

P SLNO-1798/25

I-2576/25



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AT 763207

Certified that the document is admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the Part of this document.

ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA

13 JUN 2025

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS I, SRICOBINDA DAS [PAN NO.

[REDACTED] & [AADHAAR NO: [REDACTED] & MOB NO: [REDACTED],

son of Late Rakhil Chandra Das, by faith Hindu, by occupation Pension Holder, by nationality Indian, residing at Professors Colony, Lalbandh, Bishnupur, P.O. & P.S. Bishnupur, District - Bankura, Pin - 722122, West Bengal, hereinafter called and referred to as the "LANDOWNER/ PRINCIPAL/ EXECUTANT", do hereby nominate, constitute and appoint SWASTIK CONSTRUCTION, having its office address at Thanagora, Kurbantala, Bishnupur, P.O. & P.S. Bishnupur, District -

Deed writer - Tarun Kumar Kalay

Bankura, Pin - 722 122, West Bengal, represented by its Proprietor **SOMNATH DEY** [PAN NO. [REDACTED] & AADHAAR NO. [REDACTED] & MOB NO: [REDACTED], son of Late Dilip Kumar Dey, by faith Hindu, by occupation Business, by nationality Indian, residing at Dalmadal Road, Bishnupur, P.O. & P.S. Bishnupur, District - Bankura, Pin - 722 122, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorized and lawful Attorney for myself in my name on my behalf and to exercise, execute and perform all and every / any of the acts, deeds, matters and things.

WHEREAS I am the absolute owner of **ALL THAT** piece and parcel of land measuring :

R.S. Dag No.	L.R. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land	Sole Ownership [In Acre]
13460	22486	0.105 acre	18602	Bastu	0.105 acre.

In total a demarcated plot of Bastu land measuring 0.105 acre (zero point one zero five) Acre equivalent to 6 (Six) Cottahs 5 (Five) Chittacks 33 (Thirty Three) Square Feet be the same a little more or less, comprised in L.R. Dag No. 22486 under L.R. Khatian No 18602 lying and situated in Mouza – Bishnupur Municipality, J.L. No. 101, P.S. Bishnupur, A.D.S.R., Bishnupur, within the local limit of Bishnupur Municipality, having Holding No. 143 in Ward No. 3 under the Bishnupur Municipality, in the District - Bankura, West Bengal, more fully described in the Schedule hereinafter written, hereinafter called and referred to as the “**Said Property**”.

AND WHEREAS I, the Landowner/ Executant entered into a Registered Development Agreement in respect of the aforesaid land and more fully described in the Schedule hereinafter written, owned by me with the said **SWASTIK CONSTRUCTION**, having its office address at Thanagora, Kurbantola, Bishnupur, P.O. & P.S. Bishnupur, District - Bankura, Pin - 722 122, West Bengal, represented by

Deed writer - Tarun Kumar Koley

its Proprietor **SOMNATH DEY** [PAN NO. [REDACTED] & AADHAAR NO. [REDACTED] & MOB NO : [REDACTED]], son of Late Dilip Kumar Dey, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Dalmadal Road, Bishnupur, P.O. & P.S. Bishnupur, District - Bankura, Pin - 722 122, West Bengal. The said Development Agreement was registered on 21st Day of April 2025, in the office of the A.D.S.R. Bishnupur, and recorded as Deed No. 1827 for the year 2025.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, I, the Principal/Landowner appointing the SAID ATTORNEY HOLDER as my true authorized and lawful attorney for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Bishnupur Municipality, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, garage spaces of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

Deed writer - Tarun Kumar Koley

3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before Bishnupur Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Municipality and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbor's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his/their name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance and/or any other instrument and document in respect of sale of flats/s, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.
7. To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.

Deed Writer - Tarun Kumar Raby

8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in my said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on my behalf relating to Developer's Allocation in my said premises.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over my said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

Deed-writer - Tarun Kumar Koley

15. This power of Attorney shall be ceased to be in force soon after the selling process of the developer's allocation gets completed.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as my Attorney in relation to all matters touching my said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Development Agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring :

R.S. Dag No.	L.R. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land	Sole Ownership [In Acre]
13460	22486	0.105 acre	18602	Bastu	0.105 acre.

