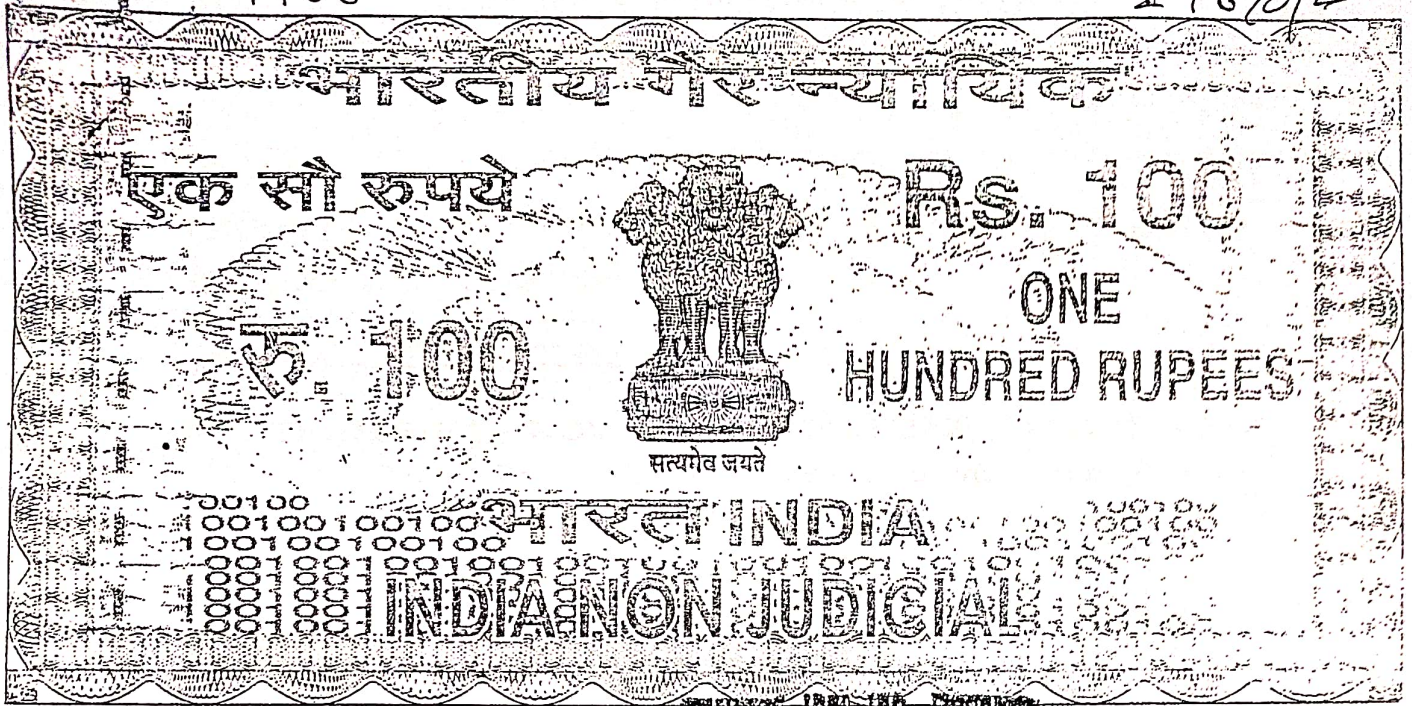


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27693/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Whereas this Document
is subject to Regulation on the
Stamp Paper Sheet and the Ency
agement
Documents are the Part of this
Document

AN 207849

A.D.A.R. Durrani
Durrani

07 AUG 2023

DEVELOPMENT POWER OF
ATTORNEY
AFTER REGD. DEVELOPMENT
AGREEMENT DEED NO. I-230607606
FOR THE YEAR OF 2023

1/12/23
27.08.23
20/4/23/23

[Handwritten signature]

[Handwritten signature]

THIS DEVELOPMENT POWER OF ATTORNEY is made after Development Agreement on this the 07th day of August, 2023.

