

2224

I-2238/2024

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 943118

Q.8002304459/2024

1.33 pm
29/08/2024

is admitted to registration. The Signatu-
ret and the Endorsement sheet attached to this
document are part of the document.

Additional District Sub Registrar
Sadar, Paschim Medinipur

29 AUG 2024

Ashis Singh

DEVELOPMENT POWER OF ATTORNEY AFTER THE REGISTER
DEVLOPMENT AGREEMENT

KNOW ALL MEN BY THIS PRESENT THAT I,

S.S. DEVELOPERS
Santosh Kumar Singh
Proprietor

SRI ASHIS SINGHA,

S/o Sri Surja Kanta Singha

By faith-Hindu, by Nationality-Indian,

by occupation-Business,

residing at Boxibazar, Dakhinpara,

P.O. Midnapore, P.S. Midnapore,

District-Paschim Midnapore, PIN -721102, West Bengal,

PAN No- BDDPS 2523P, Aadhaar No.

Hereinafter called the **PRINCIPAL/OWNER** on one part

AND

SRI SANJOY SINGHA,

S/o Sri Surja Kanta Singha

By faith-Hindu, by Nationality-Indian,

by occupation-Business,

residing at Boxibazar, Dakhinpara,

P.O. Midnapore, P.S. Midnapore,

District-Paschim Midnapore, PIN -721102, West Bengal,

PAN No. CJOPS3132G, Aadhaar No. 3696 6547 4087,

Proprietor of **SS DEVELOPERS,** Having it office at Boxibazar,

Dakhinpara, P.O. Midnapore, P.S. Midnapore, District-Paschim Midnapore,

PIN -721102, West Bengal,

Hereinafter called the **ATTORNEY/DEVELOPER** on the other part



Ashis Singha



S. S. DEVELOPERS
Sanjoy Kumar Singh
Proprietor

WITNESSETH

That the PRINCIPAL is the 50 % owner of his landed property measuring 0.0826 acre lying at Mouza-Ballavpur, J.L. No.183, P.S. Midnapore comprised in R.S. Plot No. 3522 corresponding L.R. Plot No. 2991, R.S. Khatian Nos. 1086, L.R. Khatian Nos. 4496, 4497. as in schedule below hereinafter referred as '**Said Property**'

The '**Said Property**' previously belonged to Manoj Kumar Das Mahapatra. While in possession he sold out the same in favour of Sri Swarup Kundu and others by a registered Deed of sale being No. 421/2004. They mutated their names with L.R.R.O.R. under Khatian Nos. 3074, 3075, 3076 and were paying rents to the State of West Bengal. While the said Swarup Kundu and others exercising their right, title, interest and possession in respect of the said property they sold out the same in favour of Ashis Singha and Sanjoy Singha i.e. by a registered Deed of sale being No. 6723/2009, registered before DSR - I, Paschim Medinipur and delivered possession. Thereafter they mutated their names with the State of West Bengal under Khatian No. 4496 and 4497. They also mutated their names with Midnapore Municipality and separate holding being No. 3025 was created in their names.

NOW the PRINCIPAL is the owner of 50 % and ATTORNEY/DEVELOPER is owner of rest 50% of land having good valid right, title and interest and are possessing in the schedule properties by paying Government Rent and Municipal Taxes against receipt till day

AND

THAT the ATTORNEY is the 50 % owner of the '**Said Property**' and also a skilled developer of multi-storied building for both commercial and residential and they are desirous to develop the property and the PRINCIPAL intended to make construction of a multi-storied building both commercial and residential rooms and accordingly to develop over the land as mentioned in the Schedule- 'I' below through the Developer. The ATTORNEY being the co-owner of the '**Said Property**' and the PRINCIPAL being satisfied about the genuineness of the qualitative activities of the ATTORNEY, have agreed to appoint the ATTORNEY

Ashis Singha

S.S. DEVELOPERS
Sanjoy Kumar Singh
Proprietor

for construction of the said multi-storied commercial / residential building on his land under certain terms and conditions. Accordingly I, the PRINCIPAL, have entered into a development agreement registered in the office of A.D.S.R being no. 2236/2024 and the ATTORNEY thereby authorising and allowing the ATTORNEY to develop, construct and build multi-storied building there with provisions for residential and commercial use. I have delivered possession of my 50% share in **Said Property'** to my ATTORNEY and now I further authorise my ATTORNEY to do the following works on ATTORNEY'S cost:-