In total a demarcated plot of Bastu land measuring 0.105 acre (zero point one zero five) Acre equivalent to 6 (Six) Cottahs 5 (Five) Chittacks 33 (Thirty Three) Square Feet be the same a little more or less, comprised in L.R. Dag No. 22486 under L.R. Khatian No 18602 lying and situated in Mouza Bishnupur Municipality, J.L. No. 101, P.S. Bishnupur, A.D.S.R., Bishnupur, within the local limit of Bishnupur Municipality, having Holding No. 143 in Ward No. 3 under the Bishnupur Municipality, in the District Bankura, West Bengal. The plot of land is butted & bounded as follows :-

Deed writer - *Tarun Kumar Halder*

ON THE NORTH : 12 FT Width Municipality Road
 ON THE SOUTH : 20 FT Width Municipality Road
 ON THE EAST : 15 FT Width Municipality Road
 ON THE WEST : Bastu of Satyaranjan Bhanja Chowdhury

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 21st day of April 2025 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Bishnupur

in the presence of :

1. Kalyan Bhattacharyya

S/o - Dilip K. Bhattacharyya.
 GOPESWAR PALLY, BISHNUPUR
 BANKURA (722122)

2. Shambhunath Pal

S/o - Dilip Pal
 Bahadurganj, Bishnupur
 Bankura (722122)

Srigobinda Das

SRIGOBINDA DAS

LANDOWNER / PRINCIPAL

SWASTIK CONSTRUCTION

Somnath Deo
 PROPRIETOR

SOMNATH DEY

PROPRIETOR OF SWASTIK CONSTRUCTION

ATTORNEY

Deed Writer - Tarun Kumar Koley

DATED THE 21ST DAY OF APRIL 2025

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

BETWEEN

SRIGOBINDA DAS
Landowner/Principal

SOMNATH DEY
PROPRIETOR OF
SWASTIK CONSTRUCTION
Developer

Drafted By



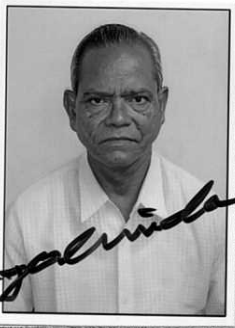
TARUN KUMAR KOLEY
DEED WRITER
BISHNUPUR ADSR OFFICE
LICENSE NO 53

SPECIMENT FORM FOR TEN FINGERPRINTS OF VENDOR/OWNER



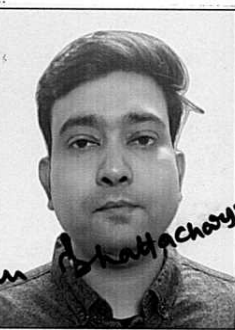
LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

SIGNATURE *Somnath Desai*



LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

SIGNATURE *Swigalinda Desai*



LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

SIGNATURE *Kavyan Bhattacharyya*



LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

SIGNATURE

Major Information of the Deed

Deed No :	I-0103-02576/2025	Date of Registration	13/06/2025
Query No / Year	0103-8001188025/2025	Office where deed is registered	
Query Date	30/04/2025 12:32:04 PM	A.D.S.R. BISHNUPUR, District: Bankura	
Applicant Name, Address & Other Details	TARUN KUMAR KOLEY GELIA,Thana : Joypur, District : Bankura, WEST BENGAL, PIN - 722154, Mobile No. : 8337000752, Status :Deed Writer		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 5], [4308] Other than Immovable Property, Agreement [No of Agreement : 5]	
Set Forth value		Market Value	
		Rs. 49,63,127/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 150/- (Article:48(g))		Rs. 77/- (Article:E, E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010301827/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, Pin Code : 722122

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-22486	LR-18602	Commercial	Bastu	0.105 Acre		21,88,127/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					10.5Dec	0 /-	21,88,127 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	0/-	27,75,000/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4000 sq ft	0 /-	27,75,000 /-	

