



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 204880

is Admitted to Register with the
Signature Sheet and the End
of the
Documents are the Part of this
Document

A.S.R. Dey
Barjora

25 JUL 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, **MRS. SHOBHA RANI GOSWAMI** [PAN -BBXPG7366Q] Wife of Sri. Shantimoy Goswami, By Caste: Hindu, Occupation: Housewife, resident of Barjora, Post Office: Barjora, P.S.- Barjora, District:-Bankura, State- West Bengal, India, PIN - 722202, do hereby state and declare as follows:-

28 JUN 2023

SINo. 11354 Date
Sold to Shobha Rani Gowami
Address Barjora, Bankura, Pin-722202
Value of Stamp 10/-
Date of Purchase of the stamp
Pepar from Treasury
Name of the Treasury from
Durgapur

22 JUN 2023

Chatterjee
Samnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur
Licence No.-1/2015



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

25 JUL 2023

WHEREAS the schedule mentioned land was purchased property of Sri Amiya Madhab Banerjee alias Sri Amiya Madhab Bandyopadhyaya and he purchased the same from Sri Rajendranath Chattopadhyaya son of Late Bhutnath Chattopadhyaya vide deed No-4505 for the year 1972 of Joint Sub Registrar, Raniganj at Durgapur and mutated his name in L.R.R.O.R. and thereafter he sold the same to Shobha Rani Goswami wife of Sri Santimoy Goswami vide deed No- 3657 for the year 2018 of A.D.S.R. Durgapur and said Sovarani Goswami mutated his name in L.R.R.O.R and thereafter a deed of declaration also made to correct the mistake in R.S. Plot No of original deed 3657 for the year 2018 of A.D.S.R. Durgapur and same is registered before A.D.S.R. Durgapur vide deed No- IV-130 for the year 2021.

AND WHEREAS I entered into a Development Agreement with **"GANESHA DEVELOPERS" [PAN- AAVFG6541R]** (a partnership firm) having its office at Village & Post- Gopinathpur, Ambagan, Sagarbhangha, P.S.-Coke Oven, District- Paschim Bardhaman, PIN- 713211, W.B. India, **represented by its Partners (1) MR. SOMNATH PAUL [PAN- BGHPP4489C]** Son of Sri Nabakumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident Sagarbhangha, Gopinathpur, Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, PIN-713219, India **(2) MR. PRITAM MONDAL [PAN- BPFPM5430K]** Son of Late Prabir Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Village- Biharpur, P.O.-Nadiha, & P.S.- Kanksha, District- Paschim Bardhaman, PIN- 713218, State- West Bengal, India, and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I- 230600194 for the year**



2023, Serial No- 0187 for the year 2023, Page no. 3969 to 3990, Volume No. 2306-2023.

AND WHEREAS I do hereby nominate, constitute and appoint, **"GANESHA DEVELOPERS" [PAN- AAVFG6541R]** (a partnership firm) having its office at Village & Post- Gopinathpur, Ambagan, Sagarbhangra, P.S.-Coke Oven, District- Paschim Bardhaman, PIN- 713211, W.B. India, **represented by its Partners (1) MR. SOMNATH PAUL [PAN- BGHPP4489C]** Son of Sri Nabakumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident Sagarbhangra, Gopinathpur, Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, PIN-713219, India **(2) MR. PRITAM MONDAL [PAN- BPFPM5430K]** Son of Late Prabir Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Village- Biharpur, P.O.-Nadiha, & P.S.- Kanksha, District- Paschim Bardhaman, PIN- 713218, West Bengal, India as my Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property either solely or jointly:

1. 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 or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which



has given in the schedule below). That will be constructed at the cost of the Developer i.e. **"GANESHA DEVELOPERS"**.

3. To represent me before the concerned Registrar Office for registering, Sale/Sale/agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule save and except that portion which is allotted in my favour through Development Agreement **A.D.S.R. Durgapur vide deed no. I- 230600194 for the year 2023, Serial No- 0187 for the year 2023, Page no. 3969 to 3990, Volume No. 2306-2023.**
4. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.
5. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned property.
6. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings,



affidavits, applications etc. to engage advocate and to do all acts and things required to be done in their behalf.

7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
8. To appear before any office or authority of the Govt. or Durgapur Municipal Corporation or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
9. 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 or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
10. 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.
11. 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.
12. To receive the any building plan or revised plan after sanction from the competent authority.
13. To apply for any type of connection either in their own name or in the name of firm.



14. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
15. 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.
16. To appear and act in all court 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.
17. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
18. 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.
19. To execute any affidavit or bond or any documents in favour of customer or office.
20. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
21. 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.
22. 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.

23. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him/them.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of Bastu land admeasuring about **7.5 Decimal or 4.5 Katha** more or less under **Mouza- Gopinathpur, J.L. No- 85, R.S. Plot no.- 1403 & 1403/2499, L.R. Plot No- 3054, L.R. Khatian No- 8495** under the jurisdiction of Durgapur Municipal Corporation Dist-Paschim Bardhaman, Entire land is Butted and Bounded by:

North : L.R Plot No-3054

South : L.R Plot No-3054

East : 35 ft. wide Road

West : L.R Plot No-3054

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 4th Day of July, 2023 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Sumit Kumar
Sh. Manish Kumar
v/s Anurag Kumar
t/s Cere. Sri Bani
Suni King Kumar
②.

সমিত কুমার

EXECUTANT

GANESHA DEVELOPERS
Samrat Paul
Partner
GANESHA DEVELOPERS
Pritham Mondal
Partner

Signature of Representative of Attorney

সমিত কুমার

Attested by the Executant

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.

