

11871

P-11674/23

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 567961

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06/12/23
06/07/2025 12:24:20

certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Dargadar
Sardar

06 DEC 2023

DEVELOPMENT POWER OF ATTORNEY

669 date 06 DEC 2023
Sold to R-K Builders and Developers Pvt. Ltd.
Address D.G. 13
Value of Stamp 50/-
Date of Purchase of the Stamp
Paper from Treasury 09 NOV 2023
Name of the Treasury from where
Purchase: Durgapur

Ram Prasad Banerjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No-1193



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

06 DEC 2023

KNOW ALL MEN BY THESE PRESENTS THAT,

I, Sri Jaspal Singh Panesar (Pan No-AJDPS2825B) (Aadhar No-2260 3541 0868) son of Sri Gurudayal Singh Paneswar , by occupation: Business, by faith: Sikh, by nationality: Indian residing at C/O-Bengal Timbers Works Nachan Road Benachity P.O-Durgapur-13 P.S-Durgapur, District Paschim Bardhaman , West Bengal

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

My Developer Company "R.K Builders and Developers Private Limited " (A company constituted under the Companies Act (CIN No- U70109WB2021PTC243590) (PAN- AAKCR8455K) Having its registered Office at House No-1/4/7, Sukanta Sarani , Subhaspally Benachity P.O-Durgapur-13, P.S-Durgapur, Pin -713213, District-Paschim Bardhaman represented by its Director 1, Rabi Singh (Pan No BPIPS1400J) son of Sagar Singh by Nationality - Indian, by faith- Hindu, by Occupation- Business, residing at House No-1/4/7, Sukanta Sarani , Subhaspally, Benachity P.O-Durgapur-13, P.S- Durgapur, Pin -713213, District-Paschim Bardhaman as per their resolution of board my True and Lawful Attorney.

WHEREAS the property mentioned and described in the SCHEDULE hereunder written below was originally belongs to Smt Archana Banerjee , Sri Gopal Chandra Chattapadhyay and Anandamoy Mukherjee

And said Archana Banerjee acquired an area of 13 decimals Of LR Plot No-496 , an area of 20 decimals Of LR Plot No-497 and Gopal Chandra Chattapadhyay which they acquired an area of 3 decimals of Plot 496 by way of purchase vide deed No- 8862 Of 1987 and Deed No 2919 of 1971 respectively from recorded owner. And they transferred the said portion of said plots by registered deed of sale being no-1884 of 2007 in favour of Gurdayal Singh Paneswar

And another Owner namely Anandamoy Mukherjee who acquired an area of 16 decimals of plot no- 496 and an area of 20 decimals of plot no- 497 by way of purchase vide deed no-3349 of 2000 from the then owner and he transferred the said portion of said plots by way of registered deed of Sale 1883 Of 2007 in favour of Jaspal Singh Panesar and their names was duly recorded in LR records of rights and under Khatian no-778 & 779

And thereafter said Gurudayal Singh Paneswar transferred an area of 15 decimals of Plot No- LR-496, and an area of 21 decimals of LR Plot No- 497 (Total-36 decimals) by regd deed of Gift being no-2259 Of 2022 in favour of his son and by force of sale deed and Gift Deed said became absolute owner of an area of 31 decimals of LR Plot No - 496 and an area of 41 decimals of LR Plot No-497 and nature of both plots and its area converted as Commercial Bastu vide Case No-CN/2023/2311/804 and paid land revenue.



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AND WHEREAS I have already entered with a regd. development agreement (being No- 11645 /2023) for development of my schedule described land and erection of multi-storied building up to maximum limit consisting of so many Commercial units/ flats, and garages, etc. by the Durgapur Municipal Corporation and/or any other concerned Authority/Authorities but due to lack of experience and want of sufficient times I 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 I am in need to execute this power of attorney by appointing my developer company.

By force of this Power of Attorney any of Director of Developer Company as per their board resolution 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 Durgapur 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 my name and to sign therein after receipt before Durgapur Municipal Corporation or B.L & L.R.O Durgapur 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 Durgapur 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 me 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 Company.
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 my behalf in connection with my 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 my 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.



