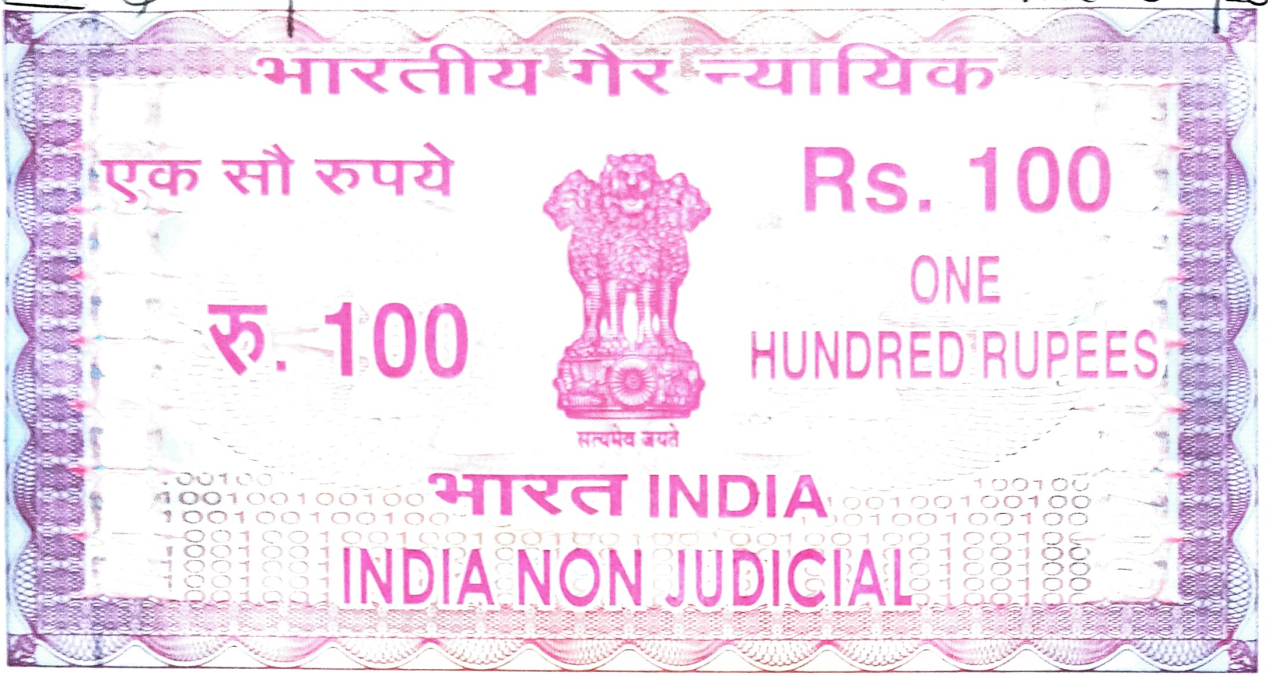


SL-668/23

JAY BHOLE

2-010200696/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 049395

21.02.23.

13.59,

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
AGREEMENT

Certified that the document is admitted
 for registration The signature sheet and
 the endorsement sheet (s) attached with
 the document are the part of this document

Additional District Sub-Registrar
 Bankura

21 FEB 2023

KNOWN ALL MEN BY THESE PRESENTS WE, 1) MR. GOUTAM CHOWDHURY, S/O Late Parimal Chowdhury, resident of School Danga, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101, 2) MR. GOURAB CHOWDHURY, S/O Goutam Chowdhury, residing at Golf Garden, Kolkata, P.O. & P.S. Golf Green, Dist. Kolkata, Pin - 700095, both are by faith Hindu, by Nationality Indian, by occupation Business, in the State of West Bengal, hereinafter referred to as the LAND OWNER (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the FIRST PART.

