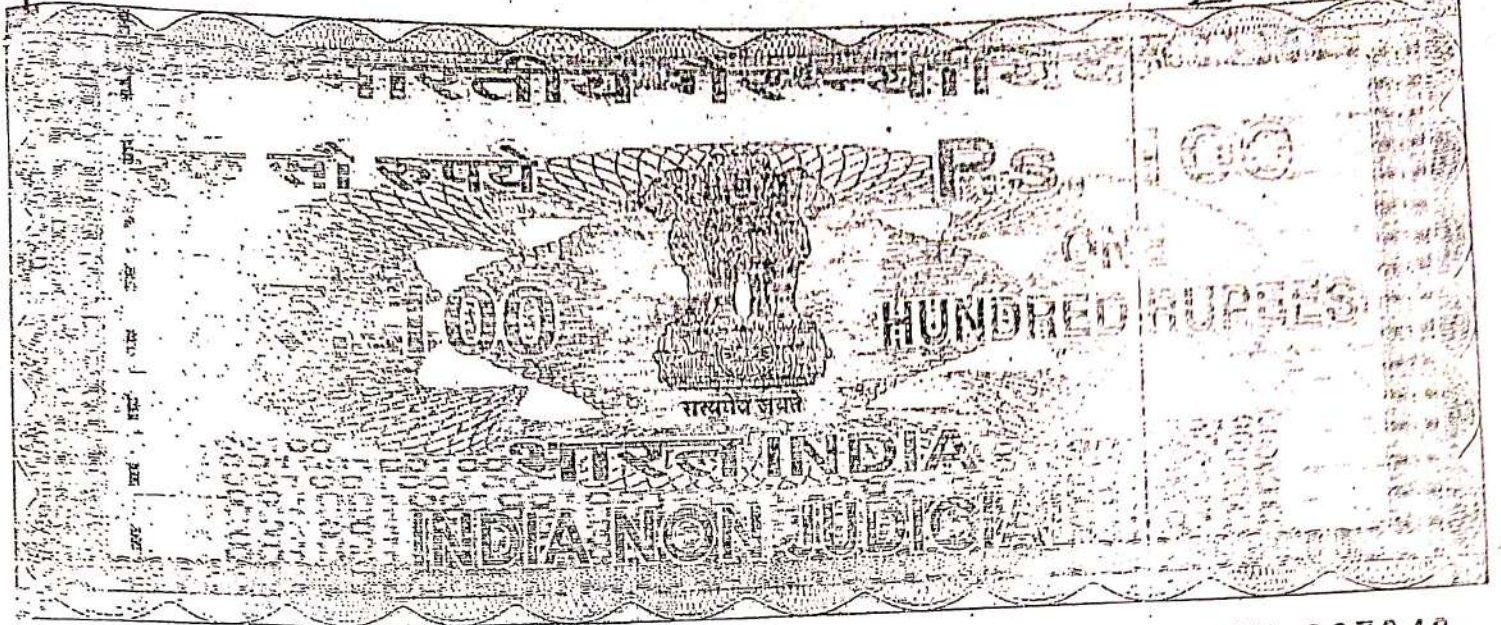


8261

D-8354/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 207848

Handwritten notes and signatures in the left margin, including a signature that appears to be 'C...' and some illegible text.

It is declared that the Deed is Admitted to Registration the signature of the Parties and the Stamp with the necessary fees are the Part of the Document.

**DEVELOPMENT POWER OF  
ATTORNEY  
AFTER REGD. DEVELOPMENT  
AGREEMENT DEED NO. I-8062 FOR  
THE YEAR OF 2023**

A.D.S.R. Department  
Dumkura

Adv

21 AUG 2023



THIS DEVELOPMENT POWER OF ATTORNEY is made after Development Agreement on this the 16<sup>th</sup> day of August, 2023.

KNOW ALL MEN BY THESE PRESENTS We,

**MR. SHYAMA PADA ROY** [PAN - AJDER0451Q] [AADHAAR NO. 8984 8076 0952], Son of Late Badal Roy, By Caste, Hindu, by nationality Indian, by Occupation- Business, resident of L R 226, Durgapur A.B.L. Township, P.O.- A.B.L., P.S.- New Township, Dist- Paschim Bardhaman, West Bengal, Pin- 713206, HEREINAFTER referred to and called as "LANDOWNER", do hereby state and declare as follows:-

WHEREAS I/we on 16/08/2023 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R., Office, Durgapur, vide Regd. Deed No. I-230608062 for the year of 2023 with **DURGAPUR GREEN VALLEY RESIDENCY** [PAN- AAVFD3544R], a Partnership Firm having its principle place of Business at IA/2, Saptarshi Park, Durgapur-06, P.S.- New Township, Dist- Paschim Bardhaman (W.B.), Pin-713206, represented by one of its partner namely **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 referred to and called as "DEVELOPER".

