

SL.No- 3875/2023

J-3810/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 760868

Certified that the documents is
admitted to Registration. The
Signature sheet and the
endorsement sheets attached
with this document are the part
of this document.

Registration u/s 7(2) of Act.
xvi of 1908 Purulia (W.B.)

23/8/23



DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT WE SRI UMANG
RAJGARIA (PAN: ARWPR8174P), (Aadhaar No-8339 5870 1982), son of
Rajesh Kumar Rajgaria, by faith- Hindu, by Nationality- Indian, by
Occupation - Business, residing at P.N.Ghosh Street, Purulia, Post office -
Purulia, Police Station- Purulia Town, District Purulia, West Bengal-
723101, and (2) SMT.ANUJA SHAH (PAN: IDJPS4047H), (Aadhaar No-
8832 3420 5618), wife of Avinash Shah, by faith- Hindu, by Nationality-

Q. 8/2464460/23

Indian, by Occupation - Business, residing at Tikia Para, Sadatpara, Pirulia, Purulia, Post office - Purulia, Police Station- Purulia Town, District Purulia, West Bengal-723101, **SEND GREETINGS.**

WHEREAS the First parties became the joint owners of **ALL THAT** piece and parcel of Bastu land measuring about **06 Cottahs 11 Chittack 04 Sq.ft.**, be the same a little more or less, lying and situated at Ranchi Road, Police Station-Purulia (Town), Post office- Purulia, Pin-723101, District- Purulia, Sub Registration office- Purulia, Pargana Chharra, J.L. No- 292/2, within Mouza- Purulia, under Purulia Municipality, Ward no-03, Holding no 215/1, recorded in R.S Khatian No-3191, R.S Plot no- 4292/5091, in the above mentioned Schedule fully described in the Schedule hereunder written.

AND WHEREAS we by an Agreement for Development dated 23/08/2023 entrusted the Developer therein for the construction of a new building at the aforesaid premises on the terms and conditions mentioned therein, the said Agreement for Development was registered and the office of registered at A.D.S.R at Purulia and recorded therein **being No. 03797 for the year 2023.**

AND WHEREAS in terms of the said Development Agreement 23/08/2023 we agreed to execute a Power of Attorney in favour of the Developer namely **DEVNARAYANI ENGIWORK LLP (PAN-AAVFD2326H),(LLPIN-ACB-3477)** a partnership company carrying on its business from its principal place of business at Plot No-198, Shakti Khand-2 Indirapuram, Ghazibad-201014 Uttar Pradesh, Post Office- Shipra Suncity, Police Station- Indirapuram, duly represented by authorised Signatory namely

JYOTI JHUNJHUN WALA (PAN: ADEPJ3865B), (Aadhaar No-7139 1816 4616), son of Mahendra Kumar Jhunjhunwala, by faith- Hindu, by Nationality- Indian, by Occupation - business, residing at 345. Netaji Subhash Road, Haora, Haora Corporation, West Bengal-711101, Post Office & Police Station- Howrah Maidan, Kolkata-700055, as our lawful Attorney in our name and on our behalf to do the following acts, deeds and things in connection with our said property described in the schedule hereunder written that is to say:-

1. To approach all concerned authorities under Urban Land Ceiling and Regulation Act, 1976, Purulia Municipality (Building, Drainage and Water departments) Fire Brigade authority, Police Department, Purulia Electric Supply Purulia Municipality Development authority/ authorities for the purpose of obtaining exemption under any Act, in respect of the said schedule premises and to sign such application, papers, writings, undertaking etc. as maybe required and to carry on correspondence with the authorities under any Act, and also to prefer appeal/appeals pursuant to any order of the competent authority/authorities in connection with the said schedule premises.
2. To carry on correspondence with all concerned authority/ authorities in respect of the said schedule premises.
3. To appear and represent us before all concerned authority/ authorities whether it is government, semi/ government or any statutory bodies as may be necessary in connection with the said schedule premises.

4. To make application and submit the building plan and/ or amended to the Purulia Municipality and concerned authorities for the purpose of getting building plan and to give such other applications, writings, undertaking as may be required in connection with the said schedule premises.
5. To apply for and obtain water connection at the said schedule premises from the Purulia Municipality and other concerned authorities and also purulia Electric Supply corporation for obtaining electric connection.
6. To approach any Government Department both State and Central statutory /authorities for the purpose of obtaining certificate and/ or permission and/or sanction in connection with the any building plan and to approach Purulia Municipality for obtaining permission for common passages, plan and other amenities.
7. To give necessary letter, writings, and undertaking to the Purulia Municipality, Fire Brigade Department for occupying the said premises and/or obtaining necessary 'NO OBJECTION' Certificate (N.O.C) from the department in connection with the said premises.
8. To make application and submit the amended or new building plan to the Purulia Municipality including all department or any other authorities for the purpose of getting the building plan and to give such other applications, writings undertakings in connection with the said schedule premises.
9. To sign and execute agreement for sale, assignment, lease or transfer or Deed of conveyance in any form in respect of the

only developer allocated portion in terms of the Development Agreement dated 23/08/2023 in the new building of the schedule premises fully described in the schedule hereunder written and receive earnest money or full consideration money and grant valid receipts and execute and register documents of sale, assignment, lease or tenancy form in respect of the developers allocated portion and represent us before the Registrar and receive consideration money and grant valid receipt and discharges.

