



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 852043

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Documents are the Part of this Document.

A.D.S.R. Durgapur
Paschim Bardhaman

03 DEC 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, **SRI. RAJESH BANERJEE**, (PAN - AMRPB3417B) Son of Late Santiram Banerjee, by faith-Hindu, by nationality Indian, by occupation- service resident of 9/30, Ranapratap Road, P.O.- A-Zone, P.S- Durgapur, Dist-Paschim Bardhaman, W.B, India, PIN- 713204, do hereby state and declare as follows:-

[Handwritten signature]

27 NOV 2024

Sl. No. 4066 Date
Sold to Rajesh Banerjee
Address Durgapur - 4
Value of Stamp 50/-
Date of Purchase of the stamp paper
from Treasury 20 NOV 2024
Name of the Treasury from
Durgapur
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman
03 DEC 2024

WHEREAS R.S Plot No. 731, corresponding to L.R Plot No. 1349, measuring 5 decimal of Mouza – Kururia, was purchased by Chhabirani Mukherjee, wife of Subodh Kumar Mukherjee, vide deed No- 6683 for the year 1983 of A.D.S.R. Durgapur and after that said Chhabirani Mukherjee, wife of Subodh Kumar Mukherjee, sold the same to Sri Rajesh Banerjee, son of Late Santiram Banerjee, vide deed No- 2167 for the year 2012 of A.D.S.R. Durgapur and after that he mutated his name in L.R.R.O.R.

AND WHEREAS R.S Plot No. 731, corresponding to L.R Plot No. 1322, measuring 1 Katha 4 Chattak or 2.0625 decimal of Mouza – Kururia was purchased by Dilip Kumar Mondal, son of Lt. Joyram Mondal, vide deed No- 2830 for the year 1988 of A.D.S.R. Durgapur and after that said Dilip Kumar Mondal, son of Lt. Joyram Mondal, mutated his name in L.R.R.O.R. whereby 3 Decimal land was recorded in his name and accordingly he transferred 1.73 Katha Or 2.8545 Decimal to Rajesh Banerjee, son of Late Santiram Banerjee, who mutated his name in L.R.R.O.R;

AND WHEREAS I entered into a Development Agreement with "**PUJA REALTORS**" (**PAN – BNQPG8889R**) Being a Proprietorship Firm having its office at: Holding No:- 5/196, A-9 Moulana Azad Sarani Non-Company Housing, Ward No. 22, Post – City Centre, & P.S.- Durgapur, District- Paschim Barthaman, State- West Bengal, India, PIN- 713216, Represented by its **Proprietor namely MRS. PUJA CHOWDHURY, [PAN- BNQPG8889R]** Wife of Mr. Chanchal Chowdhury, by faith-Hindu, by occupation- Business, by nationality Indian, residing at 4/20, Arabinda Pally, Post – Benachity, P.S.- Durgapur, District- Paschim Barthaman, State- West Bengal, India, PIN- 713213, and the

same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I-230611739 for the year 2024, Serial No- 11845 for the year 2024, Page no. 215054 to 215080, Volume No. 2306-2024.**

AND WHEREAS I do hereby nominate, constitute and appoint, "**PUJA REALTORS**" (**PAN - BNQPG8889R**) Being a Proprietorship Firm having its office at: Holding No:- 5/196, A-9 Moulana Azad Sarani Non-Company Housing, Ward No. 22, Post - City Centre, & P.S.- Durgapur, District- Paschim Barthaman, State- West Bengal, India, PIN- 713216, Represented by its **Proprietor namely MRS. PUJA CHOWDHURY, [PAN- BNQPG8889R]** Wife of Mr. Chanchal Chowdhury, by faith-Hindu, by occupation- Business, by nationality Indian, residing at 4/20, Arabinda Pally, Post - Benachity, P.S.- Durgapur, District- Paschim Barthaman, State- West Bengal, India, PIN- 713213, as my Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection upon my Landed property either solely or jointly:

1. To submit building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Durgapur Municipal Corporation or B.L.& L.R.O or any Govt. Offices or any offices for any purpose in connection of development of said land and erection of flat and building thereon.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the risk and cost of the Developer i.e. "**PUJA REALTORS**".



3. To represent me before the concerned Registrar Office for registering, Sale/agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc all of which will be constructed over and above my Land Property mentioned in the schedule, save and except that portion, which is allotted in my favour through clause 1.8 of Development Agreement registered before the **A.D.S.R. Durgapur vide deed no. I-230611739 for the year 2024, Serial No- 11845 for the year 2024, Page no. 215054 to 215080, Volume No. 2306-2024.**
4. 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 Developers at their own liability.
5. 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.
6. 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 by any third party 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 their behalf.