Contd.....P/2

P/2

CHATTAL REALESTATE (PAN – BHXPC3784L) having its registered office at Chattal Bekary, P.O. Junbedia, P.S. & Dist. Bankura, Pin – 722101 represented by its sole Proprietor **MR. GOURAB CHOWDHURY** son of **Sri Goutam Chowdhury**, by faith Hindu, by Nationality Indian, by occupation Business, residing at Golf Garden, Kolkata, P.O. & P.S. Golf Green, Dist. Kolkata, Pin – 700095, hereinafter called the "**ATTORNEY**" (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**.

WHEREAS the schedule below mentioned landed property was originally belonged to the wife of Bholanath Halder and the mother of Smt. Mridula Ghosh wife of Sri Sukumar Ghosh, Smt. Kaberi Nag Wife of Sri Tapan Kumar Nag and Smt. Bhaswati Khan wife of Sri Uday Chandra Khan, and on her death the said landed property has been succeeded by her husband and three daughters namely Smt. Mridula Ghosh, Smt. Kaberi Nag and Smt. Bhaswati Khan, which was purchased by her by virtue of a registered Title Deed of Sale being number 8314, dated 07/12/1959 of the District Sub-Registry Office at Bankura from her vendor Nirmal Prasad Bandyopadhyay Son of Late Prasanna Kumar Bandyopadhyay resident of Kalitala, Bankura, P.O., P.S. & Dist. Bankura, Pin – 722101 and accordingly the land revenue was paid by her having her exclusive right, title, interest and possession over her said purchased land.

AND WHEREAS said Dr. Bholanath Halder, Smt. Mridula Ghosh, Smt. Kaberi Nag and Smt. Bhaswati Khan gifted their proportionate share of their said inherited landed property in favour of 1) Sri Dibyendu Halder and 2) Sri Subhamay Halder virtue of a registered Title Deed of Gift being number 3319/2006 of the Additional District Sub-Registry Office at Bankura.

AND WHEREAS having in the exclusive right, title, interest and possession over the schedule below mentioned landed property obtained by said 1) Sri Dibyendu Halder and 2) Sri Subhamay Halder by virtue of the aforementioned registered title Deed of Gift they transferred the same by virtue of a registered Sale Deed being No. 03196/13 of the A.R.A. – III, at Kolkata in favour of Smt. Chandra Chowdhury wife of Sri Goutam Chowdhury resident of School Danga, Bankura, P.O., P.S. & Dist. Bankura, Pin - 722101 and having the absolute right, title, interest and possession over the said land said Chandra Chowdhury died intestate leaving behind her husband Sri Goutam Chowdhury and son Gourab Chowdhury as her sole successors and legal heirs, who are in exclusive right, title, interest and possession over their said landed property.

P/3

AND WHEREAS the land owners herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendents, attachments, trust whatsoever and paying the BL&LRO taxes as absolute owners and occupier time to time.

AND WHEREAS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space to as approved by Bankura Municipality or any other competent authority and for this reason First part could not able to take any steps for the said development and the First Part approached the Second Part.

AND WHEREAS I, have entered into a Development Agreement With CHATTAL REALESTATE (PAN – BHXPC3784L) having its registered office at Chattal Bekary, P.O. Junbedia, P.S. & Dist. Bankura, Pin – 722101 West Bengal, represented by its sole Proprietor **MR. GOURAB CHOWDHURY** son of **Sri Goutam Chowdhury**, residing at Golf Garden, Kolkata, P.O. & P.S. Golf Green, Dist. Kolkata, Pin – 700095.

(Signature)
AND WHEREAS I do hereby nominate, constituted and appoint CHATTAL REALESTATE represented by its proprietor **MR. GOURAB CHOWDHURY** son of **Sri Goutam Chowdhury**, one of the proprietor of the developer as to our lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our landed Schedule below property (details of which has given in the schedule below).

- 1) To apply and received sanctioned plan from Bankura Municipality.
- 2) To manage and supervise the construction of Multi storied building to be raised on our landed property (details of which has been given in the schedule below). That will be constructed at the cost of the Developer i.e. CHATTAL REALESTATE .
- 3) To represent us before the D.S.R. Bankura or A.D.S.R. Bankura to present the agreement for sale/sale deeds of the respective flats Apartments to be constructed on our landed property (details of which has given in the schedule below) excluding the owners allocation as described in second schedule in Development Agreement Deed No. 010200238/2023, dated 24/01/2023 for registration at Additional District Sub Registrar Bankura Office.

