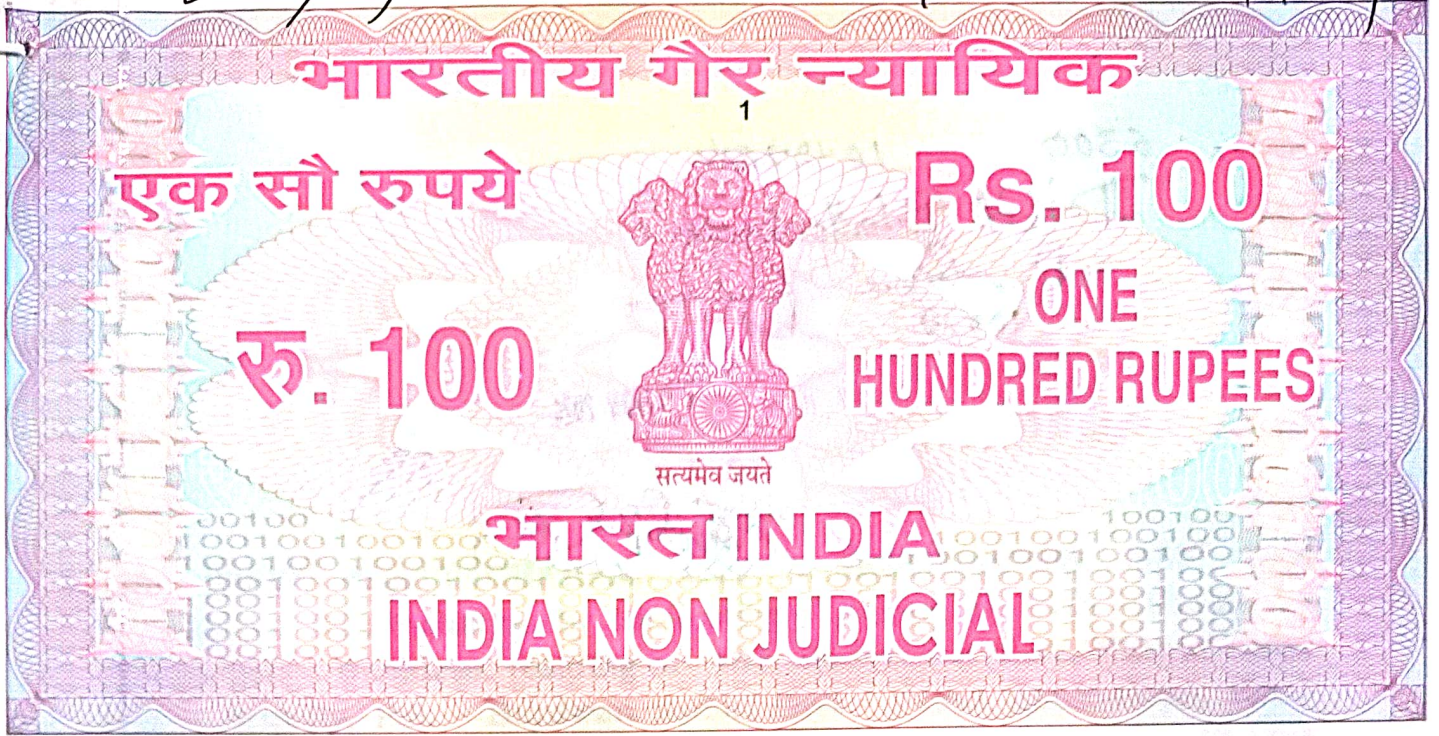


8062/24

8099/24



2-05/12
पश्चिम बंगाल
21/12/24

WEST BENGAL
Sheet's and the Endorsement
attached to this document
are part of the Document

AS 744170

Additional District Sub-Registrar
BURDWAN

11 DEC 2024

POWER OF ATTORNEY
AFTER REGISTERED LAND DEVELOPMENT AGREEMENT

THIS DEED OF POWER OF ATTORNEY made this 11th day of
.....Dec....., Two Thousand Twenty Four (2024).

