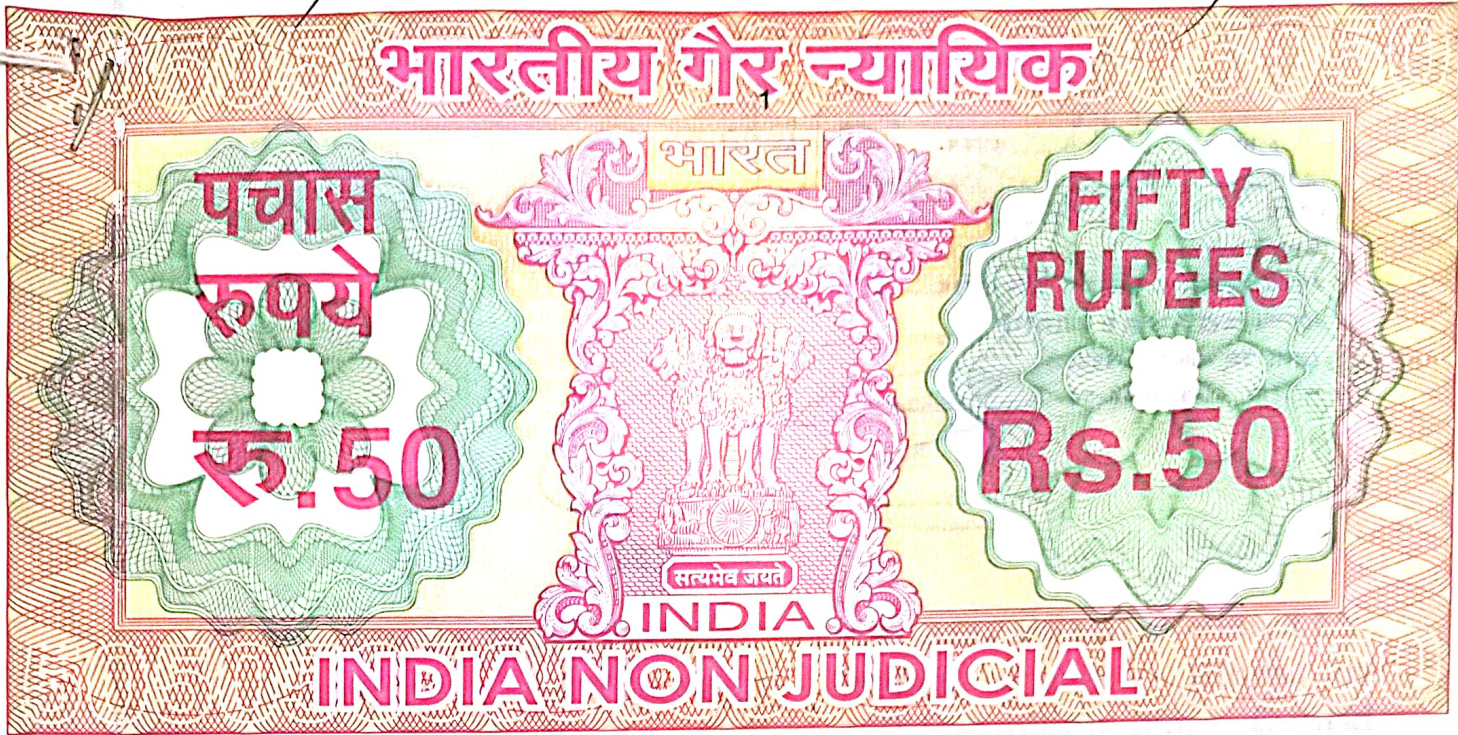


5009/22

5019



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

AE 325027

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this document
are part of the Document.