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 IA/2, Saptarshi Park, Durgapur-06, P.S.- New Township, Dist- Paschim Bardhaman (W.B.), Pin-713206, represented by one of its partner namely **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 us 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 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-230608062 for the year of 2023, dated 16/08/2023.
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 collect the advances partly and/or in full consideration over the allocated portion of the Developer.
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 my 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 Flats to the prospective buyers.

FIRST SCHEDULED ABOVE REFERRED TO  
DESCRIPTION OF LAND

All that piece and parcel of Baid land measuring an area 2.5 Katha or 4.125 Decimal comprising in R.S. Plot No. 1, modified R.S. Plot No. 1/526 corresponding to L.R. Plot No. 76, under R.S. Khatian No. 58; L.R. Khatian No. 1430, 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 Baid and proposed use for Residential Housing Complex.

BUTTED & BOUNDED BY.-

North . 16 Feet Wide Metal Road;  
South . R.S. Plot No. 526;  
East . Plot No. 9;  
West . R.S. Plot No. 526.

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 full state of mind and health:

WITNESSES:

1/ Bandana Roy  
w/o - Shyama Pada Roy  
Add- L.R. - 226 ABW  
Durgapur - 713206

*Shyamalakshy*

Signature of the Land Owner

2/ Souvik Roy  
3/0- ALOA RA  
4/0- Panchajanya Bazar  
Sim - 713148

DURGAPUR GREEN VALLEY RESIDENCY  
*Charan Barma*  
...Partner...

Signature of the Land 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.

*Hiranya Maji*  
Hiranya Maji  
Advocate

En. No.F/868/128/2019

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



Chandan Sumwal

ডানের ছবি ও টিপ ঙুলি আমার দ্বারা প্রত্যায়িত হইল  
for passport size photograph, finger print & attested by me

Chandan Sumwal

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



Shyam Lal Singh

ডানের ছবি ও টিপ ঙুলি আমার দ্বারা প্রত্যায়িত হইল  
for passport size photograph, finger print & attested by me

Shyam Lal Singh

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

ডানের ছবি ও টিপ ঙুলি আমার দ্বারা প্রত্যায়িত হইল  
for passport size photograph, finger print & attested by me

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

ডানের ছবি ও টিপ ঙুলি আমার দ্বারা প্রত্যায়িত হইল  
for passport size photograph, finger print & attested by me



## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিবীয় বিবরণ)

1. NAME (নাম) : Bandana Roy
2. FATHER/HUSBAND NAME : Shyama Pada Roy  
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা) : Other
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) : LR. 226, ABL TOWNSHIP @ ~~weap~~  
POST OFFICE (পোস্ট অফিস) : ABL  
POLICE STATION (থানা) : N.T.P.S PIN 713206  
DISTRICT (জেলা) : Paschim Bardhaman STATE (রাজ্য) : West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) : \_\_\_\_\_
6. AADHAR NO 5658 9506 3777  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

আমি (শনাক্তকারী) \_\_\_\_\_ অত্র দলিলের (Query No.) \_\_\_\_\_

\_\_\_\_\_ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, \_\_\_\_\_ as identifier identifying the executants

of the concerned deed (Query No.) \_\_\_\_\_

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Bandana Roy  
IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)



0576 5000RS

**DETAILS OF IDENTIFIER WITH PHOTO**  
(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Souvik Roy
2. FATHER/HUSBAND NAME  
(পিতা/স্বামীর নাম) : Alok Roy
3. OCCUPATION (পেশা) : OTHERS
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) : Pangak Bazar  
POST OFFICE (পোস্ট অফিস) : Pangak Bazar  
POLICE STATION (থানা) : Karvin PIN : 713147  
DISTRICT (জেলা) : Panchen Baidyan STATE (রাজ্য) : W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) \_\_\_\_\_
6. AADHAR NO 4338 2382 4531  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

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

I, Souvik Roy as identifier identifying the executants  
of the concerned deed (Query No.) 7/2013

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND							
RIGHT HAND							

Souvik Roy

IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)








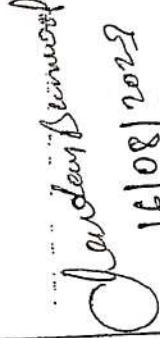
Government of West Bengal,

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R, DURGAPUR, District Name:-Paschim Bardhaman

Signature /-LTI Sheet of Query No/Year 23068002100057/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Shyama Pada Roy L. R 226, Durgapur A.B.L. Township,, City:- Durgapur, P.O:- ABL, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206	Principal			 16/08/23
2	Mr Chandan Burnwal Manju Niwas, 11 B Saptarshi Park, Shankarpur, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206	Represent- ative of Attorney [DURGAP- UR GREEN VELLY RESIDEN CY]			 16/08/2023



P-3/20

2576

5000RS.

