

1020

2-1029/2023



পশ্চিমবঙ্গ পশ্চিম বংগাল WEST BENGAL

WEST BENGAL
Q. 800089 3328/2023

AC 425681

ment is admitted to registration. The Signature sheet and the Endorsement sheet attached to this document are part of the document.

Additional District Sub Registrar
Sector, Panchim Medinipur

05 APR 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENT THAT I,

M/S. SINGH ASSOCIATE
Proprietor

Pigali wandy

SMT. PIYALI NANDY

W/o Sri Swaraj Nandy

Of Chhotobazar, P.O. – Midnapore,

P.S. – Kotwali. Dist. – Paschim Medinipur, PIN – 721101,

PAN No. - AOHPN6728P

By Faith – Hindu, By Occupation – House Wife, Indian Citizen,

Hereinafter called the **PRINCIPAL** on one part



Piyali Nandy

G. W. Nandy

M/S. SINGH ASSOCIATE
Proprietor

AND

M/S SINGH ASSOCIATE,

a proprietary firm having office

at Saratpally, Dist. Paschim Medinipur

Having PAN number – CBAPS1194L

represented by its Proprietor:-

SRI ANUP KUMAR SINGH,

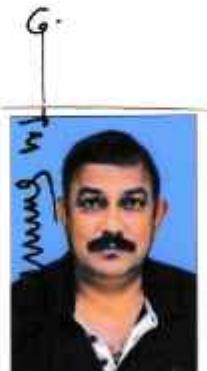
S/o Late Surendra Nath Singh

Of Saratpally, Midnapore, P.O. – Midnapore,

P.S. - Kotwali, Dist.- Paschim Medinipur

By Faith – Hindu, By Occupation - Business Indian Citizen,

Hereinafter called the **ATTORNEY** on the second part



Anup Kumar Singh

WITNESSETH

That the PRINCIPAL is the owner of land measuring 0.0431 Acre = 1877.44 Sq.ft. within Mouza - Bibiganj, J.L.No.- 180 as in schedule below hereinafter referred as '**Said Property**'. The PRINCIPAL became the owner of the 0.0431 Acre of land in L.R. Plot Nos. 952, 953, as '**Said Property**' in the following manner;

The '**Said Property**' previously was under the joint possession of the Smt. Purnima Nandy and others. They filed a Partition Suit being T.S. No. 162/1993 before 1st Asst. District Judge, Midnapore. Saibal Nandy, Swaraj Nandy, Manas Nandy, Moloy Nandy and Jagriti Nandy were parties to the Suit as Plaintiff Nos. 5, 6, 8, 9 and 4. Saibal Nady, Swaraj Nandy, Manas Nandy, Moloy Nandy were allotted 'N' schedule property by the final decree of the Suit. They jointly got 0.0131 Acre in L.R. Plot No. 952, 0.0300 Acre in L.R. Plot No. 953, Thereafter they mutated their names with State of West Bengal Under Khatian Nos. 1500/1, 1596/1, 1133, 1100 . While in possession they transferred 0.0131 acre in L.R. Plot No. 952, 0.0300 acre in L.R. Plot No. 953 to the PRINCIPAL by deeds of sale being Nos. 3957/2022, and the PRINCIPAL is in possession of the purchased property from the date of purchase being its absolute owner

— AND —

THAT the ATTORNEY is 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 including both commercial and residential rooms and accordingly to develop over the land as mentioned in the Schedule- 'I' below through the Developers. The ATTORNEY on proper enquiry became satisfied about the


 M/S. SINGH ASSOCIATE
 Proprietor


 Pijali Nandy

ownership of the PRINCIPAL of the land in question and there is now no dispute in between the parties hereunto about the land in question and the PRINCIPAL on being satisfied about the genuineness of the qualitative activities of the ATTORNEY, have agreed to appoint the ATTORNEY for construction of the said multi-storied commercial / residential building on her land under certain terms and conditions. Accordingly I, the PRINCIPAL, have entered into a development agreement with 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 property to my ATTORNEY and now I further authorise my ATTORNEY to do the following works:-

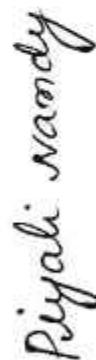
1. Enter into the property, measure the same, demarcate the same by putting pillars and posts.
2. Take away all the rubbish & remove the dilapidated structure, other structures and temple at their own cost.
3. To construct the multi-storied building both commercial and residential by taking delivery of the land in question into their possession with all rights of making permanent construction therein at their own expenses exclusively.
4. Apply for getting compatibility certificate from development authority & for that purpose deposit fees, prepare plans and maps, apply, sign & comply all formalities,
5. 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.