18

Additional District Sub-Registrar
BURDWAN

20 MAY 2022

**POWER OF ATTORNEY AFTER REGISTERED
LAND DEVELOPMENT AGREEMENT**

**THIS DEED OF LAND DEVELOPMENT POWER OF ATTORNEY made this
the 20th Day of May, Two Thousand Twenty Two (2022).**

BETWEEN

MRS. CHANDANA BHATTACHARYA PAN- AZIPM7101M wife of Mr. Dilip Bhattacharya, by Nationality - Indian, by faith - Hindu, by occupation - House wife, Residing at 482 Baranilpur more, Suhrid pally, P.O. - Sripally & P.S.- Bardhaman (Sadar), Dist. - Purba Bardhaman, West Bengal, PIN - 713103 W.B. hereinafter called the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heir, executor, administrator, legal representative and assign) of the **ONE PART.**

AND

“ROYAL CONSTRUCTION” PAN - AAZFR2950B a Partnership Firm having its registered office at Premises No. 329/D, Baranilpur more Suhrid pally, Near Sainik Bhaban, P.O. - Sripally, P.S. - Burdwan Sadar, District - Purba Bardhaman, Pin - 713103, W.B., represented by its Partners **(1) SRI SUBRATA GUPTA PAN - AILPG2971M** S/o Sri Sourendra Nath Gupta, by faith Hindu, by occupation Business, residing at Baranilpur Bidhannagar, Palpara, P.O. Sripally, P.S.- Burdwan Sadar & Dist. Purba Bardhaman, Pin - 713103. **(2) SRI PRASANTA GARAI PAN - AIKPG3644A** S/o Late Dilip Garai, by faith Hindu, by occupation Business, residing at SOUHARDYA ABASAN, 310 Baranilpur More, P.O. Sripally, P.S.- Burdwan Sadar Dist. Purba Bardhaman, Pin- 713103. **(3) SRI SUSHANTA GUPTA PAN - AHEPG9859L** S/o Sri Sourendra Nath Gupta, by faith Hindu, by occupation Business, residing at ST.Xaviras Road, Kanainatshal West, P.O. Sripally, P.S.- Burdwan Sadar Dist. Purba Bardhaman, Pin - 713103, hereinafter called the **DEVELOPER and/or Attorney** (which expression shall unless excluded by or repugnant to the

context be deemed to mean and include his/her/their legal heirs, successors, administrators and assigns) of the **OTHER PART**.

AND WHEREAS a land development agreement executed on dated **12.05.2022** and Registered by the parties on dated **20.05.2022** and duly Registered before the A.D.S.R Burdwan being no...4993.... for 2022 and owner's allocation already being declared said Development Agreement Execution on dated 12.05.2022.

The owner do hereby constitute and nominate to the Developer the following Acts and Deeds and things.

1. To supervise manage and control all sorts of administration in respect of the property describe in Schedule below to handle all sorts of official matters letters and correspondence arising in course of or in relation and connection to the matters concerned which my Attorney shall deem fit & proper to protect the interest have in the said property and to not to allow any unauthorized person in the premises.
2. To appear before the Burdwan Development Authority / Burdwan Municipality and/or any other competent authority and to do all acts deeds things in relation to the completion of building construction and to sign on giving acknowledgement receipt on my behalf.
3. To prepare building plan, design work and to put signature on my lawful attorneys in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in my name and on my behalf in connection with the building plan or necessary modification of the building plan and regularize the modifications or changes and sign in the modified plan all papers,

documents, affidavits, declaration & register boundary declaration, splayed corner and strip of land relating thereto and receive the same from the said Municipality and/or any other competent authority against acknowledgement receipt on my behalf as my lawful attorneys.

4. To appear for and on my behalf in office of the West Bengal Electric supply, Burdwan Development Authority or any local or any statutory authority and all Govt. offices and Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for and obtain permanent connection of electricity, drainage and sewerage to the said premises.
5. To negotiate and enter into agreements and / or contract for sale , transfer of different floors and part of building together with undivided proportionate share of land right in common benefit and receive sale consideration from the intending purchasers excluding owners allocation and deliver possession thereof and execute and present for registration and sign and transfer through registered deed on my behalf and any sale agreements, deeds of conveyance, Rectification Deeds and Declaration Deeds in respect of the floors of the building or shops as per sanctioned plan in the premises referred in the schedule below.
6. To sign, execute and verify and file all complaints, suits, written statements, written objection, pleadings, application, complaints, memorandum of appeal, cross objection reply affidavit and sign all other papers to be filed before civil court, criminal court, administrative authorities Tribunal High Court and Arbitration and to accept all service of summons and other process and to appoint Lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on my behalf. And I do hereby ratify, agree and undertake to ratify and

confirm all acts deeds my attorney shall lawful do, execute and perform or caused to be done executed or performed by virtue of power of attorney.