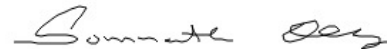
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Srigobinda Das Son of Late Rakhal Chandra Das Executed by: Self, Date of Execution: 21/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office	 30/04/2025	 LTI 30/04/2025	 30/04/2025
	Professors Colony, Lalbandh Bishnupur, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: acxxxxx5g, Aadhaar No: 46xxxxxxxx1955, Status :Individual, Executed by: Self, Date of Execution: 21/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SWASTIK CONSTRUCTION Thanagora, Kurbantala, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Date of Incorporation:XX-XX-1XX5 , PAN No.: Alxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Somnath Dey (Presentant) Son of Dilip Kumar Dey Date of Execution - 21/04/2025, , Admitted by: Self, Date of Admission: 30/04/2025, Place of Admission of Execution: Office	 Apr 30 2025 12:55PM	 LTI 30/04/2025	 30/04/2025
	Dalmadal Road, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: aixxxxx8b, Aadhaar No: 35xxxxxxxx6658 Status : Representative, Representative of : SWASTIK CONSTRUCTION (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Kalyan Bhattacharyya Son of Dilip Kumar Bhattacharyya Gopeswarpally, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122		 Captured	
	30/04/2025	30/04/2025	30/04/2025
Identifier Of Somnath Dey, Srigobinda Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Srigobinda Das	SWASTIK CONSTRUCTION-10.5 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Srigobinda Das	SWASTIK CONSTRUCTION-4000.00000000 Sq Ft

Land Details as per Land Record

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, Pin Code : 722122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 22486, LR Khatian No:- 18602	Owner:শ্রীগোবিন্দ দাস, Gurdian:রাখাল , Address:নিজ মটুকগঞ্জ , Classification:বাস্তু, Area:0.10500000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010302576 / 2025

On 30-04-2025

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

Presented for registration at 12:26 hrs on 30-04-2025, at the Office of the A.D.S.R. BISHNUPUR by Somnath Dey ,.

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 49,63,127/-

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

Execution is admitted on 30/04/2025 by Srigoinda Das, Son of Late Rakhal Chandra Das, Professors Colony, Lalbandh Bishnupur, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Retired Person

Indetified by Kalyan Bhattacharyya, , Son of Dilip Kumar Bhattacharyya, Gopeswarpally, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Service

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

Execution is admitted on 30-04-2025 by Somnath Dey, Proprietor, SWASTIK CONSTRUCTION, Thanagora, Kurbantala, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122

Indetified by Kalyan Bhattacharyya, , Son of Dilip Kumar Bhattacharyya, Gopeswarpally, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 77.00/- (E = Rs 77.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 77/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/04/2025 1:06PM with Govt. Ref. No: 192025260042681968 on 30-04-2025, Amount Rs: 77/-, Bank: SBI EPay (SBlePay), Ref. No. 9150641983315 on 30-04-2025, Head of Account 0030-03-104-001-16

Online on 30/04/2025 1:16PM with Govt. Ref. No: 192025260042722978 on 30-04-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0134035163515 on 30-04-2025, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 150/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2485, Amount: Rs.100.00/-, Date of Purchase: 11/02/2025, Vendor name: Sankar Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/04/2025 1:06PM with Govt. Ref. No: 192025260042681968 on 30-04-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 9150641983315 on 30-04-2025, Head of Account

Online on 30/04/2025 1:16PM with Govt. Ref. No: 192025260042722978 on 30-04-2025, Amount Rs: 50/-, Bank: SBI EPay (SBlePay), Ref. No. 0134035163515 on 30-04-2025, Head of Account 0030-02-103-003-02



**JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal**

On 13-06-2025

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.



JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0103-2025, Page from 142120 to 142135
being No 010302576 for the year 2025.**



**(JOYDEEP MUKHOPADHYAY) 13/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.**

Government of West Bengal
OFFICE OF THE A.D.S.R. BISHNUPUR
District Bankura

Ref.: AIN 010320251025761180551 (Application for certified copy of registered deed) dated 6/16/2025

Total amount of duties/fees paid: Rs. 138.00/- (Rupees one hundred and thirty-eight) only

Certified to be a true copy of the deed being No. 02576 for the year 2025 of OFFICE OF THE A.D.S.R. BISHNUPUR.

Digitally signed by JOYDEEP MUKHOPADHYAY
A.D.S.R. BISHNUPUR
6/17/2025 7:03:05 PM