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B-10942/23.



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AF 567070

10.50 AM  
08/11/23  
Prav. (P) 2472692/23

Certified that the Documents  
Admitted to Registration on the  
Signature Sheet and the Enclaves  
attached therewith with this  
Document are the Part of this  
Document.

A.D.S.R. Durgapur  
Durgapur

08 NOV 2023

Deed by  
Kumar Shubhchandra  
Vishnu Agnwal  
SAHJAN K. AGNWAJ

DEVELOPMENT POWER OF ATTORNEY  
AFTER REGISTRATION DEVELOPMENT AGREEMENT

This Development Power of Attorney is made on this the day of 8<sup>th</sup>  
November, 2023 at Durgapur Court.

BETWEEN

*(Signature)*  
(Name)

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

31AA 879443



*Debashis Roy*  
*Kumar Subhasish*  
*V. S. Murugan*  
*Sanjay K. A. Agawal*

**MR. DEBASHIS ROY** [PAN-ACRPR6728H], son of Narapati Roy, religion Hindu, by occupation business, by nationality Indian, Residing at Bhiringi, P.O. Durgapur 13, Police Station Durgapur, Dist. Paschim Bardhaman, Pin 713213, W. B. hereinafter referred to as the **LANDOWNER** / FIRST PARTY (which terms shall include repugnant to the context his heirs and successors) of the **FIRST PART**.

AND

*Delashis Bay*  
*Manu Shubhashish*  
*Vishnu Kumar Agarwal*  
*Sanjay K. Agarwal*

**SHREE KRISHNA HOMES** [PAN-AETFS4083A] registered office at 42 Vijay Nagar, Golmuri Market, P.O.-Golmuri, P.S.-Golmuri, District-Purbi Singhbhum, Jharkhand, India, Pin-831003; represented by its Partners :

1. **MR. KUMAR SHUBHASHISH** [PAN-AVXPS6860J], son of Late Dr. K.C. Chatterjee, by faith Hindu, by occupation Business, Nationality-Indian, Residing at : 'B' Block, Netaji Nagar Colony, Durgapur 713213, District Paschim Bardhaman, West Bengal.
2. **MR. VISHNU KUMAR AGARWAL** [PAN- ACWPA8733E] son of Late Sagar Mai Agarwal, by faith Hindu, by Occupation-Business, Nationality-Indian, Residing at : 48, Golmuri Market, Jamshedpur, East Singhbhum, Jharkhand;
3. **MR. SANJAY KUMAR AGARWAL** [PAN-ABEPA6160G] son of Late Sagar Mai Agarwal, by faith Hindu, by Occupation-Business, Nationality-Indian, Residing at : Flat No.3/1, C-Block, Chandrabali Uddyan, Kashidih, Road No. 1, Sakchi, Jamshedpur, East Singhbhum, Jharkhand, Pin 831001;

HEREINAFTER referred to as the **DEVELOPERS / SECOND PARTY** (which terms shall includes repugnant to the context his heirs and successors) of the **SECOND PART**.

**AND WHEREAS** by a Development Agreement of the land mentioned in the Schedule below of ever date executed by me as **OWNER** of the **ONE PART** and the **DEVELOPERS** of the **OTHER PART**, who agreed to develop the land more fully mentioned in the Schedule below by the said **DEVELOPERS** on terms and conditions contained in the said Development Agreement.

**AND WHEREAS** to give effect to the said Development Agreement vide No. I-10429/23, it is necessary to give to the **DEVELOPERS POWER OF ATTORNEY HOLDERS** to enable it to get the requisite exemption, permission, sanctions etc. from the appropriate and/or competent authorities.

*Debaraj Dasgupta*  
*Kumar Subhakar*  
*Nishant Aggarwal*  
*Satish Kumar*  
*Aggarwal*

**AND WHEREAS** the said **DEVELOPERS** have requested **LANDOWNER** to execute and grant the said Power of Attorney in favour of the **DEVELOPERS** as here-in-after appearing.

**AND WHEREAS** the **LANDOWNER** shall registered a fresh Power Of Attorney as per terms and conditions of the instant instrument and also registered Development Agreement vide No. **I-10429/23**, in due course of time.

**NOW THESE PRESENTS** witnessed that **LANDOWNER** does hereby nominate, constitute and appoint the **DEVELOPERS** above-named to be true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things namely on the part of the **LANDOWNER**.