KNOW ALL MEN BY THESE PRESENTS We,

MR. BINDESWAR ROY, [PAN - ACQPR6024D] [AADHAAR - 5441 0289 8425], son of Sitaram Roy, by Nationality - Indian, by faith - Hindu, by Occupation Service, Resident of Ambedkar N. H. Colony, P.O.- Durgapur, P.S.- Coke-Oven, District - Paschim Bardhaman, West Bengal, India-713201, hereinafter referred to and called as "LANDOWNER(S)" hereinafter referred to and called as "LANDOWNER", do hereby state and declare as follows:-

WHEREAS I/we on 04/08/2023 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R., Office, Durgapur, vide Regd. Deed No. I-230607606 for the year of 2023, registered in Book-I, CD Volume No. 2306-2023, Pages from 126494 to 126531 with "**DURGAPUR GREEN VALLEY RESIDENCY**" [PAN- AAVFD3544R], a Partnership Firm having its principle place of Business at 1A/2, Saptarshi Park, Durgapur-06, P.S.- New Township, Dist- Paschim Bardhaman (W.B.), Pin-713206, represented by its partners namely,

(1) **MR. NILKANTHA MAHATTAM** [PAN NO : AKYPM5014A] [AADHAAR NO : 8260 3263 8634], Son of Niranjan Mahattam, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of OCB-2 B1 more North, JL Avenue, Durgapur-14, Durgapur CRPF Camp, P.S.- New Township, District - Paschim Bardhaman, West Bengal, India-713214 And

(2) **MR. CHANDAN BURNWAL** [PAN-AUMPB6358G] [AADHAAR -2371 8526 9575], son of Sudama Burnwal, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Manju Niwas, 11 B Saptarshi Park, Shankarpur, P.S.-New Township, District - Paschim Bardhaman, West Bengal, India-713206, hereinafter jointly & severally called as the "DEVELOPER(S)".

AND whereas I do hereby nominate, constitute and appoint, "**DURGAPUR GREEN VALLEY RESIDENCY**" - [PAN- AAVFD3544R], a Partnership Firm having its principle place of Business at 1A/2, Saptarshi Park, Durgapur-06, P.S.- New Township, Dist- Paschim Bardhaman (W.B.), Pin-713206, represented by its partners namely,

(1) MR. NILKANTHA MAHATTAM [PAN NO : AKYPM5014A] [AADHAAR NO : 8260 3263 8634], Son of Niranjana Mahattam, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of OCB-2 B1 more North, JL Avenue, Durgapur-14, Durgapur CRPF Camp, P.S.- New Township, District - Paschim Bardhaman, West Bengal, India-713214 And

(2) MR. CHANDAN BURNWAL [PAN-AUMPB6358G] [AADHAAR -2371 8526 9575], son of Sudama Burnwal, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Manju Niwas, 11 B Saptarshi Park, Shankarpur, P.S.-New Township, District - Paschim Bardhaman, West Bengal, India-713206, as my Lawful Attorney to do and perform the following acts, deeds and things either solely or jointly on my behalf in connection with my Landed property:-

1. To apply, receive and modify sanctioned plan from Jemua Gram Panchayat and/or such other authority or authorities.
2. To work, manage, control and supervise the management of the entire project of said development on or over the land in question and to develop the same.
3. To manage and supervise the construction of multi storied building to be construct on my landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e., **"DURGAPUR GREEN VALLEY RESIDENCY"** [PAN- AAVFD3544R].
4. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I could have done for the completion of the said development work.
5. To represent me before the A.D.S.R. Durgapur or DSR Office Paschim Bardhaman and to execute present Agreement for Sale/Sale Deeds/lease Deeds and to execute all such Deeds of Conveyances in favour of intending purchasers for Selling of the Flats/Apartment/Parking Spaces etc. of which will be constructed over and above my landed Property mentioned in the schedule below, save & except allocation of Landowners, those Flats /parking space/commercial space/structure which are allotted in favour of Land Owners in the Development Agreement, which was duly registered before the A.D.S.R.O. Durgapur vide Regd. Deed No. I-230607606 for the year of 2023, registered in Book-I, CD Volume No. 2306-2023, Pages from 126494 to 126531, dated 04/08/2023.

6. To accept and withdrawal on my behalf any compensation payable to me for acquisition of the said land by the Government or by any competent authority.
7. To appoint, engage on my behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.
8. To compromise, compound or withdraw cases or be non- suited to refer to arbitration all disputes & differences.
9. To withdraw, and received documents or money from any court, office or opposite party, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any such cases.
10. To negotiate and receive from the intending purchaser or purchasers any earnest money and / or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same.
11. To book the Flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to execute any Sale Agreement(s) and to collect the advances partly and/or in full consideration over the allocated portion of the Developer from the prospective buyers.
12. 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.
13. 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 that behalf.
14. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
15. To appear or engage on my behalf any pleader, Advocate before any office or authority of the Govt. or Court or Labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
16. To sign declarations as may be required under section 269 of the income- tax Act, 1961 and application under section 230(A) of

income-tax Act, 1961 and to appear before any tax authority on many behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-Tax Act, 1961.