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Smt Bandana Roy Wife of Shri Shyamapada Roy A B L Township, City:- Not Specified, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206	Mr Shyama Pada Roy Chandan Burnwal			Bandana Roy 16/08/23
2	Mr Souvik Roy Son of Mr Alok Roy Panagarh Bazar, City:- Not Specified, P.O:- Panagarh Bazar, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148	Mr Shyama Pada Roy, M Chandan Burnwal			Souvik Roy 16/08/23

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

### Major Information of the Deed

Deed No :	I-2306-08354/2023		
Query No / Year	2306-8002100057/2023	Date of Registration	21/08/2023
Query Date	16/08/2023 5:20:31 PM	Office where deed is registered	
Applicant Name, Address & Other Details	A.D.S.R, DURGAPUR, District: Paschim Bardhaman		
Transaction	Swapan Kumar Dutta Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status : Advocate		
[0138] Sale, Development Power of Attorney after Registered	Additional Transaction		
Development Agreement	[4308] Other than Immovable Property, Agreement		
Set Forth value	[No of Agreement : 1]		
Stamp duty Paid (SD)	Market Value		
Rs. 100/- (Article:48(g))	Rs. 11,13,750/-		
Remarks	Registration Fee Paid		
	Rs. 14/- (Article:E, E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230608062/2023		

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713206

Sch No	Plot Number	Khaffan Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In-Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1/526	RS-58	Bastu	Baid	2.5 Katha		11,13,750/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					4.125Dec	0/-	11,13,750/-	

### Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mr Shyama Pada Roy (Presentant)</b>                      Son of Late Badal Roy L R 226, Durgapur A.B.L. Township,, City:- Durgapur, P.O:- ABL, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxx1Q, Aadhaar No: 89xxxxxxxx0952, Status :Individual, Executed by: Self, Date of Execution: 16/08/2023                      , Admitted by: Self, Date of Admission: 16/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2023                      , Admitted by: Self, Date of Admission: 16/08/2023 ,Place : Pvt. Residence</p>



**Attorney Details :**

Sl No.	Name, Address, Photo, Finger print and Signature
1	<b>DURGAPUR GREEN VELLY RESIDENCY</b> 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
1	<b>Mr Chandan Burnwal</b> Son of Sudama Burnwal 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: 23xxxxxxx9575 Status : Representative, Representative of : DURGAPUR GREEN VELLY RESIDENCY (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Smt Bandana Roy</b> Wife of Shri Shyamapada Roy A B L Township, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206			
Identifier Of Mr Shyama Pada Roy, Mr Chandan Burnwal			
<b>Mr Souvik Roy</b> Son of Mr Alok Roy Panagarh Bazar, City:- Not Specified, P.O:- Panagarh Bazar, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148			
Identifier Of Mr Shyama Pada Roy, Mr Chandan Burnwal			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Shyama Pada Roy	DURGAPUR GREEN VELLY RESIDENCY-4.125 Dec



Endorsement For Deed Number : I - 230608354 / 2023

On 16-08-2023

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

Presented for registration at 17:50 hrs. on 16-08-2023, at the Private residence by Mr Shyama Pada Roy, 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 11,13,750/-

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

Execution is admitted on 16/08/2023 by Mr Shyama Pada Roy, Son of Late Badal Roy, L R 226, Durgapur A.B.L. Township, P.O: ABL, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

Identified by Smt Bandana Roy, , Wife of Shri Shyamapada Roy, A B L Township, P.O: Durgapur, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

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

Execution is admitted on 16-08-2023 by Mr Chandan Burnwal, PARTNER, DURGAPUR GREEN VELLY RESIDENCY, 1A/2, Saptarshi Park, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal India, PIN:- 713206

Identified by Smt Bandana Roy, , Wife of Shri Shyamapada Roy, A B L Township, P.O: Durgapur, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

*Santanu Pal*

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

On 21-08-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 14.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3299, Amount: Rs.100.00/-, Date of Purchase: 28/07/2023, 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 146350 to 146366  
being No 230608354 for the year 2023.



Digitally signed by SANTANU PAL  
Date: 2023.08.31 19:50:00 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/08/31 07:50:00 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)