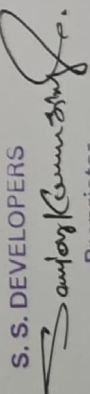
1. Enter into the property, measure the same, demarcate the same by putting pillars and posts.
2. Take away all the rubbish & remove the structure at their own cost.
3. To construct the multi-storied building both commercial and residential by taking delivery of the land in question into their possession with all rights of making permanent construction therein at their own expenses exclusively.
4. The developer has the right to amalgamate the said property with the adjoining land for the purpose of construction of multistoried building.
5. Apply for getting compatibility certificate from development authority & for that purpose deposit fees, prepare plans and maps, apply, sign & comply all formalities,
6. That my ATTORNEY will get development plan and building plan sanctioned by the Municipality and development authority and if in future there is any change or increase or decrease in the floor area ratio my ATTORNEY shall do the same as per their convenience.
7. That for the purpose of such construction they will appoint architect/Civil Engineer/structure engineer for the purpose of drawing and preparing plans, designs, drains and elevations of the intended building complex with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard.
8. That my ATTORNEY shall submit the building plan prepared by the said architect/Civil Engineer/structure engineer to the Municipality and development authority and other authorities in the name of the Builder/ATTORNEY.

Ashles Singh

S. S. DEVELOPERS
S. S. Developers
Proprietor

9. To appoint engineer and to have surveyed and the soil tested of the said land/premises and for that to make all correspondence with them and do all other acts, deeds & things.
10. To prepare site plan by engaging qualified engineer approved from Municipality.
11. To Prepare and get approved the plan for construction of multistoried commercial cum residential complex from appropriate authorities.
12. To sign, execute and submit all papers, documents, statement, undertaking, declarations and plans as may be required to have the sanctioned plan modified and/or altered by the appropriate authority for construction of building or buildings on the said premises.
13. To appear and represent the owner before the appropriate authorities in connection with the sanction, modification and/or alteration of the plans.
14. To pay fees, obtain such orders & permissions from the necessary authorities as be expedient for modification and/or alteration of plans and also to submit and take delivery of the title deeds concerning the said premises and other papers and documents as be required by the appropriate authorities.
15. To receive the refund of the excess amount of fees, if any paid for the purpose of modification and/or alteration of the plan to any authority or authorities.
16. Apply for getting finance from any Bank or financial institution i.e. i.e. Schedule or non-Schedule Bank or also co-operative Bank and for the purpose of creation of security take the original deeds and documents of title from us and after verification by lawyer and evaluation by valuer deposit the same with the bank for the purpose of mortgage as per provisions of law in force for the time being for us and on our behalf and tender and deposit thus made by them with all legal incidents and commitments and the bank as the case may be shall hold the documents as duly mortgaged for satisfaction of their dues to the extent as agreed between us and attorney as per development agreement and after repayment of bank loans shall hold the original documents.

Ashis Singh

S.S. DEVELOPERS

 Proprietor

17. To develop the said premises by making construction of such type of building/flats thereon in accordance with the sanctioned plan and as per specified materials mentioned in the development agreement.
18. To enter into any agreement with purchasers regarding sale of the flats, shops etc. only in respect of developer's allocation and to receive advance.
19. The power hereby given includes the authority to the ATTORNEY to sell, transfer, lease rent and/or enter into agreement for sale and transfer on lease rent of various constructed units viz. apartments, shops etc., and to execute deeds, documents, present the same for registration, fix up valuation, receive consideration money, grant receipt only in respect of Developer's allocation.
20. That the said ATTORNEY shall be able to appear before Municipal Authority, development authority, Fire Service, Local Police, B.L. & L.R.O. Office and all concerned offices for the purpose of deposit fees, make application, arrange for inspection of the site and all other necessary work for completing the project.
21. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or connections of any other utility in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, application, documents and plans and do all other deeds and things as may be deemed fit and proper by the said attorney.
22. To appear and represent the owners before all authorities for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit all papers and documents and all other acts, deeds things as the said ATTORNEY may deem fit and proper.
23. To file and submit declaration, statements, applications, and/or returns to the necessary authorities in connection with the matters therein contained.
24. To appear and represent the owner before Notary Public, Registrar of Assurances, Magistrate and other officer or officers of authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfect all deeds,

Ashis Singh

S.S. DEVELOPERS
Santoy Kumar Singh
Proprietor

instruments and writings executed and signed by the said attorney in any manner concerning the various flats / apartments / shops / garage / units forming part of the developer's allocation.

25. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of these matters concerning the said premises or any part thereof including acquisition and/or requisition in respect of the said premises or any part thereof by any state or central authority and if thought fit to compromise, settle, refer to arbitration, abandon submit to judgment or become non-suited in any action or proceedings as aforesaid before any Court, Civil / Revenue.
26. To appear in any Suit or Appeal or Misc. Case or any case if filed against PRINCIPAL and/or ATTORNEY by anybody and to contest the same by appointing Lawyer, Advocate or Law Clerks and to file any Civil cases or Appeal or Revision or Review or J. Misc. Case in my name.
27. For all or any purpose hereinbefore stated to appear and represent the owner before all authorities having jurisdiction and to sign all papers, documents, affidavits, etc. to give meaningful effect to the development agreement.
28. The POWER OF ATTORNEY shall automatically be cancelled after completion of sale of the Developer's allocated units.
29. ATTORNEY will handover the allocated portions as per agreement to the PRINCIPAL and all other unit holders in finished form from with possession certificate.
30. After completion and handing over the ATTORNEY shall handover all original deeds, sanctioned plan and other relevant documents relating to the premises to the Society for future use of all unit holders.