Subrata Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/508/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



ଦାତା ଶ୍ରୀମତୀ ସମ୍ରାଟୀ

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Thumb

Fore

Middle

Ring

Little



Signature:-

ଦାତା ଶ୍ରୀମତୀ ସମ୍ରାଟୀ

Signature of the
Executants/presentation



Somnath Paul

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Thumb

Fore

Middle

Ring

Little



Signature:-

Somnath Paul

Signature of the
Executants/presentation



Ritom Mondal

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Thumb

Fore

Middle

Ring

Little



Signature:-

Ritom Mondal

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিহ্ন বিবরণ)

1. NAME (নাম) : SURAJIT MONDAL
2. FATHER/ HUSBAND NAME (পিতা/ স্বামীর নাম) : Manoranjan Mondal
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) : Angadom
POST OFFICE (পোস্ট অফিস) : Angadom
POLICE STATION (থানা) : Chandpur PIN : 713215
DISTRICT (জেলা) : Buxar STATE (রাজ্য) : West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গণের সহিত সম্পর্ক) : Other
6. AADHAR NO : 7372 4361 9968
PAN : _____
EPIC NO : _____

আমি (শনাক্তকারী) Development Power of Attorney অএ দলিলের (Query No.) Shabha Rani Gomonari Jotun বিক্রেতা/দাতা গণকে শনাক্ত করিলাম।

I, Surajit Mondal as identifier identifying the executants of the concerned deed (Query No.) 8001678493/2023.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Surajit Mondal
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

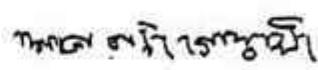
Deed No :	I-2306-07218/2023	Date of Registration	25/07/2023
Query No / Year	2306-8001678493/2023	Office where deed is registered	
Query Date	30/06/2023 1:03:55 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE PURSHA,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8101891226, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 25,05,937/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230600194/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Uper Sagarbhanga Village Road, Mouza: Gopinathpur, Pin Code : 713201

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3054 (RS :-)	LR-8495	Bastu	Bastu	4.5 Katha		25,05,937/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
Grand Total :					7.425Dec	0 /-	25,05,937 /-	

Principal Details :

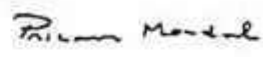
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SHOBHA RANI GOSWAMI (Presentant) Wife of Mr SHANTIMOY GOSWAMI Executed by: Self, Date of Execution: 04/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office	 25/07/2023	 LTI 25/07/2023	 25/07/2023
Roy Colony, Barjora, City:- Not Specified, P.O:- Barjora, P.S:-Barjora, District:-Bankura, West Bengal, India, PIN:- 722202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx6Q, Aadhaar No: 56xxxxxxx7512, Status :Individual, Executed by: Self, Date of Execution: 04/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	GANESHA DEVELOPERS Ambagan, Sagarbhangha, City:- Durgapur, P.O:- GOPINATHPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219 , PAN No.:: AAxxxxxx1R,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
	Mr SOMNATH PAUL Son of Mr NABA KUMAR PAUL Date of Execution - 04/07/2023 , , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office	 Jul 25 2023 2:35PM	 LTI 25/07/2023	 25/07/2023
KONERPARA, SAGARBHANGA, City:- Durgapur, P.O:- GOPINATHPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx9C, Aadhaar No: 49xxxxxxx0053 Status : Representative, Representative of : GANESHA DEVELOPERS (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr PRITAM MONDAL Son of Late PRABIR MONDAL Date of Execution - 04/07/2023, , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office	 Jul 25 2023 2:35PM	 LTI 25/07/2023	 25/07/2023
Biharpur, City:- Durgapur, P.O:- NADIHA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BPxxxxxx0K, Aadhaar No: 50xxxxxxx8933 Status : Representative, Representative of : GANESHA DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL ANGADPUR, City:- Durgapur, P.O:- ANGADPUR, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	 25/07/2023	 25/07/2023	 25/07/2023
Identifier Of Mr SOMNATH PAUL, Mr PRITAM MONDAL, Smt SHOBHA RANI GOSWAMI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SHOBHA RANI GOSWAMI	GANESHA DEVELOPERS-7.425 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Uper Sagarbhanga Village Road, Mouza: Gopinathpur, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3054, LR Khatian No:- 8495	Owner:শোভারানী গোস্বামী, Gurdian:SANTIMOY GOSWAMI, Address:BARJORA BANKURA PIN 722202 , Classification:বাড়ি, Area:0.07500000 Acre,	Smt SHOBHA RANI GOSWAMI

On 30-06-2023

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 25,05,937/-

Santanu Pal

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

On 25-07-2023

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 12:12 hrs on 25-07-2023, at the Office of the A.D.S.R. DURGAPUR by Smt SHOBHA RANI GOSWAMI ,Executant.

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

Execution is admitted on 25/07/2023 by Smt SHOBHA RANI GOSWAMI, Wife of Mr SHANTIMOY GOSWAMI, Roy Colony, Barjora, P.O: Barjora, Thana: Barjora, , Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by Profession House wife

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-07-2023 by Mr SOMNATH PAUL, PARTNER, GANESHA DEVELOPERS, Ambagan, Sagarbhanga, City:- Durgapur, P.O:- GOPINATHPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-07-2023 by Mr PRITAM MONDAL, PARTNER, GANESHA DEVELOPERS, Ambagan, Sagarbhanga, City:- Durgapur, P.O:- GOPINATHPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 11354, Amount: Rs.100.00/-, Date of Purchase: 28/06/2023, Vendor name:
SOMNATH CHATTERJEE

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 2306-2023, Page from 124163 to 124179
being No 230607218 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.07.27 12:32:51 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/07/27 12:32:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)