M/S. SINGH ASSOCIATE
Proprietor

Piyali Manohar

6. 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.
7. 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.
8. 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.
9. To prepare site plan by engaging qualified engineer approved from Municipality.
10. To Prepare and get approved the plan for construction of multistoried commercial cum residential complex from appropriate authorities.
11. 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.
12. To appear and represent the owners before the appropriate authorities in connection with the sanction, modification and/or alteration of the plans.
13. 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.


 M/S. SINGH ASSOCIATE
 Proprietor


 Piyali Naandy

14. 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.
15. 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.
16. Apply for getting finance from any 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 my behalf and tender and deposit thus made by them shall be treated as made by us 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.
17. To enter into any agreement with bank or private persons regarding sale of the flats, shops etc., take advance, deposit the same in bank account, constructing the flats and shops allocate those for sale.
18. 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, garage etc., and to execute deeds, documents, present the same for registration, fix up valuation, receive consideration money, grant receipt in respect of Developer's allocation.
19. 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.

M/S. SINGH ASSOCIATE

Proprietor

S. Singh

Piyali Mandi

20. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or that 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.

21. To appear and represent the owner 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.

22. To file and submit declaration, statements, applications, and/or returns to the necessary authorities in connection with the matters therein contained.

23. 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, 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.

24. 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 / Land Acquisition Department.

M/S. SINGH ASSOCIATE
Proprietor

Piyali Nandy

25. To appear in any Suit or Appeal or Misc. Case or any Civil case if filed against us 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.

26. For all or any purpose hereinbefore stated to appear and represent the owners before all authorities having jurisdiction and to sign all papers, documents, affidavits, etc. to give meaningful effect to the development agreement.

27. To appoint and to empower, substitutes and to delegate such of the powers or authorities as the said attorney in his absolute discretion shall think fit and proper and upon such substitution and/or delegation of such powers of authorities to such substitute shall be deemed to have given by the owner to that effect in favour of such delegate or delegates or substitute or substitutes as the case may be.

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.

AND

I do hereby ratify and confirm and agree to ratify and confirm all and whatever my said ATTORNEY or my 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

M/S. SINGH ASSOCIATE
Proprietor



Piyali Nandy

I promise to ratify the same in future.

In witness whereof I, the PRINCIPAL, do hereby subscribe my hand and seal on the 5th day of APRIL, 2023 in physically fit and mentally alert condition.

SCHEDULE- 'I'

Total Land of the PRINCIPAL which is handed over to the ATTORNEY as mentioned above

Within Dist.- Paschim Medinipur, P.S.- Kotwali, Mouza- Bibiganj, J.L. No.180

L.R. Khatian Nos. -1500/1, 1133, 1100, 1596/1

New **L.R.Khatian no- 3077.**

<u>L.R. Plot Nos.</u>	<u>Area (acre)</u>
952	0.0131
953	0.0300

Total - 0.0431 Acre or 4.31 Dec.

Butted and Bounded -

North - Plot no 752 & 748.

South - 19Fit Mattel Road.

East - Passage.

West - Plot no 451.

Shown specifically in the map annexed

M/S. SINGH ASSOCIATE
Proprietor



Piyali Nandy



Signature of Constituted ATTORNEY

Piyali Nandy
Signature of PRINCIPAL

Piyali Nandy
Signature is hereby attested

WITNESSES

1. Piyali Nandy
 Spouse of
 S. C. Nandy

2. Swaraj Nandy.
 8/6 Lt. Naumalha, Nath Nandy.

Drafted by - Syed Nasar Ali

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

Regd No.-F1081/1853 of 1981

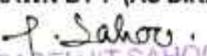
This deed made by 1 stamp paper & 9 demy paper.