1. To prepare plans for Development of the said property and to submit the same to the Durgapur Municipal Corporation (D. M. C.) and Asansol Durgapur Development Authority (A. D. D. A.) and other concerned authorities for obtaining approval to the same and any amendments thereto.
2. To approach all concerned authorities under the Urban Land Ceiling (Regulation) Act, 1976 for the purpose of obtaining exemption under Section 20 of the said Act thereof in respect of the said property, if necessary, and for that purpose to sign such applications, papers, writings, as may be required and to carry out correspondence with the authorities concerned, to appear before them and also to prefer appeals from any other of the competent authority or any other authority made under the provisions of the said Act.
3. To approach appear, represent and carry on correspondence with and pay the necessary fees or dues and to deposit the requisite amounts to or with all concerned authorities including Government Department, Durgapur Municipal Corporation, Asansol Durgapur Development Authority and other concerned authorities in connection with the development, construction, sale of apartments and management thereof.

*Debaraj Dasgupta*  
*(Adv.)*

Subscribed by  
Kumar Subhash  
Vishwanath  
Srinivas  
Attorney

4. To enter upon the land and premises with men and materials and to do all things necessary for and constructing the multistoried building and to apply for and obtain from the authorities concerned permits for cement, steel and other materials, water supply, electricity, connection and all other things necessary for the carrying out the said construction works.
5. To enter upon the land and premises and to talk, compromise and settle the demands, disputes and clamed with the existing Tenants those are occupying the Schedule described land with premises.
6. To demolish and clear the existing tenancy premises of the Tenants over the Schedule described land.
7. To apply for and obtain Electricity Connection from WBSUEDCL and water connection from D.M.C. and to execute the necessary corporation lease agreement in respect of a portion of the said premises for installation of electrical equipment for supply to the ent.re apartment buildings and install separate meters for each apartment.
8. To apply for and obtain from Government Department and D. M. C. and A. D. D. A. NO OBJECTION CERTIFICATE, Permission or Sanction for carrying out the construction of the said apartments, completion , exemption certificate, completion certificate and occupation certificate 'in respect of the said multi-storied apartments buildings.
9. To enter into Agreement for Sale of the Flats or Apartments to be constructed at the said premises on ownership basis and to take advance or payment in respect thereof, give possession and execute conveyance as and when necessary on such terms and conditions as the Attorney may think proper and in consonance with the law and for this purpose to obtain the necessary permission, NO OBJECTION CERTIFICATE or Clearance from the Authorities concerned and to get the documents, agreements, conveyances registered and to do all things in construction thereof. The Developer will bear all the statutory liabilities in respect of sale as mentioned above by them.

*(Attorney)*

*Delivered by  
Kumar Jadhav  
Vishwanath  
9 AM 12/12/20  
H. H. H. H.*

10. To insure the property all risks such as fire, tempest riots civil commotion malicious acts explosions, bombs, short-circuits, bursting of gas cylinders and floods, earthquakes or acts of God otherwise causing any damage to the building or any portion thereof the full value of the multi-storied buildings and other assets and therein as the Attorney may think proper.
11. To ask receive and realize from all occupiers or purchasers of Flats, charges expenses, rates, cesses and other sums due or that might become due and payable by them and on non-payment to take appropriate steps for realization thereof.
12. To accept Writ or Summons or other Legal processes or Notices, appeal-before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent me in connection there with file appeals or revision or representation and appoint Advocates and Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats and/or the said premises.
13. To sign and verify and execute all pleadings, affidavits, petitions, representation, application, appeals, revision, review petition in connection with any suit, proceeding, appeal, revision, review before any Officer, Authority, Court, Tribunal Magistrate or any other person for and on my behalf.
14. To receive from any person, officer, authority, Court, Tribunal or any documents, money or other things and give release and receipt thereof.
15. Generally to do and perform all acts, deeds, things, matters, necessary for all or any the aforesaid purpose and to give full effect thereof.
16. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose.
17. For performing and carrying out the purpose of these presents, I, hereby grant unto the said Authority full and absolute authority and Power to

*(Signature)  
(A.V.)*

*Subhasis Roy*  
*Shyamaprasad Ghatak*  
*Vishwanath Ghatak*  
*S. Anand Roy & Co.*  
*Agents*

- substitute and appoint in its place and stead one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint another or others in place of such Attorney and on such terms and conditions as the Attorney shall think fit and proper.
- 18. I, hereby agree to ratify and confirm whatsoever the said Attorneys shall do in relation to the premises by virtue of these presents and I hereby declare that I shall not to anything inconsistent with the Power of Attorney.
- 19. hereby declare that the powers and authorities hereby granted are irrevocable till the said property is fully and properly developed as per Agreement for Development and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyed to the Purchasers and Association of Apartment owners is registered and starts functioning.
- 20. AND be it noted that this Power of Attorney is granted in/or over the Said Property and no right of ownership of the Attorney is created on the property which is the subject matter of this Power of Attorney. AND this Power of Attorney is revocable as per my will.

