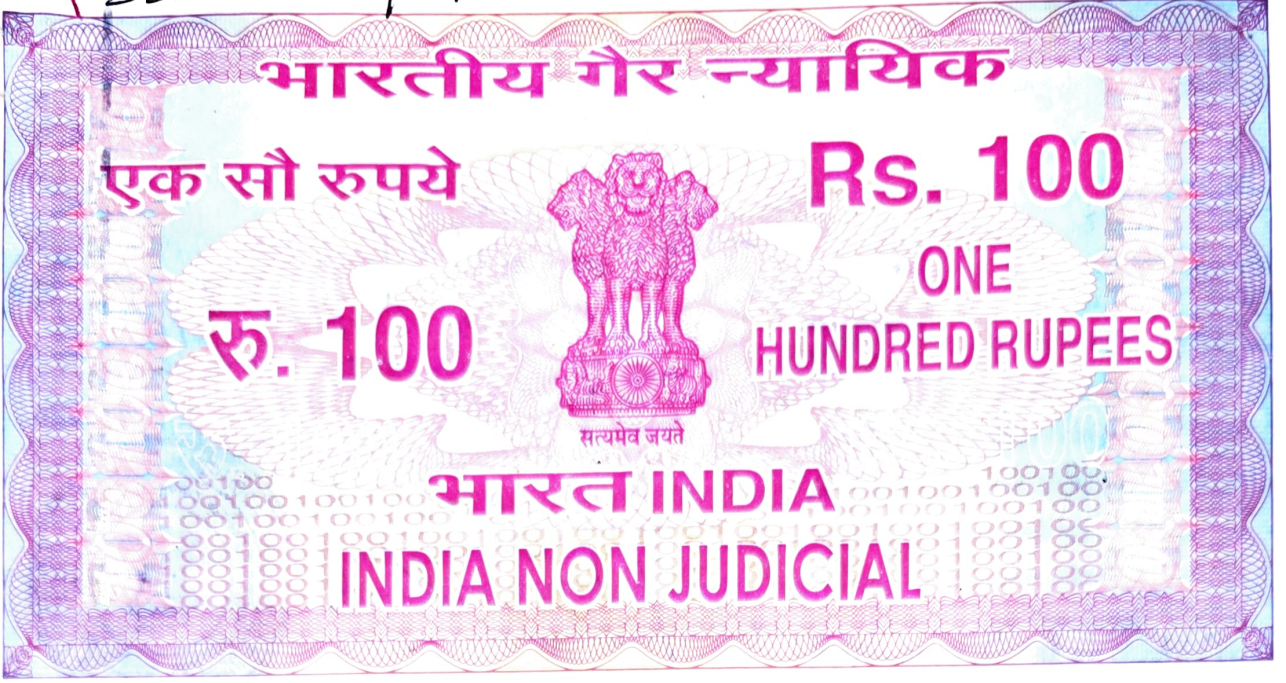


SLNO-812/24

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I-1271/24.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 958384

Certified that the document is admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the Part of this document.

ADDL. DIST. SUB-REGISTRAR  
BISHNUPUR, BANKURA

28 MAR 2024

**DEVELOPMENT POWER OF ATTORNEY AFTER**

**REGISTERED DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS** we, (1) **SRI SABITABRATA BANERJEE** [PAN NO. AIJPB5628G] son of Mr. Shyamal Kumar Banerjee, By Caste: Hindu, by nationality Indian, by Occupation- Business, resident of Chakbazar Bishnupur, P.O.- Bishnupur, P.S.- Bishnupur, Dist- Bankura, West Bengal, Pin- 722122, (2) **SMT. KABERI BANERJEE** [PAN NO. CMOPB7442P] wife of Sri Somen Banerjee, By Caste: Hindu, by nationality Indian, by Occupation- Business, resident of Vill.- Radhanagar, P.O.- Bon Radhanagar, P.S.- Bishnupur, Dist- Bankura, West Bengal, Pin- 722157, (3) **SRI DEBNANDAN ROY** [PAN NO. AJGPR8036A] son of Late Krishnadas Roy, By Caste: Hindu, by nationality Indian, by Occupation- Business, resident of Rasikganj Bishnupur,

Handwritten notes: 29/02, 05.30 PM, S. (B) 10302/24, and a signature.