BETWEEN

MR. DILIP BHATTACHARYA, PAN - BOKPB0679D, S/o- Late Banshidhar Bhattacharya, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at- 482, Baranilpur More, Suhrid Pally, P.O. - Sripally, P.S. - Burdwan Sadar, Dist - Purba Bardhaman, Pin - 713103, West Bengal, hereinafter referred to as **"LAND OWNER/PRINCIPAL"** (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. 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 duly signed & executed by ~~Dilip Bhattacharya~~ on dated 11/12/2024 & said Land Development Agreement registered before the A.D.S.R Burdwan, Deed being no 8084 for 2024, terms & conditions stated thereon. ✓

AND WHEREAS said project is under progress & work is going on. But unfortunately **CHANDANA BHATTACHARYA** died on **14.09.2023** & she died leaving behind her only legal heir & successor as well as his husband namely : **MR. DILIP BHATTACHARYA.**

And Whereas **MR. DILIP BHATTACHARYA** agreed to obey the terms & conditions of the said development Agreement & being the only legal heir as well as sole owner relating to the under "A" schedule property.

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 development as per said Development Agreement describe in Schedule - A 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 of the Land owner have in the said property development and 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 proper acknowledgement receipt at developer cost 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 due course in the office of the West Bengal Electric supply, Burdwan Development Authority, Burdwan Municipality 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 to be constructed.

5. To negotiate and enter into any agreements and / or contract for sale, transfer of different floors and/or and part of building (to be Constructed) together with undivided proportionate share of land right in common benefit and receive sale consideration money 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 of 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 confirm all acts deeds my attorney shall lawful do, execute and perform or caused to be done executed or performed by virtue of this Power of Attorney.

7. 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 if require regarding the said building development work only on behalf of the owner at the cost of Developer's cost and expenses with due intimation.

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.

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

AND I, the Land Owner, do hereby agree and confirm to all and whatsoever my said attorney under this specific **POWER** in that behalf hereinbefore contain shall lawfully do, execute or perform in exercise of

this POWER authority and liberties hereby conferred upon to do only my property relating to the under schedule property.

SCHEDULE ABOVE REFFERED TO

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 existing two storied Residential building and structure (Ground Floor - 900 Sq.ft & 1st Floor - 900 Sq.ft). together with all easements, quasi easements rights and electrical fittings fixtures and service connection land and building.

Property within the Jurisdiction of Burdwan Municipality, under ward no. - 14, Holding No. - 333, Mahala - Baranilpur Suhrid Pally, under P.S. - Burdwan Sadar, within the Dist. of Purba Bardhaman,

LAND IS BUTTED AND BOUNDED BY:

- ON THE NORTH :** Land of Debi Prosad 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) Jyotirubhra Ray
310 Sanat 141. Ray
4 NO. Sankharipukur
PO - Snipally,
PS - Burdwan Sadar
Dist. Purba Bardhaman
713103.

Dilip Bhattacharya.

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

2) Pintu Ghosh
VILL- Kapshe
Dist- Purba Bardhaman

Subrata Gupta
Royal Construction
Brosanta Ghosal
Partner

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

Drafted by me &

typed in my office

for Krishna Kanta Roy

KRISHNAKANTA ROY

Deed Writer

Dist. Sub-Registrar

Office, Burdwan

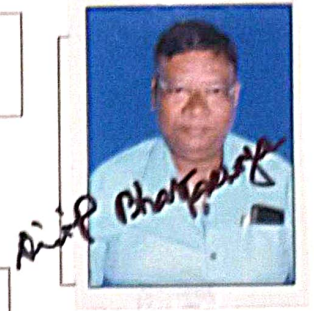
License No.-28

SPECIMEN FORM FOR TEN FINGER PRINTS & PHOTO

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



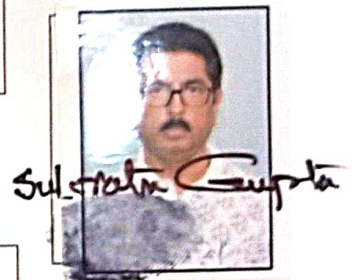
Dilip Bhattacharya

Signature of the

LEFT HAND FINGER PRINT:-

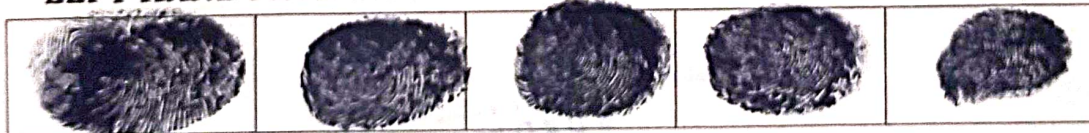


RIGHT HAND FINGER PRINT:-



Signature of the

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



Brosanta Gosai

Signature of the

Major Information of the Deed

Deed No :	I-0203-08099/2024	Date of Registration	11/12/2024
Query No / Year	0203-8003146260/2024	Office where deed is registered	
Query Date	11/12/2024 3:00:05 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	KRISHNA KANTA ROY Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 8250978347, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 71,34,434/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020308084/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

