

9/11/23

PP-34

7-8903/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 885108

25/08/23  
G/ 8/2180721

DEVELOPMENT POWER OF ATTORNEY  
AFTER REGD. DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS made this the  
... 25<sup>th</sup> day of August, Two Thousand and Twenty Three, I, SRI  
SURENDRA KUMAR LOONIA Alias LUNIA, (PAN AAHPL 0327 N  
and AADHAAR No. 3545 6292 4812). Son of Late Jaskaran Lunia,  
by faith - Hindu, by nationality - Indian Citizen, by occupation -  
Business, resident at 19, Guha Park, Post Office and Police Station -

Certified that the document is  
submitted to registration. The  
Signature Sheet and endorsement  
sheet which are attached in this  
document are the part of this  
document.

A.D.J.R., Notary

25 AUG 2023

K. Gopal  
Simon  
S. D. S. S.

Liluah, District - Howrah, PIN-711204 as 'KARTA' of PANNALAL LUNIA alias LOONIA (HUF) bearing PAN (AACHP 6230 P). hereinafter called and referred to as "the EXECUTANT" hereto am the **OWNER** in occupation of the Property ad-measuring 37 (thirty seven) Cottahs 9 (nine) Chittacks 0 (zero) Sq.ft. MokorariMourashiBastu Land by estimation be the same a little more or less together with old dilapidated portion Four Storied Building standing thereupon, comprised within part of Howrah Municipal Corporation Holding No. 19, Guha Park (formerly 8, Guha Park), P.O. and Police Station - Liluah, District -Howrah, PIN 711204, which since been assigned and reconstituted under jurisdiction of the Bally Municipality at Howrah, presently under Ward No. 32, as more fully described in the Schedule 'A', by virtue of inheritance and after acquiring of title, I have been enjoying the aforesaid Property as of right of **KARTA** of PANNALAL LUNIA (HUF) alias LOONIA peacefully and uninterruptedly to the knowledge of all concerned and to the exclusion of all others by exercising various overtacts of ownership and possession thereto partly in khas and partly through Tenants, the description of which is mentioned in the Schedule hereunder to be hereinafter referred to as the 'SAID PROPERTY';

**AND WHEREAS** with a view to raising Multi-storied Building upon the Land of the Said Property I, in the capacity of **KARTA** of PANNALAL LUNIA (HUF) alias LOONIA have entered into a Development Agreement with EVERGREEN HOMES (PAN AAKFE5838J), a Partnership Firm, having it's Office at 20, Guha

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11/11/2011

Park, P.O. and Police Station - Liluah, District - Howrah, PIN 711204, represented by its Sole & Managing Partner **SRI SATYA PRAKASH SHAW (PAN AWEPS 6273 P and AADHAAR No. 2788 4735 8684)**, Son of Late Mithailal Shaw, by faith - Hindu, by Nationality - Indian Citizen, by occupation - Business, residing at 70/A/2, Ashutosh Mukherjee Lane, P.O. Salkia, Police Station Golabari, District Howrah, PIN - 711106, on 25<sup>th</sup> day of August, Two Thousand and Twenty Three and the same is registered in the Office of the A.D.S.R., Howrah, recorded in Book No. 1, Being No.88.94. for the year 2023, subject to the terms, conditions and considerations embodied therein and as such, in order to effectuate the said Development Agreement and also to enable the said Developer Firm to proceed with the proposed construction work of Multi- storied Building at the Said Property and also to sell the Developer's Share thereto, we the Executants hereto do hereby nominate, constitute and appoint said **EVERGREEN HOMES (PAN AAKFE5838J)**, a Partnership Firm, having it's Office at 20, Guha Park, P.O. and Police Station - Liluah, District -Howrah, PIN- 711204, represented by its Sole & Managing Partner **SRI SATYA PRAKASH SHAW (PAN AWEPS 6273 P and AADHAAR No. 2788 4735 8684)**, Son of Late Mithailal Shaw, by faith - Hindu, by Nationality - Indian Citizen, by occupation - Business, residing at 70/A/2, Ashutosh Mukherjee Lane, P.O. - Salkia, Police Station Golabari, District Howrah, PIN 711106, as my true and lawful **ATTORNEY** for me, in my name and on my behalf to do, execute and perform the following acts, deeds and things amongst other purposes.