P.O.- Bishnupur, P.S.- Bishnupur, Dist- Bankura, West Bengal, Pin- 722122 & (4) **SMT ITU BHATTACHARJEE** [PAN NO. AUIPB2995F] wife of Subir Bhattacharjee, By Caste: Hindu, by nationality Indian, by Occupation- Household, resident of Near Shiv Mandir, Sijua Shiv Mandir, Kapuria, Dhanbad, Jharkhand Pin- 828103, all hereinafter jointly called and referred to as the **"LANDOWNERS/ PRINCIPALS/ EXECUTANTS"**, do hereby nominate, constitute and appoint **VINAYAK PROCON** [PAN NO. AAXFV7755N], a partnership firm having its principle place of business at Sardar Vallabh Bhai Patel Road, Saptarshi Park, P.O.- Durgapur- 06, P.S.- New Township, Dist.- Paschim Bardhaman, Pin713206, West Bengal, India, represented by its partners namely (1) **MR. SHAMBHU KHARA** [PAN.-AAXFV7755N], S/o. Late Sundarlal Khara, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of Raghunathpur Municipality, A Zone, Durgapur, (M Crop), District - Paschim Bardhaman. Pin.-713204, West Bengal, India, (2) **MR. RANEN GOPAL TEWARI** [PAN.-AFNPT9657G], S/o. Late Debasish Tiwari, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of Rajbandh, Bankali Tala, Durgapur(M Corp), Dist.- Paschim Bardhaman, Pin.-713212, West Bengal, India (3) **MR. PINTU DUTTA** [PAN.-AQYPD6012B], S/o. Biren Dutta, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of H/29, Milanpally, Kururia Danga A Zone Amrai, Durgapur(M Corp), Dist.-Paschim Bardhaman, Pin.-713203, West Bengal, India (4) **MR. SHIBSANKAR DAS** [PAN.-BKJPD0301F], S/o. Anangamohan Das, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of Rishi Arabinda Pally, Street No -4D ,Durgapur-1, Durgapur(M Corp), Dist.-Paschim Bardhaman, Pin.-713201, West Bengal, India, hereinafter called as the Power of Attorney Holder, as our true, authorized and lawful Attorney for us in our names on our behalf and to exercise, execute and perform all and every / any of the acts, deeds, matters and things.

**WHEREAS** we are the absolute joint owners of **ALL THAT** piece and parcel of total land measuring an area 22.75 Decimal comprising in R.S. & L.R. Plot No. 12, land area 14 Decimal & R.S. & L.R. Plot No. 13, land area 6.25 Decimal under L.R. Khatian Nos. 4716, 4717 & 4718 & R.S. & L.R. Plot No. 14, land area 2.50 Decimal under L.R. Khatian Nos. 1976, situated at Mouza- Turkisitarampur, J.L. No. - 100, under P.S. - Bishnupur, District - Bankura, Additional District Sub - Registrar Office & Sub - Division - Bishnupur, within the limit of Bishnupur Municipality, Classification of land – Bastu in respect of LR Plot no. 12 & 13 and Classification of land – Danga in respect of LR Plot no. 14, more fully described in the Schedule hereinafter written, hereinafter called and referred to as the **"Said Property"**.