**SCHEDULE above-referred to**

ALL THAT piece & parcel of land in the Dist.-Burdwan (now Paschim Bardhaman), P.S.-Durgapur, within the area of Durgapur Municipal Corporation at Mouza- Bhiringi, J.L. No.68, R.S. Plot No. 1402, L.R. Plot No. 2203, L.R. Khatian No.5356, measuring an area of land - 14 Cottaha 10 Chhatak, under Durgapur Municipal Corporation, Durgapur Police Station and the Land is recorded as Bastu.

*Shyamaprasad Ghatak*  
*(Agent)*

Butted find Bounded as follows :-

- North : 6 Ft. Passage and thereafter plot of the Landowner,
- South : 16 Ft, Road and thereafter plot of Gayatri Roy,
- East : House of Shyamaprasad Ghatak,
- West : 10 Ft. Road and thereafter pot of Subhasis Roy.

Be it mentioned here that colour passport size photograph and fingerprints of both the hands of the Executant is attested in separate page 1(A) which will be a part of this deed.

IN WITNESS WHEREOF we have here unto set our hands on this Power of Attorney on this the 8<sup>th</sup> day of November 2023 in free and fair state of mind and health.

Signed and delivered by the above named EXECUTANT at Durgapur in presence of:

**Witnesses :**

1) CITAM Kumar Sakhie  
8004 Pokota Math Sakhie  
Durgapur Court City Centre  
Durgapur. 16  
Dist. Paschim Bardhaman  
713216

2) Guna Sharmam  
Slo Lat Khelaram Ram  
Miringli - Durgapur 13  
Bardhaman

Delanki Roy

Signature Of The Executant  
Kumar Shubheshi Sh

Vishnu Agarwal

SANJAY KR. Agarwal

Signature of Developer

Drafted and typed by me and read over and explained in mother languages of executants to this deed and he admit that the same has been correctly written as per his instruction.

Ashim Kumar Sarkar

**(ASHIM KUMAR SARKAR)**

Advocate, Durgapur Court Enroll No.  
WB-1809/99

# হস্তাসূত্র টিপ ছাপ ও ফটো/Fingers Print & Photo

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



Signature: *Debashis Ray*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature: *Debashis Ray*

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



Signature: *Kumar*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature: *Kumar Subhashish*

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



Signature: *Vishnu Ag...*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature: *Vishnu Ag...*

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



Signature: *Sanjay Kumar Ag...*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature: *Sanjay Kumar Ag...*

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিব বিবরণ)

NAME (নাম) : Citram Kumar Sathu  
FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) : late. Rohota Mal Sathu  
OCCUPATION (পেশা) : Lower Clerk DBF Coml  
PERMANENT ADDRESS (স্থায়ী ঠিকানা) : Bengagan Coml. Kaly Centre  
VILLAGE/TOWN (গ্রাম) : Bengagan  
POST OFFICE (পোস্ট অফিস) : Bengagan  
POLICE STATION (থানা) : Bengagan PIN : 713216  
DISTRICT (জেলা) : West Bengal  
Rachin Barothaman  
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) : \_\_\_\_\_  
6. AADHAR NO : \_\_\_\_\_  
PAN : \_\_\_\_\_  
EPIC NO : WB 38/263/762408

স্বাক্ষর (শনাক্তকারী) : \_\_\_\_\_ অএ দলিলের (Query No.) \_\_\_\_\_

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

Citram Kumar Sathu as identifier identifying the executants of the concerned deed (Query No.) 8002773698/2023

সহ দশ আঙ্গুলের টিপ ছাপ



Citram Kumar Sathu

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

### Major Information of the Deed




Deed No :	I-2306-10942/2023	Date of Registration	08/11/2023
Query No / Year	2306-8002773698/2023	Office where deed is registered	
Query Date	07/11/2023 12:16:33 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Ashim Kumar Sarkar Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9434647671, Status : Advocate		
	Additional Transaction		
Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 1,35,73,828/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 70/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 230610429/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: Paschim Bardhaman, P.S.- Durgapur, Municipality: DURGAPUR MC, Road: Philips Gali, Mouza: Viringl. Pin Code : 713213

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-2203 (RS :-)	LR-5356	Vastu	Vastu	14 Katha 10 Chatak		1,35,73,828/-	Width of Approach Road: 32 Ft.,
<b>Grand Total :</b>					<b>24.1313Dec</b>	<b>0 /-</b>	<b>135,73,828 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr DEBASHIS ROY</b> <b>(Presentant)</b> Son of Late NIRAPATI ROY Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 08/11/2023 ,Place : Office	 08/11/2023	 LTI 08/11/2023 Captured	 08/11/2023
BHIRINGI, City:- Durgapur, P.O:- BHIRINGI, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx8H, Aadhaar No: 69xxxxxxx9726, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 08/11/2023 ,Place : Office				

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 2306-2023, Page from 198865 to 198882  
being No 230610942 for the year 2023.



*Santanu Pal*

Digitally signed by SANTANU PAL  
Date: 2023.11.10 13:14:57 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pal) 10/11/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.