DETAILS OF THE LAND FOR POWER OF ATTORNEY

LAND POWER OF ATTORNEY TO	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF THE LAND		MARK
			SQ.FT.	ACRE	
M/S. SINGH ASSOCIATE, PROPRIETARY OF SRI ANUP KUMAR SINGH, S/O- LATE SURENDRANATH SINGH, OFFICE AT- ABHILASHA RESIDENCY, GROUND FLOOR, NEAR SARASWATI SISHU MONDIR SCHOOL, P-9, SARATPALLY, P.O. & P.S.- MDINAPORE, DIST.- PASCHIM MEDINIPUR, 721101	749 (F)	952 (F)	570.64	0.0131	
	750 (F)	953 (F)	1306.80	0.0300	
			TOTAL	1877.44	
				0.0431	

DRAWN BY :- (AS DIRECTED)


 PRASENJIT SAHOO
 (Surveyor)
 Dharma, Laldighi (East)
 Paschim Medinipur
 Pin - 721201
 Mob: 7872361009

()

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Riyali nandy

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

M/S. SINGH ASSOCIATE



A handwritten signature in black ink, which appears to read "M/S. SINGH ASSOCIATE".

Proprietor

Major Information of the Deed

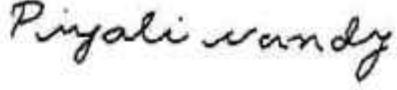
Deed No.:	I-1003-01029/2023	Date of Registration	05/04/2023		
Query No / Year	1003-8000893328/2023	Office where deed is registered			
Query Date	05/04/2023 2:43:18 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore			
Applicant Name, Address & Other Details	Chandra Sekhar Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9733748704, Status : Deed Writer				
Transaction	Additional Transaction				
[0138] Sale, Development Power of Attorney after Registered Development Agreement					
Set Forth value	Market Value				
Rs. 4,00,000/-	Rs. 62,65,376/-				
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]:- 100301020/2023 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: Bibiganja, Pin Code : 721101

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-952	LR-3077	Commercial	Vastu	1.31 Dec	1,00,000/-	19,04,325/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-953	LR-3077	Commercial	Vastu	3 Dec	3,00,000/-	43,61,051/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					4.31Dec	4,00,000 /-	62,65,376 /-	
Grand Total :					4.31Dec	4,00,000 /-	62,65,376 /-	

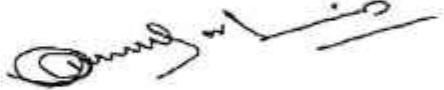
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Piyali Nandy, (Alias: Smt Piyali Dey Nandy) (Presentant) Wife of Shri Swaraj Nandy Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Office			
		05/04/2023	LTI 05/04/2023	05/04/2023
Chhotobazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: aqxxxxxx8p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SINGH ASSOCIATE Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.: CBxxxxxx4L,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
	Shri Anup Kumar Singh Son of Late Surendra Nath Singh Date of Execution - 05/04/2023, , Admitted by: Self, Date of Admission: 05/04/2023, Place of Admission of Execution: Office			
		Apr 5 2023 3:13PM	LTI 05/04/2023	05/04/2023
A/10, Saratpally, City:- Midnapore, 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.: cbxxxxxx4L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SINGH ASSOCIATE (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			
	05/04/2023	05/04/2023	05/04/2023
Identifier Of Smt Piyali Nandy, Shri Anup Kumar Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Piyali Nandy	SINGH ASSOCIATE-1.31 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Piyali Nandy	SINGH ASSOCIATE-3 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Bibiganja, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 952, LR Khatian No:- 3077	Owner:পিয়ালী দে নন্দী, Gurdian:শ্বরাজ , Address:নিজ , Classification:বালু, Area:0.01310000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 953, LR Khatian No:- 3077	Owner:পিয়ালী দে নন্দী, Gurdian:শ্বরাজ , Address:নিজ , Classification:বালু, Area:0.03000000 Acre,	Owner Name not selected by applicant.

On 05-04-2023

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 13:43 hrs on 05-04-2023, at the Office of the A.D.S.R. MIDNAPORE by Smt Piyali Nandy Alias Smt Piyali Dey Nandy, 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 62,65,376/-

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

Execution is admitted on 05/04/2023 by Smt Piyali Nandy, Alias Smt Piyali Dey Nandy, Wife of Shri Swaraj Nandy, Chhotobazar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife

Indentified 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 05-04-2023 by Shri Anup Kumar Singh, Proprietor, SINGH ASSOCIATE, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indentified 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 141, Amount: Rs.50.00/-, Date of Purchase: 05/04/2023, Vendor name: Soumen Kr 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 1003-2023, Page from 20821 to 20838

being No 100301029 for the year 2023.



Digitally signed by ASHIM DAS
Date: 2023.04.06 15:25:06 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 2023/04/06 03:25:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.

(This document is digitally signed.)