar No: 85xxxxxxxx9146 Status : Representative, Representative of : RUDRA CONSTRUCTION (as Partner)

Identifier Details:

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216	100		Blustofus
	20/05/2022	20/05/2022	20/05/2022

Identifier Of Mr Prabal Baran Chatterjee, Mr Shaibal Chatterjee, Mr Soumen Mishra, Mr Biswajit Goswami, Mr Shubhadip Mondal

	fer of property for L1	
1	From Michiga	To. with area (Name-Area)
	Mr Soumen Mishra	RUDRA CONSTRUCTION-5.379 Dec
Line	er of property for L2	
el No	From	To. with area (Name-Area)
1	Mr Prabal Baran Chatterjee	RUDRA CONSTRUCTION-2 6895 Dec
Transf	er of property for L3	
SI.No	From	To. with area (Name-Area)
1	Mr Shaibal Chatterjee	RUDRA CONSTRUCTION-2.6895 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, Pin Code: 713212

Sch No	Plot & Khatlan Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 67, LR Khatian No:- 1359	Owner:সৌমেন মিত্র, Gurdian:শ্বপন মিত্র, Address:নিজ , Classification:ডাঙ্গা, Area:0.05000000 Acre,	Mr Soumen Mishra
L2	LR Plot No:- 67, LR Khatian No:- 1699	Owner:এবাল বরন চ্যাটার্জী, Gurdian:অজিড , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr Prabal Baran Chatterjee
L3	LR Plot No:- 67, LR Khatian No:- 1700	Owner:শৈবাল চ্যাটার্জী, Gurdian:অজিড , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Mr Shaibal Chatterjee

Endorsement For Deed Number: I - 230605140 / 2022

11-05-2022

cartificate 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 33.40.359/-

harte bet

Santanu Pal ADDITIONAL DISTRICT SUB-REGISTRAP OFFICE OF THE A.D.S.R. DURGAPUR

Paschim Bardhaman, West Bengal

On 20-05-2022

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1982)

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 11:49 hrs on 20-05-2022, at the Office of the A.D.S.R. DURGAPUR by Mr. Prabal Baran Chatterjee, one of the Executants.

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

Execution is admitted on 20/05/2022 by 1. Mr Prabal Baran Chatterjee, Son of Mr Ajit Chatterjee, College Road, Barjora, P.O. Barjora, Thana: Barjora, , Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by Profession Service, 2. Mr Shaibal Chatterjee, Son of Mr Ajit Chatterjee, College Road, Barjora, P.O. Barjora, Thana: Barjora, Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by Profession Service, 3. Mr Soumen Mishra, Son of Mr Swapan Mishra, Tetikhola, P.O: Arrah, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212 by caste Hindu, by Profession Business

Indetified by Mr Bhakta Pal, , , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: 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 20-05-2022 by Mr Biswajit Goswami, Partner, RUDRA CONSTRUCTION, Bamunara, City Not Specified, P.O.- Barnunara, P.S.-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 20-05-2022 by Mr Shubhadip Mondal, Partner, RUDRA CONSTRUCTION, Bamunara, City Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, , . Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: 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 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

of Stamp Duty

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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 148650 to 148664
being No 230605140 for the year 2022.



Digitally signed by Santanu Pal Date: 2022.05.27 13:32:35 +05:30 Reason: Digital Signing of Deed.

Laborational

(Santanu Pal) 2022/05/27 01:32:35 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR West Bengal.

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