7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
8. To appear before any office or authority of the Govt. or Durgapur Municipal Corporation dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
9. To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Durgapur Municipal Corporation or B.L.& L.R.O or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
10. To deposit any fees or charges in the office of Durgapur Municipal Corporation or B.L & L.R.O or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
11. To receive building plan or revised plan after sanction from the competent authority.
12. To apply and obtain loan from any Bank for the purpose of Development of my Schedule mentioned land and, for this purpose, the Developer will be entitled to mortgage my Schedule mentioned Land with any Bank subject to exclusive responsibility of repaying such loan by themselves at their own effort/endeavor and, the Landowner will not be liable for



any claims whatsoever concerning such mortgage or loan, if arises in future.

13. To apply for any type of connection (water, electricity, Gas, etc) either in their own name or in the name of firm at their own cost.
14. To enter into agreement for construction or painting of building with any contractor and to dismiss the said contractor if they deem necessary at their own liability.
15. To bring any proceeding or any suit on my behalf if necessary, in connection with said plot against any person(s) or any authorities before any court of law with prior written consent from me.
16. To appear and act in all court or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in my name or in the name of firm.
17. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
18. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
19. To execute any affidavit or bond or any documents in favour of customer or office at their own liability and risk.

A handwritten signature in black ink, appearing to be 'S. K. S.', located in the bottom left corner of the page.

20. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
21. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising powers given to him, on my behalf and for protecting my interest involved, in connection with the powers already specifically enumerated herein above.

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 all the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

That piece and parcel of a **Bastu** land admeasuring **7.0625 Decimal** under **Mouza- Kururia, R.S. Plot No. 731, corresponding L.R. Plot No-1322 admeasuring 2.0625 Decimal, R.S. Plot No. 731, corresponding L.R. Plot No-1349 admeasuring 5 (Five) Decimal comprised L.R. Khatian No- 5935, J.L No- 56, Under P.S-Durgapur and the Jurisdiction of Durgapur Municipal Corporation, Dist- Paschim Bardhaman, West Bengal, butted and bounded:-**

- | | | |
|---------------------|---|------------------------------|
| On the North | - | 20 Feet wide Pucca C.S. Road |
| On the South | - | R.S. Plot no. 731 (P) |
| On the East | - | R.S. Plot no. 731 (P) |
| On the West | - | 12 Feet wide Road |



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is 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 WHEREOF the executants and the attorney set and subscribed their respective hands on this the 3rd Day of December, 2024 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Sunil Kumar
S.K. Kumar
Vishu Anand
P.S. - Caxen, Durgapur
P.S. - Form Bar

② NIRANJAN-HAZRA
PRADIP-HAZRA
JE-BOSE B-ZONE
DURGAPUR-05

Rajesh Banerjee
EXECUTANT

PUJA REALTORS
Puja Choudhury
Proprietor

Signature of Attorney Holders

Rajesh Banerjee
Attested by the Executant

Drafted by me 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.

Subrata Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

DETAILS OF IDENTIFIER WITH PHOTO

1. NAME (নাম) : SURAJIT MONDAL
2. FATHER/HUSBAND NAME : MANORANJAN MONDAL
(পিতা / স্বামীর নাম)
3. OCCUPATION (পেশা) : LAW CLERK
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
5. VILLAGE/TOWN (গ্রাম) : ANGADPUR
6. POST OFFICE (পোস্ট অফিস) : ANGADPUR
POLICE STATION (থানা) : COKE - OVEN PIN : 713215
DISTRICT (জেলা) : PASCHIM BARDHAMAN STATE (রাজ্য) : WEST BENGAL
7. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা / দাতা গনকে সহিত সম্পর্ক) : Own
8. AADHAAR NO : 7372 4361 9968

আমি (শনাক্তকারী) Developing Power & Account এ দলিলে (Query No.)
Rajesh Banerjee Lotar বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।
I, Surajit Mondal as identifier identifying the executants of the concerned deed
(Query No.) 8003054646/1074

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

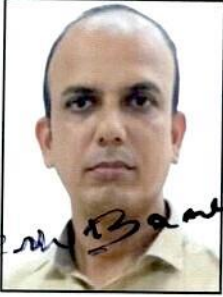





















LEFT HAND						
RIGHT HAND						

Surajit Mondal

IDENTIFIER SIGNATURE

(শনাক্তকারীর সাক্ষর)