AND

To do all acts, deeds, things concerning the authorities hereby granted in respect of the said premises which I the owner could have done lawfully under my own hand and seal personally.

AND

To do all other acts necessary for regular and peaceful construction of multi-storied building.

Ashis Singh

S.S. DEVELOPERS
Santosh Kumar Singh
Proprietor

AND

I do hereby ratify and confirm and agree to ratify and confirm all and whatever my said ATTORNEY or their substitute or substitutes and/or delegate or delegates shall lawfully do or cause to be done in or about the premises aforesaid;

AND

ALL such things, acts and deeds so to be done by my ATTORNEY shall be construed to be my own act;

AND

I promise to ratify the same in future.

In witness whereof I, the PRINCIPAL, do hereby subscribe my hands and seals on the 29th day of AUGUST, 2024 in physically fit and mentally alert condition.

SCHEDULE- 'I'

50% share in the Land as mentioned below of the PRINCIPAL/OWNER

FIRST PARTY which is handed over to the ATTORNEY/DEVELOPER

SECOND PARTY as mentioned above is to be given for Development power.

ALL THAT piece or parcel of Bastu land measuring 0.0413 acres equivalent to 4.13 dec. out of 8.26 dec. lying at Mouza-Ballavpur, J.L. No.183, A.D.S.R. Sadar Paschim Midnapore, P.S. Midnapore comprised in R.S. Plot No. 3522 corresponding L.R. Plot No. 2991, R.S. Khatian Nos. 1086, L.R. Khatian Nos. 4496, 4497. Holding No.3025, Sujagunj, Ward No. 18, within the limit of Midnapore Municipality, District- Paschim Midnapore, and Pin Code No.721101

Butted and bounded

To the North : PLOT NO-D,

To the South : Property of Swapna Banerjee

To the East : 10 ft. wide road

To the West: Plot No. 3521, Play Ground.

Ashis Singh

S. S. DEVELOPERS
Sanjay Kumar Singh
Proprietor

Ashis Singh

Signature of PRINCIPAL

S. S. DEVELOPERS

Santosh Kumar Singh
Proprietor

Signature of Constituted ATTORNEY

Witnesses-

1. *Devi Kantibabji*
S/o Chandu Sekhucabji
Sekhpur,
Nishapur,
2. *Samir Kumar Das.*
Memul.
Madhatol.
Saboni

Drafted by -(Advocate)

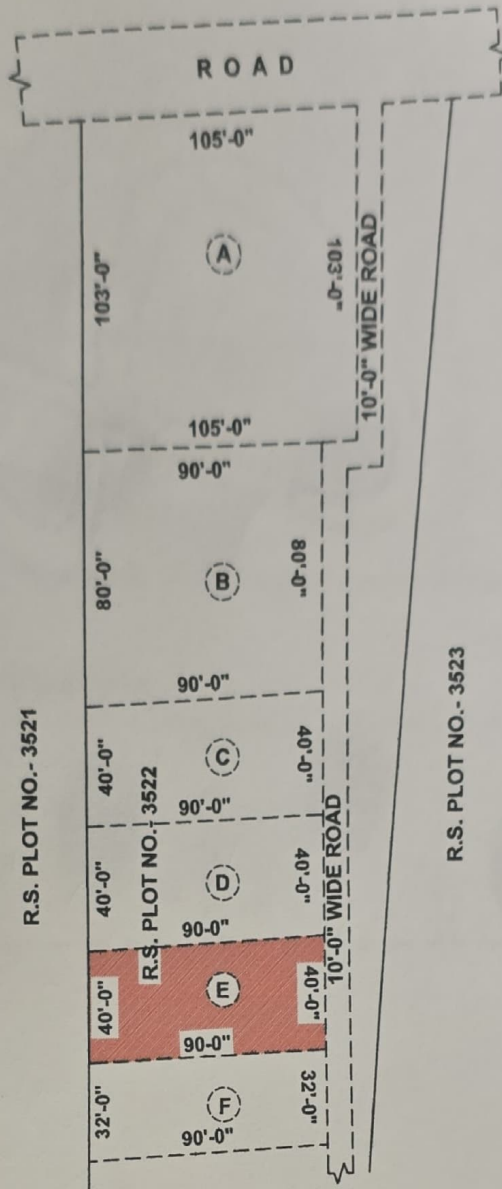
Syed Nowzar Ali

Syed Nowzar Ali
M.A., LL.B, B.Ed, Kovid
Advocate
Mirzabazar, Midnapur

Regd. No.- F 1081/1053 of 1981

This deed made by 1 stamp paper & 9 demy paper.