*Mithailal Shaw*

*15/10/2023*

**THAT MY SAID ATTORNEY SHALL HAVE POWER :**

1. *To work, manage, control and supervise the management of the Schedule noted Property and develop the same on my behalf and/or on behalf of said PANNALAL LUNIA (HUF)(at the cost charges responsibility of the developer)*
2. *To raise Multi-storied Building (Block wise) upon the Land of the Schedule noted Property by way of demolishing the existing structure standing thereon strictly inconformity with the Building Plan to be sanctioned by the Bally Municipality, Howrah on my behalf and/or on behalf of said **PANNALAL LUNIA (HUF)**.(at the cost charges responsibility of the developer)*
3. *To make and prepare necessary Building Plan and to get the same sanctioned from Bally Municipality, Howrah for the purpose of construction of Multi-storied Building at the Schedule noted Property either in the name of myself (Executant hereto) or in the name of my said Attorney on behalf of said **PANNALAL LUNIA (HUF)**.(at the cost charges responsibility of the developer)*
4. *To represent me before all Courts, Civil, Criminal, Original Revenue, Executive, Appellate and Revisional on my behalf in connection with the Schedule mentioned Property on my behalf*

*Subash*

*Subash*

and/or on behalf of said **PANNALAL LUNIA (HUF)**.(at the cost charges responsibility of the developer)in respect of the said property.

5. To appoint and engage any Solicitor, Advocate and Counsel on my or on behalf of said **PANNALAL LUNIA (HUF)**, if necessary.(at the cost charges responsibility of the developer)
6. To sign the Vokalatnamas and verify all Plaints, Written Statements, Petitions along with all other legal papers and documents to swear Affidavits and to depose on my behalf and/or on behalf of said **PANNALAL LUNIA (HUF)**.(at the cost charges responsibility of the developer)
7. To institute, compound, compromise and withdraw the cases, if any in connection with the Schedule mentioned Property on my behalf or on behalf of said **PANNALAL LUNIA (HUF)** subject to my prior written consent.
8. To represent me in all pending civil and criminal cases, if any, and also in case of any prospective cases (civil or criminal) which may be filed by and/or against me in future and/or against our Schedule noted Property belongs to said **PANNALAL LUNIA (HUF)**.

*Lunia*  
*W. S. F. 2021*

To settle, adjust and submit any matter of disputes to Arbitration as well as to compromise all action, suits, proceedings, accounts, claims and demands in respect of Schedule noted Property on my behalf and/or on behalf of said **PANNALAL LUNIA (HUF)**. ( )

10. To represent us (i.e. **PANNALAL LUNIA (HUF)**) before Howrah Municipal Corporation, Thika Controller at Howrah, Collectorate, C.E.S.C. Ltd., Land Ceiling, Taxation Authorities, Registration Office at Howrah, Settlement Office and all other Competent and Statutory Bodies including all Police Station with the jurisdiction of Howrah.
11. To negotiate with any intending Purchaser or Purchasers for the sale of Developer's Allocation at the Schedule noted Property at the price to be deemed fit and reasonable by the said Attorney as well as to enter into an Agreement for Sale with the intending Purchaser or Purchasers and to receive advance and balance consideration money from them in respect of Developers share / allotment.
12. To sign and execute the necessary Deed of Conveyance on my behalf or on behalf of said **PANNALAL LUNIA (HUF)** in favour of intending Purchaser/s in respect of the sale of Developer's Allocation save and except the newly constructed area kept

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reserved for myself (viz. Owner's Allocation) and to present such Deed of Conveyance before the Concerned Registration Office at Howrah and to get the same registered according to the Law subject to delivery of Owner's agreed share to the Executants hereto in terms of the Development Agreement dated..... 25th  
Being No... 8894.

13. This Power of Attorney is revocable one.

**BE IT MENTIONED HERE** that all the aforesaid acts, deeds and things done by my said Attorney shall be deemed and/or construed to be acts, deeds and things lawfully done by me personally and I further agree undertake to approve, ratify and confirm the same for all materials purposes and at all materials point of time before all persons and authorities.