Contd.....P/4

P/4

- 4) To make sign and verify all 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 our schedule mentioned properties.
- 5) 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 us 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 that behalf.
- 6) To settle all disputes whatsoever arising out of the construction project on the schedule mentioned.
- 7) Appear before any office or authority of the Govt. or Municipality or Labour Dept. or Land Revenue office or Income Tax or any other act to represent the matters regarding the proposed development & construction.

Amir (A.W.)
And I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him. This Power of Attorney is revocable at our will.

SCHEDULE

All that piece and parcel of "BASTU" vacant Land measuring total area of 0.1770 acre in comprising C.S Khatian No. 3412, C.S Plot No. 481, R.S Plot no. 481/6783, L.R khatian no. 18502 & 18503, L.R Plot no. 369 Area Measuring 0.0885 Acre in Khatian no. 18502 (L.R) and 0.0885 acre in Khatian no. 18503 (L.R) of J.L no. 211, Mouza Bankura, under P.S. & Dist. Bankura, Ward No. 10 Pratap Bagan Road, Nutanchati Mahalla, Under Bankura Municipality.

BUTTED AND BOUNDED AS UNDER

ON THE NORTH: House of Anil Mondal & Dr. Nipendranath Das.

ON THE SOUTH: 20 ft wide Road.

ON THE EAST: 20 ft wide Road.

ON THE WEST: Arthakhanda Moidan Road.

Contd.....P/5

P/5

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 21st day of February, 2023 (Two Thousand Twenty Three).

WITNESS

Ujjwal Ghosh
s/o - Gurupada Ghosh
Bhutsahar, Sarbandha
Bankura - 722180

21 Subhraj Rana.
Star KV Shaput Rana.
CINEMATOGRAPH
BANKURA.
722101

Photograph and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

Drafted by

Abhishek Chaudhuri
ABHISHEK CHAUDHURI
Advocate
Judge Court, Bankura
Enrol. No. - F / 423 / 652 / 2017

:: Typed by ::

Koushik Banerjee
Koushik Banerjee
(BANKURA COURT
COMPOUND)

[Signature]

General Choudhury

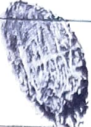
Signature of the Executant

For Chattal Real Estate

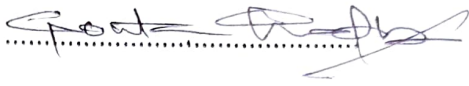
General Choudhury
Proprietor

Signature of the Attorney

SPECIMEN FROM FOR TEN FINGERPRINTS

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



Signature :- 

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



Signature :- 

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					



Signature :-  For Chattal Real Estate Proprietor

	Thumb	Fore finger	Middle finger	Ring finger	Little finger
Left hand					
Right hand					

PHOTO

Signature :-

Major Information of the Deed

Deed No :	I-0102-00696/2023	Date of Registration	21/02/2023
Query No / Year	0102-8000462622/2023	Office where deed is registered	
Query Date	20/02/2023 5:19:17 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Gourab Chowdhury Golf Garden Kolkata, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700095, Mobile No. : 9332679822, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 66,90,600/-		
Stamp duty 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]:- 010200238/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

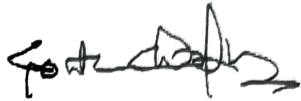
Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Unnamed Road, Road Zone : (Ward no 10 – Ward no 10) , Mouza: Bankura, Pin Code : 722101

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-369 (RS :-)	LR-18502	Bastu	Bastu	0.0885 Acre		33,45,300/-	Width of Approach Road: 20 Ft.,
L2	LR-369 (RS :-)	LR-18503	Bastu	Bastu	0.0885 Acre		33,45,300/-	Width of Approach Road: 20 Ft.,
		TOTAL :			17.7Dec	0 /-	66,90,600 /-	
		Grand Total :			17.7Dec	0 /-	66,90,600 /-	