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14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his 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 his 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 Commercial units or flat or garage in respect of Developer allocation.
 18. By force of Registered Development Agreement being no- 11645 of 2023 , my attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time 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 only after completion and handover of the project and completion of registration to all intended buyers.
- I further agree that all acts, deeds and things done by my said Attorney by virtue of this instrument shall be, for all purposes be construed as acts, deeds and things done by me and I agree to ratify and confirm all such acts, deeds and things whatsoever my 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 my said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as I could do the same.

DESCRIPTION OF LAND /PREMISES)

District Paschim Bardhaman, P.S-Durgapur , Mouza: Gopalmath, J.L No- 03, Total Area: 72 decimal under LR Khatian no-779, LR Plot No-496 (Area -31 decimals) and LR Plot No-497 Area-41 decimals) Converted as Commercial Bastu .

Which buttend and bounded as follows:

On the North : RS PLOT NO - 550 On the South: N.H-02
On the East : RS PLOT NO-553 & 555 On the West: Donee's Land

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.



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IN WITNESS WHEREOF the parties have executed on this 6th day of December 2023 .

Witnesses:

1.

Jayaram Banerjee
No. 1st. Brahme Nand Lal
Main Gate
DGP-03.

Jayaram Banerjee

SIGNATURE OF THE EXECUTANT

2. Pranta BIR
Will + P. - Anwar
D.G.P.-3

Signature of my attorney duly
Attested by me

SIGNATURE OF THE EXECUTANT

R. K Builders and Developers Pvt. Ltd.

Rabi Singh

Director

Drafted by me

Rokshakar Chatterjee

Rokshakar Chatterjee

License No - D.P.R - 27

A.D.S.R Office, Durgapur

Typed by me

Subal Chandra Sutradhar

Shri Subal Chandra Sutradhar

City centre Durgapur - 16



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

06 DEC 2023

হস্তাদুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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



Signature Tasped Singh Panesar

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Tasped Singh Panesar

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature Rabi Singh

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

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature _____

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

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature _____



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Durgapur, Paschim Bardhaman

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DETAILS OF IDENTIFIER WITH PHOTO

(শনাস্তকারীর সচিব বিবরণ)

1. NAME (নাম) : Sanyay Banerjee
2. FATHER/ HUSBAND NAME : Lt. Brahma Nand Lal
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Main Ghat
POST OFFICE (পোস্ট অফিস) Durgam (Main Ghat)
POLICE STATION (থানা) Durgam PIN 713203
DISTRICT (জেলা) P. B. STATE (রাজ্য) WB
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 861412993328
PAN _____
EPIC NO _____

আমি (শনাস্তকারী) _____ অত্র দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাস্ত করিলাম।

I, Sanyay Banerjee as identifier identifying the executants
of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের চিপ ছাপ

LEFT HAND						
RIGHT HAND						

Sanyay Banerjee
IDENTIFIER SIGNATURE
(শনাস্তকারীর স্বাক্ষর)



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

06 DEC 2023



Major Information of the Deed




Deed No :	I-2306-11674/2023	Date of Registration	06/12/2023
Query No / Year	2306-8003005524/2023	Office where deed is registered	
Query Date	06/12/2023 2:26:07 PM	A.D.S.R, DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Jaspal Singh Panesar Bengal Timbers Works Nachan Road, Benachity, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL PIN - 713213, Mobile No. : 9332031033, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 3,69,87,079/-		
Rs. 50/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 230611645/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S.- Durgapur, Municipality: DURGAPUR MC, Road: G. T. Road (Gopalmath), Road Zone : (On Road - On Road), Mouza: Gopalmath, Pin Code : 713217