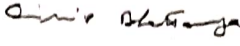
District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Baranilpur Road, Mouza: Balidanga, , Ward No: 14 Pin Code : 713103

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-1325	LR-11688	Bastu	Bastu	8 Dec	1/-	58,18,184/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8Dec	1 /-	58,18,184 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	1/-	13,16,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	1 /-	13,16,250 /-	

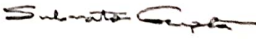
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DILIP BHATTACHARYA (Presentant) Son of Late BANSIDHAR BHATTACHARYA Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office	Photo  11/12/2024	Finger Print  Captured LTI 11/12/2024	Signature  11/12/2024
482 BARANILPUR MORE SUHRID PALLY, City:- Not Specified, 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.:: DOxxxxxx9D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 11/12/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ROYAL CONSTRUCTION 329/D BARANILPUR MORE SUHRID PALLY NEAR SAINIK BHABAN, City:- Not Specified, 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	Name Shri SUBRATA GUPTA Son of Shri SOURENDRA NATH GUPTA Date of Execution - 11/12/2024 , , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office	Photo  Dec 11 2024 3:24PM	Finger Print  Captured LTI 11/12/2024	Signature  11/12/2024
BARANILPUR BIDHANNAGAR PALPARA, City:- Not Specified, 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
Shri PRASANTA GARAI Son of Late DILIP GARAI Date of Execution - 11/12/2024, , Admitted by: Self, Date of Admission: 11/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 11 2024 3:25PM	LTI 11/12/2024	11/12/2024	
SOUHARDYA ABASAN 310 BARANILPUR MORE, City:- Not Specified, 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.: Alxxxxxx4A,Aadhaar No Not Provided Status : Representative, Representative of : ROYAL CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JYOTISUBHRA ROY Son of Mr SANAT KUMAR ROY SHANKARIPUKUR, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103		 Captured	
11/12/2024	11/12/2024	11/12/2024	
Identifier Of Mr DILIP BHATTACHARYA, Shri SUBRATA GUPTA, Shri PRASANTA GARAI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP BHATTACHARYA	ROYAL CONSTRUCTION-8 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP BHATTACHARYA	ROYAL CONSTRUCTION-1800.00000000 Sq Ft

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Baranilpur Road, Mouza: Balidanga, , Ward No: 14 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:- 11688	Owner:দিলীপ ভট্টাচার্য , Gurdian:বংশীধর ভট্টাচার্য, Address:লিঙ্গ Classification:স্বত্ব. Area:0.08000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020308099 / 2024

On 11-12-2024

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 14:05 hrs on 11-12-2024, at the Office of the A.D.S.R. Bardhaman by Mr DILIP 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 71,34,434/-

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

Execution is admitted on 11/12/2024 by Mr DILIP BHATTACHARYA, Son of Late BANSIDHAR BHATTACHARYA, 482 BARANILPUR MORE SUHRID PALLY, P.O: SRIPALLY, Thana: Bardhaman
, , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business

Indetified by Mr JYOTISUBHRA ROY, , , Son of Mr SANAT KUMAR ROY, SHANKARIPUKUR, 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 11-12-2024 by Shri SUBRATA GUPTA, PARTNER, ROYAL CONSTRUCTION, 329/D BARANILPUR MORE SUHRID PALLY NEAR SAINIK BHABAN, City:- Not Specified, P.O:- SRIPALLY, P.S:- Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr JYOTISUBHRA ROY, , , Son of Mr SANAT KUMAR ROY, SHANKARIPUKUR, 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 11-12-2024 by Shri PRASANTA GARAI, PARTNER, ROYAL CONSTRUCTION, 329/D BARANILPUR MORE SUHRID PALLY NEAR SAINIK BHABAN, City:- Not Specified, P.O:- SRIPALLY, P.S:- Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr JYOTISUBHRA ROY, , , Son of Mr SANAT KUMAR ROY, SHANKARIPUKUR, 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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6300, Amount: Rs.100.00/-, Date of Purchase: 10/12/2024, Vendor name: Surajit Dey



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