Pal Details :

Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Mr Goutam Chowdhury (Presentant) Son of Late Parimal Chowdhury Executed by: Self, Date of Execution: 21/02/2023 , Admitted by: Self, Date of Admission: 21/02/2023 ,Place : Office			
		21/02/2023	LTI 21/02/2023	21/02/2023
Schooldanga Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx7d, Aadhaar No: 65xxxxxxxx6242, Status :Individual, Executed by: Self, Date of Execution: 21/02/2023 , Admitted by: Self, Date of Admission: 21/02/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Gourab Chowdhury Son of Mr Goutam Chowdhury Executed by: Self, Date of Execution: 21/02/2023 , Admitted by: Self, Date of Admission: 21/02/2023 ,Place : Office			
		21/02/2023	LTI 21/02/2023	21/02/2023
Galf Garden, City:- Not Specified, P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bhxxxxxx4l, Aadhaar No: 34xxxxxxxx2737, Status :Individual, Executed by: Self, Date of Execution: 21/02/2023 , Admitted by: Self, Date of Admission: 21/02/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Chattal Real Estate Chattal Bekary Junbedia, Village:- Junbedia, P.O:- Junbedia, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: bhxxxxxx4l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Gourab Chowdhury Son of Mr Goutam Chowdhury Date of Execution - 21/02/2023, , Admitted by: Self, Date of Admission: 21/02/2023, Place of Admission of Execution: Office			
Feb 21 2023 4:24PM	LTI 21/02/2023	21/02/2023	
Galf Garden Kolkata, City:- Not Specified, P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bhxxxxxx4l, Aadhaar No: 34xxxxxxxx2737 Status : Representative, Representative of : Chattal Real Estate (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ujjal Ghosh Son of Mr Gurupada Ghosh Village:- Bhutsahar, P.O:- Sanbanda, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155			
	21/02/2023	21/02/2023	21/02/2023
Identifier Of Mr Goutam Chowdhury, Mr Gourab Chowdhury, Mr Gourab Chowdhury			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Goutam Chowdhury	Chattal Real Estate-8.85 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Gourab Chowdhury	Chattal Real Estate-8.85 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Unnamed Road, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 369, LR Khatian No:- 18502	Owner:গৌতম চৌধুরী, Gurdian:পরিমল , Address:নিজ , Classification:বান্ধ, Area:0.08850000 Acre,	Mr Goutam Chowdhury

LR Plot No:- 369, LR Khatian
No:- 18503

Owner:গৌরব চৌধুরী, Gurdian:গৌতম
, Address:নিজ ,
Classification:বাস্ত, Area:0.08850000
Acre,

Mr Gourab Chowdhury

21-02-2023

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 12:59 hrs on 21-02-2023, at the Office of the A.D.S.R. BANKURA by Mr Goutam Chowdhury , one of the Executants.

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 66,90,600/-

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

Execution is admitted on 21/02/2023 by 1. Mr Goutam Chowdhury, Son of Late Parimal Chowdhury, Schooldanga Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 2. Mr Gourab Chowdhury, Son of Mr Goutam Chowdhury, Galf Garden, P.O: Golf Green, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession Business

Indetified by Mr Ujjal Ghosh, , Son of Mr Gurupada Ghosh, P.O: Sanbanda, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Business

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

Execution is admitted on 21-02-2023 by Mr Gourab Chowdhury, Proprietor, Chattal Real Estate, Chattal Bekary Junbedia, Village:- Junbedia, P.O:- Junbedia, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Indetified by Mr Ujjal Ghosh, , Son of Mr Gurupada Ghosh, P.O: Sanbanda, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, 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 4585, Amount: Rs.100.00/-, Date of Purchase: 21/02/2023, Vendor name: Debdas Mukherjee



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

SL- Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0102-2023, Page from 10985 to 10997
being No 010200696 for the year 2023.



Digitally signed by PARTHA BAIRAGGYA
Date: 2023.02.23 16:29:28 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2023/02/23 04:29:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)