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-496 (RS -)	LR-779	Other Commercial Usage	Vastu	31 Dec	1,59,24,992/-	Width of Approach Road: 200 FT., Adjacent to Metal Road,
L2	LR-497 (RS -)	LR-779	Other Commercial Usage	Vastu	41 Dec	2,10,62,087/-	Width of Approach Road: 200 FT., Adjacent to Metal Road,
TOTAL :				72Dec	0/-	369,87,079/-	
Grand Total :				72Dec	0/-	369,87,079/-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JASPAL SINGH PANESAR (Presentant) Son of GURUDAYAL SINGH PANESWAR Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office	 <small>06/12/2023</small>	 <small>RTI 06/12/2023</small>	 <small>06/12/2023</small>
BENGAL TIMBERS WORKS, NACHAN ROAD, BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx5B, Aadhaar No: 22xxxxxxxx0868, Status :Individual, Executed by: Self, Date of Execution: 06/12/2023 , Admitted by: Self, Date of Admission: 06/12/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	R.K BUILDERS AND DEVELOPERS PRIVATE LIMITED HOUSE NO 1/4/7, SUKANTA SARANI, SUBHASPALLY, BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.: Aaxxxxxx5k, 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 RABI SINGH Son of Mr. SAGAR SINGH Date of Execution - 06/12/2023, , Admitted by: Self, Date of Admission: 06/12/2023, Place of Admission of Execution: Office	 <small>Date: 01/2023 5:12PM</small>	 <small>RTI 06/12/2023</small>	 <small>06/12/2023</small>
House No. 1/4/7, Sukanta Sarani, Subhaspally, Benachity, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BPxxxxxx0J, Aadhaar No: 81xxxxxxxx9597 Status : Representative, Representative of : R.K BUILDERS AND DEVELOPERS PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjay Barnwal Son of Late: Brahma Nanda Lal Barnwal Bhawan, Ram Krishna Pally, Maingate, City:- Durgapur, P.O:- Maingate, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203		 Captured	
	06/12/2023	06/12/2023	06/12/2023
Identifier Of Mr JASPAL SINGH PANESAR, Mr RABI SINGH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr JASPAL SINGH PANESAR	R K BUILDERS AND DEVELOPERS PRIVATE LIMITED-31 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr JASPAL SINGH PANESAR	R K BUILDERS AND DEVELOPERS PRIVATE LIMITED-41 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: G. T. Road (Gopalmath), Road Zone: (On Road - On Road), Mouza: Gopalmath, Pin Code : 713217

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 496, LR Khatian No:- 779	Owner:as per the record, Gurdian:as per the record Address:as per the record, Classification:etc. Area:0.31000000 Acre,	Mr JASPAL SINGH PANESAR
L2	LR Plot No:- 497, LR Khatian No:- 779	Owner:as per the record, Gurdian:as per the record Address:as per the record, Classification:etc. Area:0.41000000 Acre,	Mr JASPAL SINGH PANESAR

On 06-12-2023

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 12:21 hrs on 06-12-2023, at the Office of the A.D.S.R. DURGAPUR by Mr JASPAL SINGH PANESAR, 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 3,69,87,079/-

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

Execution is admitted on 06/12/2023 by Mr JASPAL SINGH PANESAR, Son of GURUDAYAL SINGH PANESWAR, BENGAL TIMBERS WORKS, NACHAN ROAD, BENACHITY, P.O: BENACHITY, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business.

Identified by Mr Sanjay Barnwal, Son of Late Brahma Nanda Lal, Barnwal Bhawan, Ram Krishna Pally, Maingate, P.O: Maingate, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others.

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

Execution is admitted on 06-12-2023 by Mr RABI SINGH, Director, R.K BUILDERS AND DEVELOPERS PRIVATE LIMITED, HOUSE NO 1/4/7, SUKANTA SARANI, SUBHASPALLY, BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213.

Identified by Mr Sanjay Barnwal, Son of Late Brahma Nanda Lal, Barnwal Bhawan, Ram Krishna Pally, Maingate, P.O: Maingate, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others.

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 869, Amount: Rs.50.00/-, Date of Purchase: 06/12/2023, Vendor name: RAM PRASAD BANERJEE.

[Signature]

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 2306-2023, Page from 211599 to 211611

being No 230611674 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.12.07 13:07:52 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 07/12/2023

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.