17. For all or any of the purposes of and power, authorities and discretion conferred by these presents to use and sign in my name or in which I may be in any way interested or to use and sign his/their name as my attorney(S) shall think fit without any reference or recourse to us.
18. To appear for & represent me in all courts, civil, criminal or revenue, including Labour, tribunals, Original, revisional, or appellate, in any Registration office, and to sign, execute, verify and file plaints, written statements and petitions and also to represent appeals in our Durgapur court and to accept services of all summonses notices and other processes of laws.
19. To sign, transfer forms documents and writing for transferring the property in the records of Government or Panchayat authorities and other public authorities and to do all other acts in connection therewith.

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

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 all Flats to the prospective buyers.

FIRST SCHEDULED ABOVE REFERRED TO
DESCRIPTION OF LAND

All that piece and parcel of Bastu land measuring an area total 3.3 Katha or 5.45 Decimal comprising in R.S. Plot No.1 and modified R.S. Plot No. 1/526 corresponding to L.R. Plot No. 76, under R.S. Khatian No.58, L.R. Khatian No. 793, situated at District - Paschim Bardhaman, Additional District Sub - Registrar Office & Sub - Division - Durgapur, P.S. - New Township, Pin Code - 713206, within the limit of Jemua Gram Panchayat, under Mouza -Shankarpur, J.L. No. - 109, Classification of land is Bastu and proposed use for Residential Housing Complex.

BUTTED & BOUNDED BY:-
North : 16 Feet Wide Pucca Road;
South : Land of Ray Babu
East : Land of Mohan Rajak
West : Land of Ravi Shankar Kumar

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holders is/are 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 WHERE OF the executants and the attorney set and subscribed their respective hands on this the day, month and year stated above before A.D.S.R. Durgapur in free and fare state of mind and health.

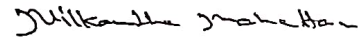
WITNESSES: BIKRAM ROY
BINDESHWAR ROY
P-8-T COLONY & TR-NO EN-22
CINEMA ROAD, DURGAPUR-61
DIST- PASCHIM BARDHAMAN
STATE- WEST BENGAL

27 Joyanta Chakrabarty
8/0- Swapan Chakrabarty
Vill.+P.O- Krishnansar
Dist - Bankura
En - 722202



Signature of the Land Owner

DURGAPUR GREEN VALLEY RESIDENCY



Partner

DURGAPUR GREEN VALLEY RESIDENCY

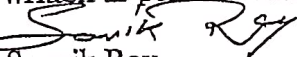


Partner

Signature of the Developer(s)



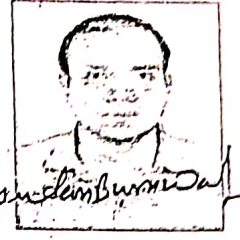
Drafted and Typed at my office & I have read over & Explained in Mother languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.


Souvik Roy

Advocate

En. No.F/991/782/2020.

Hand					
বৃদ্ধাঙ্গুল Thumb	তর্জন Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Charday Bannuol

ডান হাত Right Hand					
বৃদ্ধাঙ্গুল Thumb	তর্জন Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Jyotirkanth Malhotra

ডান হাত Right Hand					
বৃদ্ধাঙ্গুল Thumb	তর্জন Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Bishu Kumar

ডান হাত Right Hand					
বৃদ্ধাঙ্গুল Thumb	তর্জন Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

DETAILS OF IDENTIFIER WITH PHOTO
(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : BIKRAM ROY
2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) : BINDESHWAR ROY
3. OCCUPATION (পেশা) : OTHERS
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) : STR-EN-22, CINEMA ROAD, DURGA PUR-01
VILLAGE/TOWN (গ্রাম) : DURGA PUR HEAD POST OFFICE
POST OFFICE (পোস্ট অফিস) : COLE-OVERN TIANA PIN 713201
POLICE STATION (থানা) : PASCHIM BARDHAMAN STATE (রাজ্য) WEST BENGAL
DISTRICT (জেলা) : PASCHIM BARDHAMAN
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) : _____
6. AADHAR NO 4112 6640 4767
PAN BNYPR 4836D
EPIC NO _____

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Bikram Roy as Identifier identifying the executants
of the concerned deed (Query No.) 8002014677

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Bikram Roy
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed



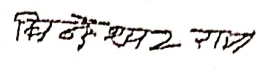
Deed No.:	I-2306-07693/2023		
Query No./Year	2306-8002014677/2023	Date of Registration	07/08/2023
Query Date	07/08/2023 12:55:57 PM	Office where deed is registered	A.D.S.R. DURGAPUR, District: Paschim Bardhaman
Applicant Name, Address & Other Details	Souvik Roy Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9064422020, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]
Set Forth value		Market Value	Rs. 14,70,150/-
Stamp duty Paid (SD)		Registration Fee Paid	Rs. 14/- (Article: E, E)
Rs. 100/- (Article: 48(g))			
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230607606/2023		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713212