MOUZA - BALLAVPUR, J.L NO.- 183, P.S. - MEDINIPUR,
DIST. - PASCHIM MEDINIPUR.,
SCALE - 1" = 50'-0".



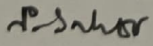
Ashis Singh

S. S. DEVELOPERS
Sanjoy Kumar Singh
Proprietor

DETAILS OF THE LAND FOR POWER OF ATTORNEY

POWER OF ATTORNEY TO	R.S. PLOT NO.	L.R. PLOT NO.	SUB PLOT NO.	TOTAL AREA OF THE LAND		1/2 SHARE OF THE LAND		MARK
				SQ.FT.	ACRE	SQ.FT.	ACRE	
S.S. DEVELOPERS PROP- MR. SANJOY KUMAR SINGHA, OFFICE AT- BOXIBAZAR, DAKHINPARA, P.O.- MEDINIPUR, P.S.- KOTWALI, DIST.- PASCHIM MEDINIPUR, PIN.- 721101.	3522 (PART)	2991 (PART)	E (PART)	3600.00	0.0826	1800.00	0.0413	

DRAWN BY :- (AS DIRECTED)


P. Sahoo
Surveyor
Midnapore

()

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Sunjoy Kumar Singh

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Ashis Singh

Major Information of the Deed

Deed No :	I-1003-02238/2024	Date of Registration	29/08/2024
Query No / Year	1003-8002304459/2024	Office where deed is registered	
Query Date	29/08/2024 1:31:35 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Chandra Sekhar Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 8597613063, Status :Deed Writer		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 31,22,280/-	
Stampduty 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]:- 100302236/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Ballavpur, , Ward No: 18, Holding No:3025 Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3522	RS-1086	Commercial	Vastu	4.13 Dec		31,22,280/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					4.13Dec	0 /-	31,22,280 /-	

Principal Details :

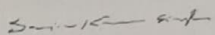
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Ashis Singha (Presentant) Son of Shri Surja Kanta Singha Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office		 Captured	Ashis Singha
	29/08/2024	LTi	29/08/2024	29/08/2024

Boxibazar, Dakshinpara, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: bdxxxxxx3p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/08/2024
, Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office

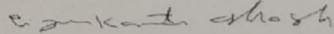
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S. S. DEVELOPERS Boxibazar, Dakshinpara, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: CJxxxxxx2G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sanjoy Kumar Singha Son of Suraj Kanta Singha Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	 Aug 29 2024 1:47PM	 Captured LTI 29/08/2024	 29/08/2024
Dakshinpara, Boxibazar, City:- , P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CJxxxxxx2G,Aadhaar No Not Provided Status : Representative, Representative of : S. S. DEVELOPERS (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Pijus Kanti Ghosh Son of Shri Chandra Sekhar Ghosh Sekhpura, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured	
	29/08/2024	29/08/2024	29/08/2024
Identifier Of Shri Ashis Singha, Shri Sanjoy Kumar Singha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Ashis Singha	S. S. DEVELOPERS-4.13 Dec

Endorsement For Deed Number : I - 100302238 / 2024

On 29-08-2024

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 13:33 hrs on 29-08-2024, at the Office of the A.D.S.R. MIDNAPORE by Shri Ashis Singha ,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 31,22,280/-

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

Execution is admitted on 29/08/2024 by Shri Ashis Singha, Son of Shri Surja Kanta Singha, Boxibazar, Dakshinpara, P.O: Midnapore, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Indetified by Shri Pijus Kanti Ghosh, , Son of Shri Chandra Sekhar Ghosh, Sekhpura, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Christian, by profession Business

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

Execution is admitted on 29-08-2024 by Shri Sanjoy Kumar Singha, Proprietor, S. S. DEVELOPERS, Boxibazar, Dakshinpara, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Shri Pijus Kanti Ghosh, , Son of Shri Chandra Sekhar Ghosh, Sekhpura, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Christian, by profession Business

Payment of Fees

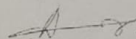
Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9495, Amount: Rs.50.00/-, Date of Purchase: 29/08/2024, Vendor name: Soumen Kumar Dey



Ashim Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.
registered in Book - I
Volume number 1003-2024, Page from 40585 to 40600
being No 100302238 for the year 2024.



Ashim Das

Digitally signed by ASHIM DAS
Date: 2024.09.05 11:32:21 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 05/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.