7. To raise finance from any Nationalized Bank or from any Banking or Non-banking Financial Institution by mortgaging the project land mentioned earlier in this deed of agreement to develop the premises.
8. To appear before B.L & LR.O. Burdwan, S.D.L. & L.R.O. and D.L.R.O. for Mutation, Conversion, Record of Rights and all acts and things relating to the above scheduled land.

AND WHEREAS my attorney or Agents in relation to the matters aforesaid and all other matters in which my affairs properties, concerned or on my behalf to execute and to do all respect as I would do myself if personally present.

AND I, the Land Owner, do hereby ratify, confirm and agree to confirm all and whatsoever my said attorney shall do or cause to do by virtue of this General Power of Attorney conferred on them by me.

SCHEDULE
ABOVE REFERRED TO

Within All that piece or parcel of total land situated at Mouza - Balidanga, J.L. No. - 35, R.S Khatian No. - 178/1, L.R Khatian No. -

4325 (area 04 decimals) & 8540 (area 04 decimals), R.S Plot No- 658, corresponding L.R Plot No. - 1325, Classification at present Bastu, Total area 08 decimals (sub plot no – A) together with two storied residential building and structure (Ground Floor 900Sq.ft. & first floor 900 Sq.ft.) within ward no. – 14 Holding No- 333 Mahalla Baranilpur Suhrid Pally under Burdwan Municipality whichever is recorded as per L.R.Parcha and physical possession.

Area butted and bounded by:

ON THE NORTH : Land of Mr. Debi Prasad Guha sub plot no – B.

ON THE SOUTH : 10 feet wide passage with 3 feet drain.

ON THE EAST : 33 feet wide Baranilpur Road.

ON THE WEST : RS Plot no 656 Bank of Tank, Gopal Ukil.

IN WITNESSETH WHEREOF the parties hereto set and subscribed their hands and signature on the day, month and year first above written.

SIGNED, SEALED & DELIVERED in presence of:

Witnesses:

1) Dilip Bhattacharya.
Late 8/0 - Bansidhar Bhattacharya
482, Boronilpur More, Sukhid pally
P.O. - Shipally Pin. 713103
Dist - Purba Burdwan.

West - Bengal
2) Pintu Ghosh
VILL - Karpur
P.O + P.S - Karpur
Dist - Purba Burdwan.

Chandana Bhattacharya

**Signature of the Owner
(The One Part)**

Royal Construction
Subrata Gupta
Prasanta Goudai
Sushant Gupta
Partner

**Signature of the Developer
And /or Attorney (The Other Part)**

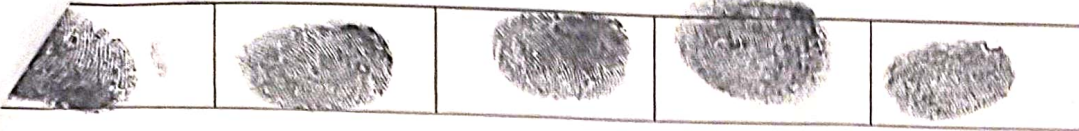
**Drafted by me
& computerized In my office.**

Shri Krishnakanta Roy

KRISHNAKANTA ROY
Deed Writer
Dist. Sub-Registrar
Office, Burdwan
Licence No.-26

SPECIMEN FORM FOR TEN FINGER PRINTS & PHOTO

LEFT HAND FINGER PRINT:-



Chandana Bhattacharya

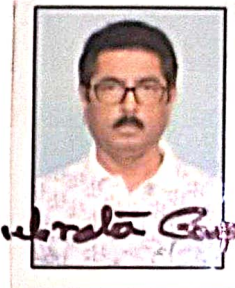
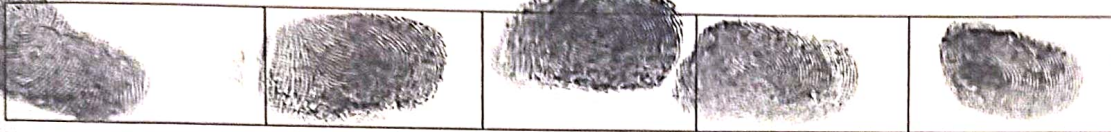
RIGHT HAND FINGER PRINT:-