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Rajesh Banerjee</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Rajesh Banerjee</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Pooja Chowdhury</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Pooja Chowdhury</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:-					

Major Information of the Deed



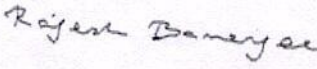
Deed No :	I-2306-12002/2024	Date of Registration	03/12/2024
Query No / Year	2306-8003054646/2024	Office where deed is registered	
Query Date	02/12/2024 5:52:36 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE PURSHA, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8101891226, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 22,07,031/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230611739/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rammohon Sarani, Mouza: Kururia, Pin Code : 713203

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1322 (RS :-)	LR-5935	Bastu	Bastu	2.0625 Dec		6,44,531/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
L2	LR-1349 (RS :-)	LR-5935	Bastu	Bastu	5 Dec		15,62,500/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
		TOTAL :			7.0625Dec	0 /-	22,07,031 /-	
		Grand Total :			7.0625Dec	0 /-	22,07,031 /-	



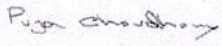
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJESH BANERJEE (Presentant) Son of Mr SANTIRAM BANERJEE Executed by: Self, Date of Execution: 03/12/2024 , Admitted by: Self, Date of Admission: 03/12/2024 ,Place : Office	Photo  03/12/2024	Finger Print  Captured LTI 03/12/2024	Signature  03/12/2024
9/30, Ranapratap Road, City:- Durgapur, P.O:- A Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: AMxxxxxx7B, Aadhaar No: 94xxxxxxxx7166, Status :Individual, Executed by: Self, Date of Execution: 03/12/2024 , Admitted by: Self, Date of Admission: 03/12/2024 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PUJA REALTORS Holding No:- 5/196, A-9 Moulana Azad Sarani Non-Company Housing, Ward No. 22, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Date of Incorporation:XX-XX-1XX2 , PAN No.:: BNxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs PUJA CHOWDHURY Wife of Mr CHANCHAL CHOWDHURY Date of Execution - 03/12/2024 , , Admitted by: Self, Date of Admission: 03/12/2024, Place of Admission of Execution: Office	Photo  Dec 3 2024 3:59PM	Finger Print  Captured LTI 03/12/2024	Signature  03/12/2024
4/20, Aurobinda Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: BNxxxxxx9R, Aadhaar No: 41xxxxxxxx8647 Status : Representative, Representative of : PUJA REALTORS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL ANGADPUR, City:- Durgapur, P.O:- ANGADPUR, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215		 Captured	
	03/12/2024	03/12/2024	03/12/2024
Identifier Of Mr RAJESH BANERJEE, Mrs PUJA CHOWDHURY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH BANERJEE	PUJA REALTORS-2.0625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH BANERJEE	PUJA REALTORS-5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rammohon Sarani, Mouza: Kururia, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1322, LR Khatian No:- 5935	Owner:রাজেশ ব্যানার্জী, Gurdian:শান্তিরাম , Address:9/30 Ranapratap Road A Zone DGP 4 Paschim Bardhaman, Classification:বাইদ, Area:0.03000000 Acre,	Mr RAJESH BANERJEE
L2	LR Plot No:- 1349, LR Khatian No:- 5935	Owner:রাজেশ ব্যানার্জী, Gurdian:শান্তিরাম , Address:9/30 Ranapratap Road A Zone DGP 4 Paschim Bardhaman, Classification:বাইদ, Area:0.05000000 Acre,	Mr RAJESH BANERJEE

Endorsement For Deed Number : I - 230612002 / 2024

On 02-12-2024

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 22,07,031/-

Santanu Pal

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

On 03-12-2024

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 14:49 hrs on 03-12-2024, at the Office of the A.D.S.R. DURGAPUR by Mr RAJESH BANERJEE ,Executant.

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

Execution is admitted on 03/12/2024 by Mr RAJESH BANERJEE, Son of Mr SANTIRAM BANERJEE, 9/30, Ranapratap Road, P.O: A Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession Service

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-12-2024 by Mrs PUJA CHOWDHURY, PROPRIETOR, PUJA REALTORS, Holding No:- 5/196, A-9 Moulana Azad Sarani Non-Company Housing, Ward No. 22, City:- Durgapur, P.O:- City Centre, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4066, Amount: Rs.50.00/-, Date of Purchase: 27/11/2024, 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 2306-2024, Page from 219979 to 219994
being No 230612002 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.12.06 12:16:06 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 06/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.