

4041

[Page- 1]

D-3876/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 588613

certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
essments will be with this
Document are the Part of this
Document

A.D. & D. 07 JUL 2021
Bardhaman

07 JUL 2021

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, MR. CHITTARANJAN CHATTERJEE [PAN -ACSPC7187Q] Son of Late Satya Kinkar Chatterjee, by faith-Hindu, by occupation-Retired person, resident of Arrah, Bidhan Park, P.O.- Arrah, P.S.- Kanksa, District- Burdwan presently Paschim Bardhaman, PIN- 713212, West Bengal, India, do hereby state and declare as follows:-

WHEREAS the Schedule mentioned property is purchased property of Nirmal Kanti Mondal Son of Sri Amiya Kumar Mondal from Sri Nandadulal Mukherjee Son of Bholanath Mukherjee vide deed No- 8312 for the year 1985 of A.D.S.R. Durgapur and after that Mrinal Kanti Mondal Son of Sri Amiya Kumar Mondal transferred the same by way of sale in favour of present owner vide deed No-3681 for the year 1989 of A.D.S.R. Durgapur and recorded his name in L.R.R.O.R.

AND WHEREAS I entered into a Development Agreement with "**AMRITA BUILDER & DEVELOPERS**" [PAN- ABKFA5457C] Being a partnership Firm, having its Registered office at V-16, Benuban, Village-Bamunara, P.O.- Bamunara & P.S.- Kanksha, District- Burdwan presently Paschim Bardhaman, PIN- 713212, West Bengal, India, Corporate office at RD-105, Pursha, P.O.- DTPS & P.S.- Durgapur, District- Burdwan presently Paschim Bardhaman, PIN- 713207, West Bengal, India, represented by its **Partner namely MR. MAHADEV PAUL [PAN - BIEPP3457M]** Son of Late Nakul Paul, by faith-Hindu, by occupation-Business, both are resident of Village- Bamunara, P.O.- Bamunara & P.S.- Kanksha, District- Burdwan presently Paschim Bardhaman, PIN- 713212, West Bengal, India, and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I-230602380 for the year 2021, Serial No- 2447 for the year 2021, Page no. 74227 to 74248, Volume No. 2306-2021.**

AND WHEREAS I do hereby nominate, constitute and appoint, "**AMRITA BUILDER & DEVELOPERS**" [PAN- ABKFA5457C] Being a partnership Firm, having its Registered office at V-16, Benuban, Village-Bamunara, P.O.- Bamunara & P.S.- Kanksha, District- Burdwan presently Paschim Bardhaman, PIN- 713212, West Bengal, India, Corporate office at RD-105, Pursha, P.O.- DTPS & P.S.- Durgapur, District- Burdwan presently Paschim Bardhaman, PIN- 713207, West Bengal, India, represented by its **Partner namely MR. MAHADEV PAUL [PAN - BIEPP3457M]** Son of Late Nakul Paul, by faith-Hindu, by occupation-Business, both are resident of Village- Bamunara, P.O.- Bamunara & P.S.- Kanksha, District- Burdwan presently Paschim Bardhaman, PIN- 713212, West Bengal, India, as my Lawful constituted

Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property either solely or jointly:

1. To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before 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.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **"AMRITA BUILDER & DEVELOPERS"**.
3. To represent me before the concerned Registrar Office for registering, Sale/Sale/agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule save and except that portion which is allotted in my favour through Development Agreement **A.D.S.R. Durgapur vide deed no. 1-230602380 for the year 2021, Serial No- 2447 for the year 2021, Page no. 74227 to 74248, Volume No. 2306-2021.**
4. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.
5. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned property.
6. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in their behalf.

A handwritten signature and initials, possibly 'R. S.', with a checkmark, located at the bottom left of the page.

7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
8. To appear before any office or authority of the Govt. or Panchyat or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
9. To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before 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.
10. 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.
11. 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.
12. To receive the any building plan or revised plan after sanction from the competent authority.
13. To apply for any type of connection either in their own name or in the name of firm.
14. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
15. To bring any proceeding or any suit on my behalf in connection with my said plot against any persons or any authorities before any court of law.
16. To appear and act in all court or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in my name or in the name of firm.
17. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
18. 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.

A handwritten signature and the initials 'LSCV' are present in the bottom left corner of the page.

19. To execute any affidavit or bond or any documents in favour of customer or office.
20. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
21. 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.
22. 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.
23. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him/them.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All That piece or parcel of Baid Land measuring an area of **5 (Five) Katha or 8.25 (Eight Point Two Five) Decimal** be the same a little more or less, appertaining R.S. Plot No-1654, L.R. Plot No- 2354/3317 comprised in Khatian No. -1073, L.R. Khatian No- 5014, J.L. No- 91, situated within **Mouza- Arrah, Police Station: Kanksa**, Additional District Sub Registration Office - Durgapur, Malandighi Gram Panchyat. **The land is butted and bounded:**

On the North : Land of Mahadev Paul
On the South : 12 Feet wide Kachha Road
On the East : 20 Feet wide Kachha Road
On the West : R.S. Plot No-1654

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 7th Day of July, 2021 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Sumit Mondal
Sh. Manish Mondal
V.V. - Argaon pr. Dist. 15
P.S. - Coochbehar Dist. Bardhaman
Kumar Kening Bardhaman

②. Subrata Mukherjee
Sh. Lt. Subrata Mukherjee
Purba, Durgapur - 7
Dist. - Paschim Bardhaman

Chitta Rajan Chatterjee

EXECUTANT

AMRITA BUILDER & DEVELOPERS
Maha das Paul
Partner

Signature of Attorney Holders

Chitta Rajan Chatterjee

Attested by the Executant

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.

