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P-8566/23.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 208102

1.27/23  
22/08/23  
29/08/23  
29/08/23

Verified that the Document  
is Admitted to Registration the  
Signature Sheet and the End-  
orsements attached with the  
Documents are the Part of the  
Document

A.D.S.R. Durgam  
Bardwan

28 AUG 2023

DEVELOPMENT POWER OF  
ATTORNEY  
AFTER REGD. DEVELOPMENT  
AGREEMENT DEED NO., I-230607793  
FOR THE YEAR OF 2023



THIS DEVELOPMENT POWER OF ATTORNEY is made after Development Agreement on this the 28<sup>th</sup> day of August, 2023.

KNOW ALL MEN BY THESE PRESENTS I,

**MR. MOHAN RAJAK** [PAN – BQWPR4081D] [AADHAAR NO. 3817 7383 7669], Son of Late Lotan Rajak, By Caste. Hindu, by nationality Indian, by Occupation- Business, resident of B-34, Amma Colony, Bidhannagar, P.O.- Durgapur, 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 22.08.2023 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R., Office, Durgapur, vide Regd. Deed No. I- 230607793 for the year of 2023, registered in Book-I, CD Volume No. 2306- 2023, Pages from 136172 to 136199 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 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 jointly & severally called as the "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 1A/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 our behalf in connection with our 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 our 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 we 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 our 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-230607793 for the year of 2023, registered in Book-I, CD Volume No. 2306-2023, Pages from 136172 to 136199, dated 22.08.2023.
6. To accept and withdrawal on our 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 our behalf pleaders, advocates or solicitors whenever our 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 our 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 our 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 our names or in which I may be in any way interested or to use and sign his/their name as our 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 complaints, 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 our 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 Baid land measuring an area 2.5 Katha or 4.13 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. 838, situated at District - Paschim Bardhaman, Additional District Sub - Registrar Office & Sub - Division - Durgapur, P.S. - New Township, Pin Code - 713206, within the limit of Jenua 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. Land of Kali Sankar Dutta;  
East. Land of S. Das;  
West. Land of Same Plot.

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:

1) স্বপ্ন রতন  
সীদা রতন  
অফিস সীল  
71.320.6

2) Jayanta Chakraborty  
8/0- Swapn Chakraborty  
211/A.P.O- Krishnanagar  
Dist- Bankura  
Pm- 722202

L  
T  
Z  
OK স্বপ্ন রতন BY THE PEN  
OF স্বপ্ন রতন

Signature of Executants

DURGAPUR GREEN VALLEY RESIDENCY  
Charan Bernal  
...Partner

Signature of Attorney

L  
T  
Z  
OK স্বপ্ন রতন BY THE PEN OF  
স্বপ্ন রতন

Attested by the Executants

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

Souvik Roy  
Advocate, Durgapur Court  
En. No. F/991/782/2020

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

|                       |                   |                   |                      |                     |                      |  |
|-----------------------|-------------------|-------------------|----------------------|---------------------|----------------------|--|
| বাম হাত<br>Left Hand  |                   |                   |                      |                     |                      |  |
|                       | বৃদ্ধাঙ্গুল Thums | তর্জনী 1st Finger | মধ্যমা Middle Finger | অনামিকা Ring Finger | কনিষ্ঠা Small Finger |  |
| ডান হাত<br>Right Hand |                   |                   |                      |                     |                      |  |
|                       |                   |                   |                      |                     |                      |  |

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

স্বাক্ষর  
Signature

of *Chardas Bunnwal* BY THE PEN OF  
৫৫৫ ২৩৫৫

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

|                       |                   |                   |                      |                     |                      |  |
|-----------------------|-------------------|-------------------|----------------------|---------------------|----------------------|--|
| বাম হাত<br>Left Hand  |                   |                   |                      |                     |                      |  |
|                       | বৃদ্ধাঙ্গুল Thums | তর্জনী 1st Finger | মধ্যমা Middle Finger | অনামিকা Ring Finger | কনিষ্ঠা Small Finger |  |
| ডান হাত<br>Right Hand |                   |                   |                      |                     |                      |  |
|                       |                   |                   |                      |                     |                      |  |

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

স্বাক্ষর  
Signature

*Chardas Bunnwal*

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

|                       |                   |                   |                      |                     |                      |              |
|-----------------------|-------------------|-------------------|----------------------|---------------------|----------------------|--------------|
| বাম হাত<br>Left Hand  |                   |                   |                      |                     |                      | ফটো<br>PHOTO |
|                       | বৃদ্ধাঙ্গুল Thums | তর্জনী 1st Finger | মধ্যমা Middle Finger | অনামিকা Ring Finger | কনিষ্ঠা Small Finger |              |
| ডান হাত<br>Right Hand |                   |                   |                      |                     |                      |              |
|                       |                   |                   |                      |                     |                      |              |

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

স্বাক্ষর  
Signature

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

|                       |                   |                   |                      |                     |                      |              |
|-----------------------|-------------------|-------------------|----------------------|---------------------|----------------------|--------------|
| বাম হাত<br>Left Hand  |                   |                   |                      |                     |                      | ফটো<br>PHOTO |
|                       | বৃদ্ধাঙ্গুল Thums | তর্জনী 1st Finger | মধ্যমা Middle Finger | অনামিকা Ring Finger | কনিষ্ঠা Small Finger |              |
| ডান হাত<br>Right Hand |                   |                   |                      |                     |                      |              |
|                       |                   |                   |                      |                     |                      |              |