Sch. No.	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1/526	RS-58	Bastu	Bastu	3.3 Katha		14,70,150/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					5.445Dec	0/-	14,70,150 /-	



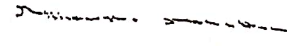
Principal Details :



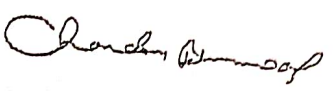
Sl No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	Name: Mr Bindaeswar Roy (Presentant) Son of Sitaram Roy Executed by: Self, Date of Execution: 07/08/2023 Admitted by: Self, Date of Admision: 07/08/2023 ,Place : Office			
	Ambedkar N. H. Colony, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschlm Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx4D, Aadhaar No: 54xxxxxxxx8425, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 Admitted by: Self, Date of Admision: 07/08/2023 ,Place : Office	07/08/2023	LTI 07/08/2023	07/08/2023

Attorney Details :



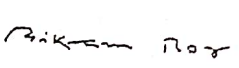
Sl No	Name,Address,Photo,Finger print and Signature
1	DURGAPUR GREEN VALLEY RESIDENCY 1A/2, Saptarshi Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 , PAN No.:: AAxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	Name: Mr Nilkantha Mahattam Son of Niranjan Mahattam Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admision: 07/08/2023, Place of Admision of Execution: Office			
	OCB-2 B1 More North, J.I. Avenue, Durgapur C.r.p.f. Camp, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx4A, Aadhaar No: 82xxxxxxxx8634 Status : Representative, Representative of : DURGAPUR GREEN VALLEY RESIDENCY (as PARTNER)	Aug 7 2023 5:12PM	LTI 07/08/2023	07/08/2023

Name Mr Chandan Burnwal Son of Sudama Burnwal Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admision of Execution: Office	Photo  Aug 7 2023 5:12PM	Finger Print  LTI 07/08/2023	Signature 
Manju Niwas, 11 B Saptarshi Park, Shankarpur, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx8G, Aadhaar No: 23xxxxxxxx9575 Status : Representative, Representative of : DURGAPUR GREEN VALLEY RESIDENCY (as PARTNER)			

Identifier Details :

Name Mr Bikram Roy Son of Mr Bindeshwar Roy EN 22, CINEMA ROAD, NEAR TELEPHONE EXCHANGE, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201	Photo  07/08/2023	Finger Print  07/08/2023	Signature 
Identifier Of Mr Bindeswar Roy, Mr Nilkantha Mahattam, Mr Chandan Burnwal			

Transfer of property for L1

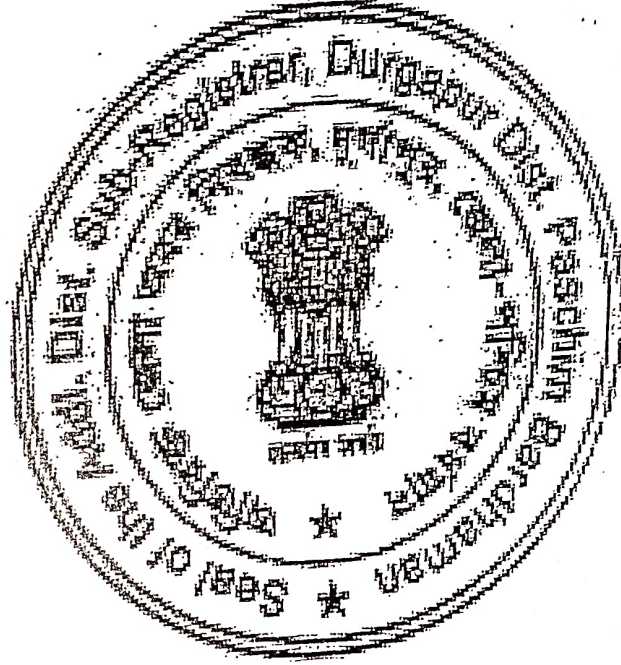
Sl.No	From	To. with area (Name-Area)
1.	Mr Bindeswar Roy.	DURGAPUR GREEN VALLEY RESIDENCY-5.445 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713212

Sch No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 1/526, RS Khatian No:- 58		

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2023, Page from 134216 to 134229
being No 230607693 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.08.18 11:05:00 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/08/18 11:05:00 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)