Chandana Bhattacharya

SIGNATURE OF

LEFT HAND FINGER PRINT:-



Subrata Gupta

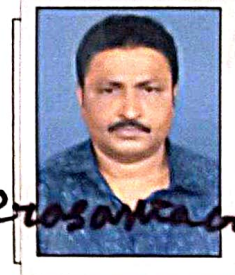
RIGHT HAND FINGER PRINT:-



Subrata Gupta

SIGNATURE OF

LEFT HAND FINGER PRINT:-



Prasanta Goudai

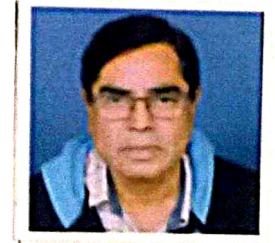
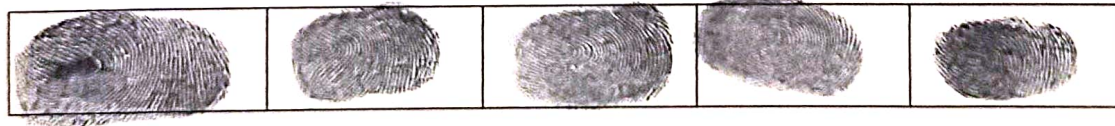
RIGHT HAND FINGER PRINT:-



Prasanta Goudai

SIGNATURE OF

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



Sushanta Gupta

SIGNATURE OF

Major Information of the Deed

Deed No. / Year	I-0203-05019/2022	Date of Registration	20/05/2022
Deed No. / Year	0203-8001493510/2022	Office where deed is registered	
Deed Date	20/05/2022 1:49:53 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	K K Roy Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, Mobile No. : 8250978347, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 63,60,240/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020304993/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Baranilpur Road, Mouza: Balidanga, , Ward No: 14, Holding No:333 Pin Code : 713103

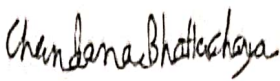
Sch No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1325	LR-4325	Bastu	Bastu	4 Dec	1/-	26,18,183/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1325	LR-8540	Bastu	Bastu	4 Dec	1/-	26,18,183/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8Dec	2 /-	52,36,366 /-	
	Grand Total :				8Dec	2 /-	52,36,366 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1800 Sq Ft.	1/-	11,23,874/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1800 sq ft	1 /-	11,23,874 /-	

al Details :

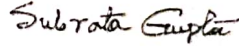
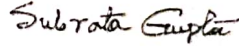
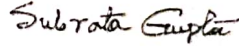
Name,Address,Photo,Finger print and Signature

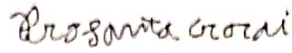
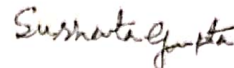
Name	Photo	Finger Print	Signature
Mrs CHANDANA BHATTACHARYA (Presentant) Wife of Mr DILIP BHATTACHARYA Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office	 20/05/2022	 LTI 20/05/2022	 20/05/2022
482 BARANILPUR MORE , SUHRID PALLY, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx1M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ROYAL CONSTRUCTION 329/D BARANILPUR MORE , SUHRID PALLY, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No.:: AAXxxxxx0B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUBRATA GUPTA Son of Mr SOURENDRA NATH GUPTA Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office </td> <td>  May 20 2022 3:02PM </td> <td>  LTI 20/05/2022 </td> <td>  20/05/2022 </td> </tr> </tbody> </table> BARANILPUR ,BIDHAN NAGAR , PAL PARA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx1M,Aadhaar No Not Provided Status : Representative, Representative of : ROYAL CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Mr SUBRATA GUPTA Son of Mr SOURENDRA NATH GUPTA Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office	 May 20 2022 3:02PM	 LTI 20/05/2022	 20/05/2022
Name	Photo	Finger Print	Signature						
Mr SUBRATA GUPTA Son of Mr SOURENDRA NATH GUPTA Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office	 May 20 2022 3:02PM	 LTI 20/05/2022	 20/05/2022						