10. To do all other acts deeds, matters and things in respect of the said schedule premises including to represent before any department and/or Court of law both quasi judicial in character.
11. To appoint solicitor, advocate, attorney or lawyer to appear and in any Court of law or before any customs or Revenue or other office of any State Government or local authority in respect of the said schedule premises and to revoke such appointments and to substitute any other in their place instead.
12. To sign, verify, execute, plan, written statements, counter claims, appeals, revision, review, application affidavit, authorities and papers of every description that may necessary in respect of the said schedule premises and to be signed verified and execute for the purpose of any suits actions, appeal and proceedings of any kind whatsoever, in connection with the said schedule premises in any Court of law or equity whether of original appellate, testamentary or equity whether of original appellate, testamentary or Revisional jurisdiction or judicial authority established by lawful authority and

do all acts and appearances and applications in any such Court aforesaid in any suits whatever.

13. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any Court in connection with the said schedule premises whether Civil or Criminal or before whether any Tribunal or to execute Vakalatnama, to act and plead, to sign and verify complaints, written statements, petitions and other pleadings, including pleadings, Under Article 226/227 of the Constitution of India in connection with the said schedule premises and also to present any Memorandum of Appeals, Inventory and to accept service of summons, Notice and other Legal Processes and to do all acts Deeds and things that may be necessary or requisite in connections therewith in terms of my said schedule premises.

AND GENERALLY to do all lawful acts, deeds and things necessary for the above mentioned purpose.

AND WE DO HEREBY AGREE to ratify and confirm all such deeds or assurance done or executed or made by our said Attorneys pursuant to the power hereby entrusted under or by virtue of this Power of Attorney.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring about **06 Cottahs 11 Chittack 04 Sq.ft**, be the same a little more or less, lying and situated at Ranchi Road, Police Station-Purulia (Town), Post office- Purulia, Pin- 723101, District- Purulia, Sub Registration office- Purulia, Pargana Chharra, J.L. No-292/2, within Mouza- Purulia, under Purulia Municipality, Ward no-03, Holding no 215/1, recorded in R.S Khatian No- 3191, R.S Plot no-4292/5091, (**Road zone-** Bus Stand-D.M Bunglow), which is butted and bounded by:

ON THE EAST - House of Padam Rajgaria & Kishan Kumar Rajgaria.

ON THE WEST- 16ft wide Road.

ON THE NORTH- House of Tribhuwan Prasad Khemka & Brother.

ON THE SOUTH- Ranchi Road.

IN WITNESS WHEREOF I do hereby set and subscribe our hands and seal on the 23rd day of August, 2023.

WITNESSES:

1. ~~W. K.~~
17, Circular Avenue
Kolkata - 71

Umang Prasad

Anuj Singh

EXECUTORS

I accept Power

Devnarayani Engtwork LLP

J. J. J. J.

Authorised Signator

2. *Aditya Kumar Mohan*
Purnima,
Shabaz Alam
S/o Late Mr. Jarnal Chandra
High Court at Calcutta
Adhar - 35 10 78176421

ATTORNEY

Drafted by:-

Shabaz Alam
Shabaz Alam

Advocate
High Court at Calcutta
F-1402/2016

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ vendors/ purchasers					
	 <i>Umang Rajgami</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>Anuja Shah</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>J. Singh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

DEVNARAYANI ENGIWORK LLP

LLP IDENTIFICATION No. ACB-3477

PLOT NO. 198, SHAKTI KHAND-2, INDIRAPURAM, GHAZIABAD-201014

EXTRACTS THE MEETING OF THE DESIGNATED PARTNER OF DEVNARAYANI ENGIWORK LLP HELD ON FRIDAY THE 18TH DAY OF AUGUST, 2023 AT 11:00 AM AT THE REGISTERED OFFICE OF THE LLP.

DEVELOPMENT AGREEMENT

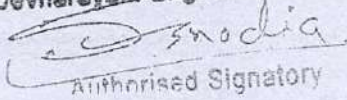
RESOLVED THAT consent of the Designated Partners of the LLP firm be and is hereby entered to Development Agreement of Residential / Commercial property situated at Purulia, District Purulia, West Bengal between LLP Firm and Umang Rajgaria & Anuja Shah Co-owners of the properties which belong to them.

RESOLVED FURTHER THAT Mr. Jyoti Jhunjhunwala (Aadhar: 7139-1816-4616) S/o Late Sri Mahendra Kumar Jhunjhunwala, be and is hereby authorised to do all the acts, sign Join Venture/ Development Agreement, any other documents and do things and registered the same on behalf of "DEVNARAYANI ENGIWORKS LLP" and to take all such steps as may be necessary, proper or expedient to give effect to this resolution.

