

11345

P-11387/22



पश्चिम बंगाल WEST BENGAL

Not to be used for the Decree
of a Court of Law or for the
signature of a Judge or the
signature of a Magistrate or
the signature of a Notary Public
or the signature of a Government
Official or the signature of a
Person in the Part of the
Document

AK 139303

09 NOV 2022

Notary Public
West Bengal

POWER OF ATTORNEY AFTER REGISTRATION OF
DEVELOPMENT AGREEMENT

Contd. Page-02

KNOW ALL MEN BY THESE PRESENTS THAT,

We, [1] **Mr. MANATOSH CHAKRABORTY [Pan No-ALXPC6226A]** son of Late Asutosh Chakraborty by occupation: others, by faith: Hindu, by nationality: Indian resident of Fuljhore, P.O-Durgapur-06, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal.

[2] **Mr. SARADINDU CHAKRABORTY [Pan No-AGIPC3064G]** son of Mohitosh Chakraborty by occupation: others, by faith: Hindu, by nationality: Indian resident of Fuljhore, P.O-Durgapur-06, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

"PRIME INDIA CONSTRUCTION" being a Proprietorship Firm, having its registered office at Steel Park, P.O-Durgapur-12, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal, represented by its proprietor **Mr. Tarun Das [Pan No-AIEPD2539D , Aadhaar No-624967290092]** son of Sunil Das by occupation: Business, by faith: Hindu, by nationality: Indian residing at Steel Park, P.O-Durgapur-12, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal as our lawful attorney.

AND WHEREAS the schedule below Land originally belongs to Ashutosh Chakraborty whose name was duly recorded in the role of BL & LRO under khatian no-RS-1093 and after demise of Ashutosh Chakraborty his share of devolves upon his legal heirs namely Mahitosh Chakraborty & Manatosh Chakraborty and their names duly recorded in LR records of rights under Khatian no-LR-1097, 1098.

And whereas Mahitosh Chakraborty transferred an area of 12.5 Decimal by way of regd deed of GIFT being no-2474 of 2021 in favour of Landowner no-2 .

And whreas name of the present LANDOWNERS duly recorded in LR records of rights under Khatian no-LR-1097, 7895 and from the date of purchase they are owning, possessing and seizing the schedule below land without any encumbrances.

AND WHEREAS we have already entered with an agreement for development of the land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Durgapur Municipal Corporation and/or any other concerned Authority/Authorities but due to our engagement in other affairs and lack of sufficient times we am not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such we am in need to execute this power of attorney by appointing our developer company.

By force of this Power of Attorney our lawful attorney shall be able to do any acts as follows either singly or jointly :-

1. To appear before the office of Durgapur Municipal Corporation or B.L. & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. To submit any building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before Durgapur Municipal Corporation 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.
3. To deposit any fees or charges in the office of Durgapur Municipal Corporation 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.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to us any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in our name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. 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.
12. To execute any affidavit or bond or any documents in favour of customer or office.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.



14. To submit any application before electricity authority for purpose of electric connection or Water Connection for the constructed multistoried building and flat therein.
15. 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.
16. To execute any sale deed or agreement to sale in favour of their customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.
18. By force of Registered **Development Agreement being no- 10636 of 2022 , Vol No-2306-2022, Page No-244033 to 244052** our attorney have every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at their own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. This power of attorney is revocable in nature after completion and handover of the project.

We further agree that all acts, deeds and things done by our said Attorney by virtue of this instrument shall be, for all purposes be construed as acts, deeds and things done by us and we agree to ratify and confirm all such acts, deeds and things whatsoever our said Attorney shall lawfully do, or cause to be done by virtue of the power given hereunder.

And Generally to do all acts deeds and thing which our said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as we could do the same.

SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT piece and parcel of **Baid Land** measuring area of 8 Katha or 13.25 **Decimal** comprising in **Plot No-LR-1714, Plot No-RS-1474 under LR Khatian No-1097,7895 Khatian No-RS-1093** under Mouza-Fuljhore, J.L No-107, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal within Durgapur Municipal Corporation which is butted and bounded as follows :
West: RS Plot No-1245 [p], East: RS Plot No -1485[p] North: Plot No-RS-1474[p], South : 25 ft wide Kancha road.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the LANDOWNER and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties have executed and presents on this 9th day of November 2022.

Witnesses:

1.