Subrata Mukherjee

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No. - WD/506/2007

 भारत सरकार
Government of India



Surajit Mondal
Father : Manoranjan Mondal
DOB : 15/07/1993
Male




7372 4361 9968

आधार - आम आदमी का अधिकार


Surajit Mondal





 Unique Identification Authority of India

Address:
ANGADPUR, DURGAPUR -15, Durgapur (m Corp.),
Angadpur, Bardhaman, West Bengal, 713215

7372 4361 9968

 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



Chitto Rajan Chatterjee



(RIGHT HAND)

Thumb

Fore

Middle

Ring

Little



Signature:-

Chitto Rajan Chatterjee

Signature of the
Executants/presentation

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Thumb

Fore

Middle

Ring

Little



Signature:-

Naha das Paul

Signature of the
Executants/presentation

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb

(RIGHT HAND)

Thumb

Fore

Middle

Ring

Little

Signature:-

PERMANENT ACCOUNT NUMBER
ACSPC7187Q

NAME
CHITTARANJAN CHATTERJEE

FATHER'S NAME
SATYA KINKAR CHATTERJEE

DATE OF BIRTH
01-03-1946

SIGNATURE
Chittaranjan Chatterjee

COMMISSIONER OF INCOME-TAX, W.B. - 20

Chitta Ranjan Chatterjee

इस कार्ड के लॉ / मिस होने पर कृपया जारी करने वाले अधिकारी को सूचित / बताने का कार्य करें।
संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी),
पी-7,
चौमिंग्टन स्क्वायर,
कोलकाता - 700 052.

In case this card is lost/ found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 052.

Chitta Ranjan Chatterjee

आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
MAHADEV PAUL	
NAKUL PAUL	
01/01/1969	
Permanent Account Number	
BIEPP3457M	
Mahadev Paul	
Signature	

Mahadev Paul

Major Information of the Deed



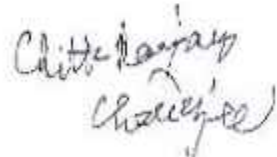
Deed No :	I-2306-03976/2021	Date of Registration	07/07/2021
Query No / Year	2306-8001076541/2021	Office where deed is registered	
Query Date	30/06/2021 7:21:19 PM	2306-8001076541/2021	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9434646560, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 21,03,750/-	
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]:- 230602380/2021		

Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, 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-2354/3317	LR-5014	Bastu	Baid	5 Katha	1/-	21,03,750/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road., Project Name :
Grand Total :					8.25Dec	1 /-	21,03,750 /-	

Principal Details :



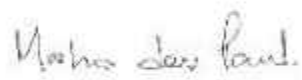
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr CHITTARANJAN CHATTERJEE (Presentant) Son of Late SATYA KINKAR CHATTERJEE Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Office	Photo 	Finger Print 	Signature 
		07/07/2021	LTI 07/07/2021	07/07/2021

Arrah, Bidhan Park, City:- Durgapur, , P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx7Q, Aadhaar No: 50xxxxxxxx4597, Status :Individual, Executed by: Self, Date of Execution: 07/07/2021
 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMRITA BUILDER & DEVELOPERS V-16, Benuban, Village-Bamunara, City:- Durgapur, , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ABxxxxxx7C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr MAHADEV PAUL Son of Late NAKUL PAUL Date of Execution - 07/07/2021, , Admitted by: Self, Date of Admission: 07/07/2021, Place of Admission of Execution: Office		 Jul 7 2021 3:40PM	 LTI 07/07/2021	 07/07/2021
Village- Bamunara, City:- Durgapur, . 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.:: Blxxxxxx7M, Aadhaar No: 83xxxxxxxx6856 Status : Representative, Representative of : AMRITA BUILDER & DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL ANGADPUR, City:- Durgapur, , P.O:- ANGADPUR, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	 07/07/2021	 07/07/2021	 07/07/2021
Identifier Of Mr CHITTARANJAN CHATTERJEE, Mr MAHADEV PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr CHITTARANJAN CHATTERJEE	AMRITA BUILDER & DEVELOPERS-8.25 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2354/3317, LR Khatian No:- 5014	Owner:হিবরুল চৌধুরী, Gurdian:মজুমদার , Address:দিহা , Classification:ডাঙ্গা, Area:0.08000000 Acre,	Owner Name not selected by applicant.

On 02-07-2021

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 21,03,750/-



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 07-07-2021

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 13:00 hrs on 07-07-2021, at the Office of the A.D.S.R. DURGAPUR by Mr CHITTARANJAN CHATTERJEE ,Executant.

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

Execution is admitted on 07/07/2021 by Mr CHITTARANJAN CHATTERJEE, Son of Late SATYA KINKAR CHATTERJEE, Arrah, Bidhan Park, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-07-2021 by Mr MAHADEV PAUL, PARTNER, AMRITA BUILDER & DEVELOPERS, V-16, Benuban, Village-Bamunara, City:- Durgapur, , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, 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/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7313, Amount: Rs.100/-, Date of Purchase: 07/07/2021, Vendor name: SOMNATH CHATTERJEE



Partha Bairaggya
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 2306-2021, Page from 111393 to 111408
being No 230603976 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.08.12 14:28:41 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/08/12 02:28:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)