Certified true copy

for DEVNARAYANI ENGIWORK LLP

Devnarayani Engiwork LLP


Authorised Signatory

(SHIV KUMAR KANODIA)

DIN: 00348815

DESIGNATED PARTNER

Major Information of the Deed

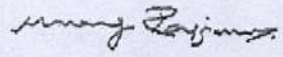
Deed No :	I-1401-03810/2023	Date of Registration	23/08/2023
Query No / Year	1401-8002164460/2023	Office where deed is registered	
Query Date	23/08/2023 4:15:58 PM	D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Shabaz Alam Kolkata High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831543104, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 10,00,000/-		Rs. 66,59,256/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 140103797/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Ranchi Road, Road Zone : (Bus Stand -- D. M. Bungalow) , Mouza: Purulia-(002) , Ward No: 003, Holding No:215/1 Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4292/5091	LR-3191	Bastu	Bastu	6 Katha 11 Chatak 4 Sq Ft	10,00,000/-	66,59,256/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :					11.0435Dec	10,00,000 /-	66,59,256 /-	

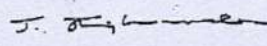
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr UMANG RAJGARIA (Presentant) Son of Mr RAJESH KUMAR RAJGARIA Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	23/08/2023	LTI 23/08/2023	23/08/2023	
P.N-Ghash Street,Purulia, City:- , P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx4P, Aadhaar No: 83xxxxxxxx1982, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office				
2	Name Mrs ANUJA SHAH Wife of Mr Avinash Shah Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	23/08/2023	LTI 23/08/2023	23/08/2023	
Tikia Para,sadatpara Purulia, City:- Not Specified, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: idxxxxxx7h, Aadhaar No: 88xxxxxxxx5618, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office				

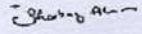
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	DEVNARAYANI ENGIWORKLLP PLOT NO198 SHAKTI KHAND-2 INDIRAPURAM, City:- Not Specified, P.O:- Shipra Suncity, P.S:-Indirapuram, District:-Ghaziabad, Uttar Pradesh, India, PIN:- 201014 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr JYOTI JHUN JHUN WALA Son of Mr MAHENDRA KUMAR JHUNJHUNWALA Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office	 Aug 23 2023 4:48PM	 LTI 23/08/2023	 23/08/2023
345, Netaji Subas Rd., City:- Howrah, P.O:- HOWRAH MAIDAN, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx5B, Aadhaar No: 71xxxxxxxx4616 Status : Representative, Representative of : DEVNARAYANI ENGIWORKLLP (as authorised signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Shabaz Alam Son of Late Md Jamaluddin Kolkata High Court, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	23/08/2023	23/08/2023	23/08/2023
Identifier Of Mr UMANG RAJGARIA , Mrs ANUJA SHAH, Mr JYOTI JHUN JHUN WALA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr UMANG RAJGARIA	DEVNARAYANI ENGIWORKLLP-5.52177 Dec
2	Mrs ANUJA SHAH	DEVNARAYANI ENGIWORKLLP-5.52177 Dec

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Ranchi Road, Road Zone : (Bus Stand -- D. M. Bunglow) , Mouza: Purulia-(002) , Ward No: 003, Holding No:215/1 Pin Code : 723101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4292/5091, LR Khatian No:- 3191		Owner Name not selected by applicant.

On 23-08-2023

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 16:30 hrs on 23-08-2023, at the Office of the D.S.R. PURULIA by Mr UMANG RAJGARIA , one of the Executants.

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 66,59,256/-

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

Execution is admitted on 23/08/2023 by 1. Mr UMANG RAJGARIA , Son of Mr RAJESH KUMAR RAJGARIA, P.N. Ghash Street,Purulia, P.O: Purulia, Thana: Purulia Town, , Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 2. Mrs ANUJA SHAH, Wife of Mr Avinash Shah, Tikia Para,sadatpara Purulia, P.O: Purulia, Thana: Purulia Town, , Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business Indetified by Mr Shabaz Alam, , Son of Late Md Jamaluddin, Kolkata High Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-08-2023 by Mr JYOTI JHUN JHUN WALA, authorised signatory, DEVNARAYANI ENGIWORKLLP, PLOT NO198 SHAKTI KHAND-2 INDIRAPURAM, City:- Not Specified, P.O:- Shipra Suncity, P,S:- Indirapuram, District:-Ghaziabad, Uttar Pradesh, India, PIN:- 201014

Indetified by Mr Shabaz Alam, , Son of Late Md Jamaluddin, Kolkata High Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

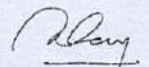
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 21394, Amount: Rs.100.00/-, Date of Purchase: 22/08/2023, Vendor name: SUBHANKAR DAS ALIPORE



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1401-2023, Page from 65007 to 65022
being No 140103810 for the year 2023.



Digitally signed by KAUSHIK RAY
Date: 2023.08.31 14:18:10 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 2023/08/31 02:18:10 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)