Bhrita Pal
S/o. Bandyacharya Pal
Durgam Court 16

Manotosh Chatterjee -

Sarendra Chatterjee

SIGNATURE OF THE EXECUTANT

2. Shirendra Chatterjee
Fulghore, Durgapur - 6
West Bengal.

PRIME INDIA
Daron D
Proprietor

Signature of my attorney duly
Attested by me

Manotosh Chatterjee -

Sarendra Chatterjee

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Bansanta Bandyopadhyay
Advocate, Durgapur Court
En No- WB-733 of 2011

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



তারন চন্দ্র

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature তারন চন্দ্র

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



মানোজ চন্দ্র

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature মানোজ চন্দ্র

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



সরোজিনী চন্দ্র

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature সরোজিনী চন্দ্র

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Major Information of the Deed

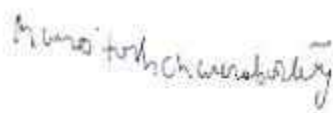
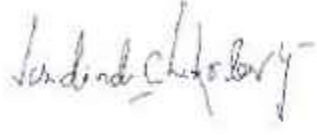
Deed No :	I-2306-11387/2022	Date of Registration	09/11/2022
Query No / Year	2306-8003060959/2022	Office where deed is registered	
Query Date	20/10/2022 6:41:08 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 36,59,040/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230610636/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore), Mouza: Fuljhore, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1714 (RS :-)	LR-7895	Vastu	Baid	4 Katha		18,29,520/-	Width of Approach Road: 27 Ft.,
L2	LR-1714 (RS :-)	LR-1097	Vastu	Baid	4 Katha		18,29,520/-	Width of Approach Road: 27 Ft.,
		TOTAL :			13.2Dec	0 /-	36,59,040 /-	
	Grand Total :				13.2Dec	0 /-	36,59,040 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Manatosh Chakraborty (Presentant) Son of Late Asutosh Chakraborty Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office	Photo  09/11/2022	Finger Print  LTI 09/11/2022	Signature  09/11/2022
Fuljhore, City:- Durgapur, P.O:- Fuljhore, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALxxxxxx6A, Aadhaar No: 25xxxxxxxxx2369, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office				
2	Name Mr Saradindu Chakraborty Son of Late Mohitosh Chakraborty Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office	Photo  09/11/2022	Finger Print  LTI 09/11/2022	Signature  09/11/2022
Fuljhore, City:- Durgapur, P.O:- Fuljhore, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx4G, Aadhaar No: 48xxxxxxxxx9590, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PRIME INDIA CONSTRUCTION Steel Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ALxxxxxx9D,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 Tarun Das Son of Sunil Das Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office		 Nov 9 2022 12:55PM	 LTI 09/11/2022	 09/11/2022
Steel Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx9D, Aadhaar No: 62xxxxxxxx0092 Status : Representative, Representative of : PRIME INDIA CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City Centre, City:- Durgapur, P.O:- City Centre, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216	 09/11/2022	 09/11/2022	 09/11/2022
Identifier Of Mr Manatosh Chakraborty, Mr Saradindu Chakraborty, Mr Tarun Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Saradindu Chakraborty	PRIME INDIA CONSTRUCTION-6.6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Manatosh Chakraborty	PRIME INDIA CONSTRUCTION-6.6 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore), Mouza: Fuljhore, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1714, LR Khatian No:- 7895	Owner: শরাদিন্দু চক্রবর্তী, Gurdian: মণীতোষ , Address: নিজ , Classification: বাইদ, Area: 0.10000000 Acre,	Mr Saradindu Chakraborty

L2	LR Plot No:- 1714, LR Khatian No:- 1097	Owner:মনোভোষ চক্রবর্তী, Gurdian:আশুভোষ , Address:নিজ , Classification:বাইদ, Area:0.10670000 Acre,	Mr Manatosh Chakraborty
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On 21-10-2022

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 36,59,040/-

Santanu Pal

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

On 09-11-2022

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:07 hrs on 09-11-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Manatosh Chakraborty, one of the Executants.

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

Execution is admitted on 09/11/2022 by 1. Mr Manatosh Chakraborty, Son of Late Asutosh Chakraborty, Fuljhore, P.O: Fuljhore, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others, 2. Mr Saradindu Chakraborty, Son of Late Mohitosh Chakraborty, Fuljhore, P.O: Fuljhore, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others

Indetified by Mr Bhakta Pal, Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: City Centre, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-11-2022 by Mr Tarun Das, Proprietor, PRIME INDIA CONSTRUCTION, Steel Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Bhakta Pal, Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: City Centre, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 14.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 751, Amount: Rs.100.00/-, Date of Purchase: 02/11/2022, Vendor name: KHUDIRAM MONDAL

Santanu Pal

Santanu Pal
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 2306-2022, Page from 256947 to 256959
being No 230611387 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.11.11 17:11:07 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/11/11 05:11:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