**AND WHEREAS** we, the Landowners/ Executants entered into a Registered Development Agreement in respect of the aforesaid land and more fully described in the Schedule hereinafter written, owned by us with the said **VINAYAK PROCON [PAN NO. AAXFV7755N]**, a partnership firm having its principle place of business at Sardar Vallabh Bhai Patel Road, Saptarshi Park, P.O.- Durgapur- 06, P.S.- New Township, Dist.- Paschim Bardhaman, Pin713206, West Bengal, India, represented by its partners namely **(1) MR. SHAMBHU KHARA [PAN.-AAXFV7755N]**, S/o. Late Sundarlal Khara, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of Raghunathpur Municipality, A Zone, Durgapur, (M Crop), District - Paschim Bardhaman. Pin.-713204, West Bengal, India, **(2) MR. RANEN GOPAL TEWARI [PAN.-AFNPT9657G]**, S/o. Late Debasish Tiwari, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of Rajbandh, Bankali Tala, Durgapur(M Corp), Dist.-Paschim Bardhaman, Pin.-713212, West Bengal, India **(3) MR. PINTU DUTTA [PAN.-AQYPD6012B]**, S/o. Biren Dutta, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of H/29, Milanpally, Kururia Danga A Zone Amrai, Durgapur(M Corp), Dist.-Paschim Bardhaman, Pin.-713203, West Bengal, India **(4) MR. SHIBSANKAR DAS [PAN.-BKJPD0301F]**, S/o. Anangamohan Das, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of Rishi Arabinda Pally, Street No -4D ,Durgapur-1, Durgapur(M Corp), Dist.-Paschim Bardhaman, Pin.-713201, West Bengal, India. The said Development Agreement was registered on *29<sup>th</sup> February 2024* in the office of the A.D.S.R. Bishnupur, and recorded as Deed No. *00780*.... for the year 2024.

**AND WHEREAS** referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners appointing the SAID ATTORNEY HOLDER as our true authorized and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Bishnupur Municipality, CESC Ltd./ W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, garage spaces of Developer's Allocation to the extent of 60% ratio of total built up area according to the approved plan.

2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper. ✓
3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before Bishnupur Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises. ✓
5. To pay all Municipality and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbor's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement to the extent of 60% ratio of total built up area according to the approved plan. To take finance/loan in his/ their name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance and/or any other instrument and document in respect of sale of flats/s, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement to the extent of 60% ratio of total built up area according to the approved plan.



7. To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us, relating to Developer's allocation.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.



14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.
15. This POA will cease to act soon after completion of the selling process of all the Flats/ Apartments of the newly built building.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

**AND GENERALLY** to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

**AND** we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Development Agreement.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** All that piece and parcel of total land measuring an area 22.75 Decimal comprising in R.S. & L.R. Plot No. 12, land area 14 Decimal & R.S. & L.R. Plot No. 13, land area 6.25 Decimal under L.R. Khatian Nos. 4716, 4717 & 4718 & R.S. & L.R. Plot No. 14, land area 2.50 Decimal under L.R. Khatian Nos. 1976, situated at Mouza- Turkisitarampur, J.L. No. - 100, under P.S. - Bishnupur, District - Bankura, Additional District Sub - Registrar Office & Sub - Division - Bishnupur, within the limit of Bishnupur Municipality, Classification of land – Bastu in respect of LR Plot no. 12 & 13 and Classification of land – Danga in respect of LR Plot no. 14. The plot of land is butted & bounded as follows :-

North : R.S. & L.R. Plot No. 11;

South : R.S. & L.R. Plot No. 15, 14, 13 & 6 Feet Wide Kancha Road;

East : Govt. Pucca Road & 6 Feet Wide Kancha Road & R.S. & L.R. Plot No. 13 & 14;

West : R.S. & L.R. Plot No. 11, 14 & 15



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 29<sup>th</sup> day of February, 2024 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Bishnupur

in the presence of :

1. Sabita Chel Kach,  
S/o Late Sudep Kar  
VTL- Sekh para  
P.O + P.S. Bishnupur  
Dist- Bankura.

2. Anil Kumar Chatterji  
S/o - Get. Asoke Chatterji  
Gopalgonja, Jugi para.  
Bishnupur, Bankura.

3. Aparna Bhattacharya  
S/o Syamal Bhattacharya  
Bishnupur Station Road -  
Pin - 722122

Drafted 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  
Signature of the scribe -