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

স্বাক্ষর  
Signature



## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Rabbu Royark
2. FATHER/ HUSBAND NAME : Mohan Royark  
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Amba Calang  
POST OFFICE (পোস্ট অফিস) Dyphus  
POLICE STATION (থানা) Dyphus PIN \_\_\_\_\_  
DISTRICT (জেলা) Balharan STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) \_\_\_\_\_
6. AADHAR NO 8509 4606 9467  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

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

I, Rabbu Royark as identifier, identifying the executants  
of the concerned deed (Query No.) \_\_\_\_\_

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

|            |  |  |  |  |  |  |
|------------|--|--|--|--|--|--|
| LEFT HAND  |  |  |  |  |  |  |
| RIGHT HAND |  |  |  |  |  |  |

৫ম ২৩৯

IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)



## Major Information of the Deed



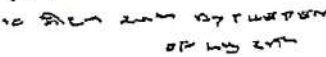
|   |  |  |            |
|---|--|--|------------|
| Deed No :   | I-2306-08566/2023  | Date of Registration                           | 28/08/2023 |
| Query No / Year   | 2306-8002195798/2023   | Office where deed is registered                |            |
| Query Date  | 28/08/2023 11:25:43 AM   | A.D.S.R. DURGAPUR, District: Paschim Bardhaman |            |
| Applicant Name, Address & Other Details   | Swapan Dutta<br>Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9064422020, Status : Advocate |  |            |
| Transaction   | Additional Transaction   |  |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 1]  |  |            |
| Set Forth value   | Market Value   |  |            |
|   | Rs. 11,13,750/-  |  |            |
| Stamp duty Paid (SD)  | Registration Fee Paid  |  |            |
| Rs. 100/- (Article:48(g))   | Rs. 14/- (Article:E, E)  |  |            |
| Remarks   | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230607793/2023  |  |            |

### Land Details :

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

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

### Principal Details :

| Sl No | Name, Address, Photo, Finger print and Signature   |   |   |   |
|-------|--|---|---|---|
|       | Name   | Photo   | Finger Print  | Signature   |
| 1     | <p><b>Mr Mohan Rajak</b><br/>Son of Late Lotan Rajak<br/>Executed by: Self, Date of Execution: 28/08/2023<br/>, Admitted by: Self, Date of Admisslon: 28/08/2023 ,Place : Office</p> |  |  |  |
|       |  | 28/08/2023  | LTI<br>28/08/2023   | 28/08/2023  |

B-34, Amma Colony, Bidhannagar, 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.:: BQxxxxxx1D, Aadhaar No: 38xxxxxxxx7669, Status :Individual, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admisslon: 28/08/2023 ,Place : Office.





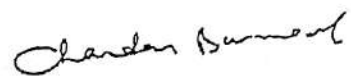
**Party Details :**

Name, Address, Photo, Finger print and Signature




**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 , 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     | Name Photo Finger Print Signature   |
| 1     | <p><b>Mr Chandan Burnwal (Presentant)</b><br/>                     Son of Sudama Burnwal<br/>                     Date of Execution - 28/08/2023, , Admitted by: Self, Date of Admlsion: 28/08/2023, Place of Admlsion of Execution: Office</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <br/> <small>Aug 28 2023 4:48PM</small> </div> <div style="text-align: center;"> <br/> <small>LTI 28/08/2023</small> </div> <div style="text-align: center;"> <br/> <small>28/08/2023</small> </div> </div> <p>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 VELLY RESIDENCY (as PARTNER)</p> |

**Identifier Details :**

| Name   | Photo  | Finger Print   | Signature  |
|--|--|--|--|
| <p><b>Mr Pappu Rajak</b><br/>                     Son of Mr Mohan Rajak<br/>                     Ambay Colony, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206</p> | <br><small>28/08/2023</small> | <br><small>28/08/2023</small> | <br><small>28/08/2023</small> |
| Identifier Of Mr Mohan Rajak, Mr Chandan Burnwal   |  |  |  |

**Transfer of property for L1**

| Sl.No | From           | To. with area (Name-Area)                |
|-------|----------------|--|
| 1     | Mr Mohan Rajak | DURGAPUR GREEN VELLY RESIDENCY-4.125 Dec |



Endorsement For Deed Number : I - 230608566 / 2023

~~On 28-08-2023~~

~~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.

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

Presented for registration at 13:37 hrs on 28-08-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Chandan Burnwal ,

~~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 28/08/2023 by Mr Mohan Rajak, Son of Late Lotan Rajak, B-34, Amma Colony, Bidhannagar, P.O: Durgapur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

Identified by Mr Pappu Rajak, , Son of Mr Mohan Rajak, Ambay Colony, P.O: Durgapur, Thana: Durgapur, , 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 28-08-2023 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 Mr Pappu Rajak, , Son of Mr Mohan Rajak, Ambay Colony, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

~~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 935, Amount: Rs.100.00/-, Date of Purchase: 09/08/2023, 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 152698 to 152710  
being No 230608566 for the year 2023.



*Santanu Pal*

Digitally signed by SANTANU PAL  
Date: 2023.09.11 13:55:20 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pal) 11/09/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.