*Subroto*

## ::: SCHEDULE ABOVE REFERRED TO :::

**ALL THAT** piece and parcel of the Bastu Land measuring more or less 37 (thirty seven) Cottahs 9 (nine) Chittacks 0 (zero) Sq.ft. MokorariMourashiBastu Land by estimation be the same a little more or less together with old dilapidated portion Four Storied Building standing thereupon, comprised within part of Howrah Municipal Corporation Holding No. 19, Guha Park (formerly 8, Guha Park), P.O. and Police Station - Liluah, District -Howrah, PIN 711204, which since been assigned and reconstituted under jurisdiction of the Bally Municipality at Howrah, presently under Ward No. 32, within the jurisdiction of Additional District Sub-Registrar and District Sub-Registrar at Howrah together with all easements and other rights attached thereto, being butted and bounded as follows: structured area 4000 Sq.ft.  
Four thousand

**ON THE NORTH** : Municipal Drain;

**ON THE SOUTH** : Guha Park Road;

**ON THE EAST** : Part of Holding No. 19 and partly Holding No. 20, Pannalal Baishak Lane;

**ON THE WEST** : Part of Holding Nos. 20, 21 and 22, Guha Park;

*Minar*  
Singer Prender  
Chowdhury

*150/-*

IN WITNESSES WHEREOF I, the **EXECUTANT** hereto hereby have set and subscribed my hands and seals on the day, month and year first above written.

**SIGNED, SEALED and DELIVERED**

in the presence of:

**WITNESSES:**

1. Bhikha R.R.  
20, Guha Park  
Lalitpur
2. Anand Kumar Lunia  
19, Guha Park Lalitpur

**POWERS HEREBY CONFERRED ACCEPTED BY ME**

**EVERGREEN HOMES**  
Satya Prakash Shaw  
Partner

Signature of the ATTORNEY

Drafted by me  
Suresh Samant  
Adv.  
Judge's Court Haldwani  
HRF 526/95

For PANNALAL LUNIA (H.U.F.)



KARTA

Signature of the EXECUTANT



SPECIMEN FORM FOR TEN FINGERPRINTS



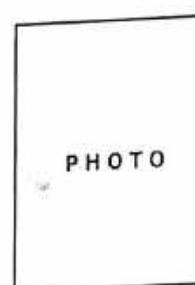
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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### Major Information of the Deed

Deed No :	I-0502-08903/2023	Date of Registration	25/08/2023
Query No / Year	0502-8002180721/2023	Office where deed is registered	
Query Date	25/08/2023 12:04:32 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Sukesh Samanta Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9852574151, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2,00,000/-		Rs. 4,67,10,671/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 050208894/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Howrah, P.S:- Liliya, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Guha Park, , Premises No: 19, , Ward No: 032 Pin Code : 711204

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	37 Katha 9 Chatak	1,00,000/-	4,40,10,671/-	Property is on Road , Project Name :
	Grand Total :			61.9781Dec	1,00,000 /-	440,10,671 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	1,00,000/-	27,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	4000 sq ft	1,00,000 /-	27,00,000 /-	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PANNALAL LUNIA ALIAS LOONIA</b> 19, GUHA PARK, City:- Not Specified, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 , PAN No.: AAxxxxxx0P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>EVERGREEN HOMES</b> 20, GUHA PARK, City:- Not Specified, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 , PAN No.: aaxxxxxx8j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr SURENDRA KUMAR Jaskaran LOONIA, (Alias Name: Mr LUNIA)</b> Son of Late JASKARAN LUNIA Date of Execution - 25/08/2023, , Admitted by: Self, Date of Admission: 25/08/2023, Place of Admission of Execution: Office			
19, GUHA PARK, City:- Not Specified, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AAxxxxxx7N,Aadhaar No Not Provided Status : Representative, Representative of : PANNALAL LUNIA ALIAS LOONIA (as KARTA)				
2	<b>Mr SATYA PRAKASH SHAW (Presentant )</b> Son of Late MITHAILAL SHAW Date of Execution - 25/08/2023, , Admitted by: Self, Date of Admission: 25/08/2023, Place of Admission of Execution: Office			
70/A/2, ASHUTOSH MUKHERJEE LANE, City:- Not Specified, P.O:- SALKIA, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AWxxxxxx3P,Aadhaar No Not Provided Status : Representative, Representative of : EVERGREEN HOMES (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
Mr Debabrata Sarkar Son of Mr. Tarun Sarkar Howrah, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			
	25/08/2023	25/08/2023	25/08/2023

Identifier Of Mr SURENDRA KUMAR Jaskaran LOONIA, Mr SATYA PRAKASH SHAW,

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	PANNALAL LUNIA ALIAS LOONIA	EVERGREEN HOMES-61.9781 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	PANNALAL LUNIA ALIAS LOONIA	EVERGREEN HOMES-4000.0000000 Sq Ft

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2023, Page from 260404 to 260421

being No 050208903 for the year 2023.



  
Digitally signed by PROVASH ADHIKARY  
Date: 2023.09.11 18:15:43 +05:30  
Reason: Digital Signing of Deed.

(Provash Adhikary) 11/09/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. HOWRAH

West Bengal.