Md. Jahid Iqbal

**Md Jahid Iqbal [Deed Writer]**  
License No - 57,  
Bishnupur A.D.S.R Office.

A. Jahid Iqbal  
S/o - A. M. D. Iqbal  
Drafter  
Deed writer

- (1) Sabitabrata Banerjee
- (2) Kaberi Banerjee
- (3) Debnandan Ray
- (4) Shri Bhattacharjee

Landowners/Principals

- (1) Shambhu Khona
- (2) Ranon kopal Tewari
- (3) Pintu Sutta
- (4) Shibankar Das

Attorney

**SPECIMEN FROM FOR TEN FINGER PRINTS**

|            |       |      |        |      |        |  |
|------------|-------|------|--------|------|--------|--|
| Left Hand  |       |      |        |      |        |  |
|            | Thumb | Fore | Middle | Ring | Little |  |
| Right Hand |       |      |        |      |        |  |
|            |       |      |        |      |        |  |

Signature : *Shambhu Khara*

*Attorney*

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|            |       |      |        |      |        |  |

Signature : *Ranen Gopal Tewari*

*Ranen Gopal Tewari*

*Attorney*

|            |       |      |        |      |        |  |
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| Right Hand |       |      |        |      |        |  |
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Signature : *Pintu Dutta*

*Pintu Dutta*

*Attorney*

|            |       |      |        |      |        |  |
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| Right Hand |       |      |        |      |        |  |
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Signature : *Shibsankar Das*

*Shibsankar Das*


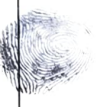




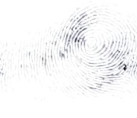




*Attorney*








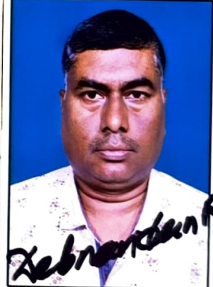





**SPECIMEN FROM FOR TEN FINGER PRINTS**

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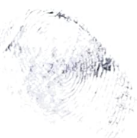










Signature : *Sabitabata Banerji*

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Signature : *Kabeeri Bomerjee*



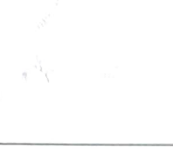


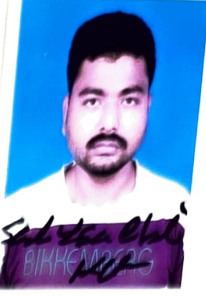

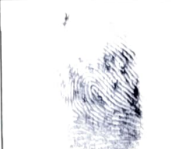



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Signature : *Zebnandan Roy*

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Signature : *Ili Bhattacharjee*

# SPECIMEN FROM FOR TEN FINGER PRINTS

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Signature : *Sabhasat I Kori*

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Signature :

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Signature :

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Signature :







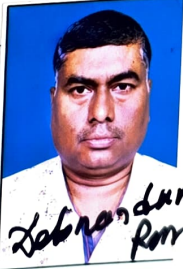

Government of West Bengal

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

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :Bankura

Signature / LTI Sheet of Query No/Year 01038000570302/2024



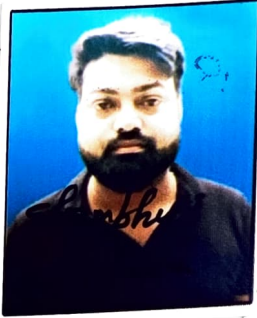

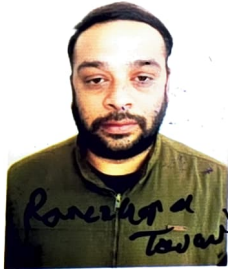

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant   | Category  | Photo   | Finger Print  | Signature with date               |
|--------|---|-----------|---|---|-----------------------------------|
| 1      | Shri Sabitabrata Banerjee Chakbazar Bishnupur, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122 | Principal |    |    | Sabitabrata Banerjee<br>29/2/2024 |
| 2      | Smt Kaberi Banerjee Village:- Radhanagar, P.O:- Banradhanagar, P.S:-Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722157                     | Principal |   |  | Kaberi Banerjee<br>29/2/2024      |
| 3      | Shri Debnandan Roy Rasikganj, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122                  | Principal |  |  | Debnandan Roy<br>29/02/2024       |





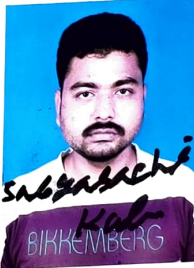



Sabitabrata



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

| SI No. | Name of the Executant  | Category   | Photo   | Finger Print   | Signature with date                     |
|--------|--|--|---|--|---|
| 4      | Smt Itu Bhattacharjee<br>Near Shib Mandir, Sijua<br>Shiv Mandir Kapuria,<br>City:- Not Specified,<br>P.O:- Kapuria, P.S:-<br>DHANBAD, District:-<br>Dhanbad, Jharkhand,<br>India, PIN:- 828103 | Principal  |    |    | <i>Smt Bhattacharjee</i><br>29/12/24    |
| 5      | Shambhu Khara<br>Raghunathpur<br>Municipality, City:-<br>Durgapur Steel Plant,<br>P.O:- A Zone, P.S:-<br>Durgapur, District:-<br>Paschim Bardhaman,<br>West Bengal, India,<br>PIN:- 713206     | Represent<br>ative of<br>Attorney<br>[VINAYAK<br>PROCON<br>] |    |    | <i>Shambhu Khara</i><br>29/02/2024      |
| 6      | Mr Ranen Gopal Tewari<br>Rajbandh Bankali Tala,<br>City:- Not Specified,<br>P.O:- Durgapur, P.S:-<br>Durgapur, District:-<br>Paschim Bardhaman,<br>West Bengal, India,<br>PIN:- 713212         | Represent<br>ative of<br>Attorney<br>[VINAYAK<br>PROCON<br>] |  |  | <i>Ranen Gopal Tewari</i><br>29/02/2024 |

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          |
|--------|---|--|---|--|------------------------------|
| 7      | Mr Pintu Dutta H/29 Milanpally Kururia Dangaa Zone Amrai, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203 | Representative of Attorney [VINAYAK PROCON ]   | <br>Pintu Dutta                    |    | Pintu Dutta<br>29/02/2024    |
| 8      | Mr Shibsankar Das Rishi Arabinda Pally Streetno-4D, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201       | Representative of Attorney [VINAYAK PROCON ]   | <br>Shibsankar Das                |   | Shibsankar Das<br>29/02/2024 |
| Sl No. | Name and Address of identifier  | Identifier of  | Photo   | Finger Print   | Signature with date          |
| 1      | Sabyasachi Kar Son of Sudip Kar Sekhpara, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122                        | Shri Sabitabrata Banerjee, Smt Kaberi Banerjee, Shri Debnandan Roy, Smt Itu Bhattacharjee, Shambhu Khara, Mr Ranen Gopal Tewari, Mr Pintu Dutta, Mr Shibsankar Das | <br>Sabyasachi Kar<br>BIKKEMBERG |  | Sabyasachi Kar<br>29.02.2024 |
| 2      | Jahid Iqbal Son of Late Md Rafique Village:- Dwarika, P.O:- Dwarika, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122                                | Shri Sabitabrata Banerjee, Smt Kaberi Banerjee, Shri Debnandan Roy, Smt Itu Bhattacharjee, Shambhu Khara, Mr Ranen Gopal Tewari, Mr Pintu Dutta, Mr Shibsankar Das | <br>Jahid Iqbal                  |  | Jahid Iqbal<br>29.02.24      |