Name	Photo	Finger Print	Signature
PRASANTA GARAI Son of Late DILIP GARAI Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office	 May 20 2022 3:02PM	 LTI 20/05/2022	 20/05/2022
SOUHARDYA ABASAN , 310 BARANILPUR MORE, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: A1xxxxxx4A,Aadhaar No Not Provided Status : Representative, Representative of : ROYAL CONSTRUCTION (as PARTNER)			
Mr SUSHANTA GUPTA Son of Mr SOURENDRA NATH GUPTA Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office	 May 20 2022 3:03PM	 LTI 20/05/2022	 20/05/2022
ST XAVIERS ROAD , KANAINATSHAL WEST, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx9L,Aadhaar No Not Provided Status : Representative, Representative of : ROYAL CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DILIP BHATTACHARYAY Son of Late BANSHIDHAR BHATTACHARYAY BARANILPUR MORE, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	 20/05/2022	 20/05/2022	 20/05/2022
Identifier Of Mrs CHANDANA BHATTACHARYA, Mr SUBRATA GUPTA, Mr PRASANTA GARAI, Mr SUSHANTA GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs CHANDANA BHATTACHARYA	ROYAL CONSTRUCTION-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs CHANDANA BHATTACHARYA	ROYAL CONSTRUCTION-4 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs CHANDANA BHATTACHARYA	ROYAL CONSTRUCTION-1800.00000000 Sq Ft

id Details as per Land Record

istrict: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Baranilpur Road, Mouza: Balidanga, ,
ard No: 14, Holding No:333 Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 1325, LR Khatian No:- 4325	Owner:চন্দনা মজুমদার, Gurdian:নিসির কুমার, Address:নিজ , Classification:বাড়, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1325, LR Khatian No:- 8540	Owner:চন্দনা ভট্টাচার্য, Gurdian:দিলীপ ভট্টাচার্য, Address:নিজ , Classification:বাড়, Area:0.04000000 Acre,	Owner Name not selected by applicant.

20-05-2022

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:42 hrs on 20-05-2022, at the Office of the A.D.S.R. Bardhaman by Mrs CHANDANA BHATTACHARYA, 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 63,60,240/-

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

Execution is admitted on 20/05/2022 by Mrs CHANDANA BHATTACHARYA, Wife of Mr DILIP BHATTACHARYA, 482 BARANILPUR MORE, SUHRID PALLY, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife

Indetified by Mr DILIP BHATTACHARYAY, , , Son of Late BANSHIDHAR BHATTACHARYAY, BARANILPUR MORE, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

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

Execution is admitted on 20-05-2022 by Mr SUBRATA GUPTA, PARTNER, ROYAL CONSTRUCTION, 329/D BARANILPUR MORE, SUHRID PALLY, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr DILIP BHATTACHARYAY, , , Son of Late BANSHIDHAR BHATTACHARYAY, BARANILPUR MORE, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Execution is admitted on 20-05-2022 by Mr PRASANTA GARAI, PARTNER, ROYAL CONSTRUCTION, 329/D BARANILPUR MORE, SUHRID PALLY, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr DILIP BHATTACHARYAY, , , Son of Late BANSHIDHAR BHATTACHARYAY, BARANILPUR MORE, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Execution is admitted on 20-05-2022 by Mr SUSHANTA GUPTA, PARTNER, ROYAL CONSTRUCTION, 329/D BARANILPUR MORE, SUHRID PALLY, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr DILIP BHATTACHARYAY, , , Son of Late BANSHIDHAR BHATTACHARYAY, BARANILPUR MORE, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

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

that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
ption of Stamp
ump: Type: Impressed, Serial no 5605, Amount: Rs.50/-, Date of Purchase: 20/05/2022, Vendor name: S Acharjya

Sgn.

Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal