

P-3532/24



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

10 8 APR 2024

A.D.S.R. Hargrave
Bardonia

POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

**This Power of Attorney after registration of Development Agreement
made on the day, month and year as written below.**

KNOW ALL MEN BY THESE PRESENTS THAT,

I, MAMONI GHOSH [Aadhaar No-822825272361, Pan No-CIHPG3661C] wife of Mr. Tapan Ghosh, daughter of Tapan Ghosh, by occupation: Business, by faith: Hindu, by nationality: Indian resident of Shibpur Nabagram, P.S-Kanksa, Dist- Paschim Bardhaman, Pin-713212, West Bengal.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

SHANKARA BUILDERS AND DEVELOPERS [Pan No-AFEFS6390C], a Partnership Firm having its office at Shankarpur, P.S-Newtownship, P.O.- Arrah, District- Paschim Bardhaman, Pin-713212, Represented by its Partners **[1] MR. AVIJIT GHOSH [PAN No-BJDPG1855J] [Aadhaar No-940653057607]** son of Mr. Gajanan Ghosh, by faith-Hindu, by occupation-Business, Indian Citizen, resident of Shankarpur, P.O.-Arrah, P.S.-New Township, Dist-Paschim Bardhaman, (W.B.), Pin-713212, **[2] MR. KINGSHUK PATRA [PAN No-DVVPP2850N] [Aadhaar No.489732782586]** son of Mr. Ramendra Nath Patra, by faith- Hindu, by occupation-Business, Indian Citizen, resident of Shankarpur, P.O.-Arrah, P.S.-New Township, Dist-Paschim Bardhaman (W.B.), Pin-713212. **[3] BUDHAN MONDAL [PAN No-AUCPM9716B] [Aadhaar No-403735549568],** Kartik Chandra Mondal by faith- Hindu, by occupation-Business, Indian Citizen, resident of Arrah P.O.-Arrah, P.S.- Newtownship, Dist-Paschim Bardhaman (W.B.), Pin-713212 **as my lawful attorney.**

The above referred landed property originally belongs to Manojit Baishya which he acquired by way of Regd deed of sale being no-5340 of 2011 and thereafter Manojit Baishya transferred an area of 3.25 Katha by way of regd deed of sale being no-8254 of 2021 in favour of the Mrs. SIPRA DEY & Mr. ASHIM KUMAR DEY and name of Mrs. SIPRA DEY & Mr. ASHIM KUMAR DEY duly recorded in the role of BL & LRO under khatian no-LR-2942.2943 and thereafter Mrs. SIPRA DEY & Mr. ASHIM KUMAR DEY have executed a deed of sale in favour of MAMONI GHOSH by way of regd deed of sale being no-2476 of 2024 and name of MAMONI GHOSH duly recorded in the role of BL & LRO under khatian no-LR-3024 and thereafter from the date of purchase the present VENDORS is owning possession and seizing the right title and interest over the schedule below property.

AND WHEREAS I have already entered into an agreement **Development Agreement vide deed no-3505 of 2024, Vol No-2306 of 2024, Page No-66228 to 66247** of the land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Gram Panchayat and/or any other concerned Authority/Authorities but due to my engagement in other affairs and lack of sufficient time and I am not able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such I am in need to execute this power of attorney by appointing my developer company.

By force of this Power of Attorney my lawful attorney shall be able to do any acts as follows either singly or jointly :-

1. To appear before the office of Jemua Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. 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 Jemua Gram Panchayat 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.

3. To deposit any fees or charges in the office of Jemua Gram Panchayat 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.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on my behalf in connection with my said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts 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.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. 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.
12. To execute any affidavit or bond or any documents in favour of customer or office.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
16. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.
18. By force of Registered **Development Agreement being no- 3505 of 2024, Vol No- 2306 of 2024, Page No-66228 to 66247** my attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. This power of attorney is revocable in nature after completion and handover of the project.



I further agree that all acts, deeds and things done by my said Attorney by virtue of this instrument shall be, for all purposes be construed as acts, deeds and things done by me and I agree to ratify and confirm all such acts, deeds and things whatsoever my said Attorney shall lawfully do, or cause to be done by virtue of the power given hereunder.

And Generally to do all acts deeds and thing which my said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as I could do the same.

SCHEDULE ABOVE REFERRED TO

(Description of Land)

A piece and parcel of Baid Land measuring an area 3.25 Katha or more or less 5.3625 Decimal comprising in Plot No-RS-136/497 corresponding to Plot No-LR-884, under Khatian No-LR-3024 within the Jemua Gram Panchayat, Mouja of Shankarpur, J.L No- 109, P.S- Newtownship, Dist-Paschim Bardhaman, West Bengal which butted and bounded as follows: North: Plot no-497, South: Pradip Chandra & Family, R S Plot no-498, East: Land of K D Mukherjee, RS Plot no-495, West : 12 ft wide Metal Road & Babu Roy, Plot no-497.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

In the witness whereof Executants & constituted attorney have put **their** respective signatures and execute this at ADSR office, Durgapur on this 8th day of April 2024.

Witnesses:

1.

Bhankita Pal
Ap. Bandyopadhyay
Durgapur Court-16

Mamoni Ghosh

SIGNATURE OF THE EXECUTANT

SHANKARA BUILDERS AND DEVELOPERS

Kingshuk Patra

SHANKARA BUILDERS AND DEVELOPERS

Bushonmonzel

SHANKARA BUILDERS AND DEVELOPERS

Arjit Ghosh

Partner

Signature of my attorney duly
Attested by us

2. Tatas Ghosh
Nabagran, Shikhar
Durgapur-12

Mamoni Ghosh

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Prasanna Bandyopadhyay
Advocate, Durgapur Court
En No-WB-733 of 2011

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Mamoni Ghosh</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Mamoni Ghosh

Left hand						 <i>Kingshuk Patra</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Kingshuk Patra

Left hand						 <i>Anirbit Ghosh</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Anirbit Ghosh

Left hand						 <i>Bishan Mondal</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Bishan Mondal

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Bhakti Pal
2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) : Ramprasad Pal
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
 VILLAGE/TOWN (গ্রাম) : Gourbazar
 POST OFFICE (পোস্ট অফিস) : Gourbazar
 POLICE STATION (থানা) : Farrukh PIN : 713277
 DISTRICT (জেলা) : P. Bannu STATE (রাষ্ট্র) : W. B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রয়/ক্রয় সম্পর্কে) : _____
6. AADHAR NO : 4697 0974 9013
 PAN : _____
 EPIC NO : _____

আমি (শনাক্তকারী) : _____ অত্র দলিলের (Query No.) _____
 বিক্রয়/ক্রয় সম্পর্কে শনাক্ত করিলাম।
 _____ as identifier identifying the executants
 of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Bhakti Pal
 IDENTIFIER SIGNATURE
 (শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

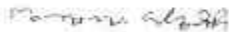
Deed No :	I-2306-03532/2024	Date of Registration	08/04/2024
Query No / Year	2306-8000896137/2024	Office where deed is registered	
Query Date	08/04/2024 1:57:54 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopachyay Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 19,45,937/-		
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] :- 230603505/2024		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.1	IR-884 (RS-)	IR-3024	Bastu	Baid	3.25 Katha		19,45,937/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					5.3625Dec	0/-	19,45,937/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Mamoni Ghosh (Presentant) Wife of Mr. Tapas Ghosh Executed by: Self, Date of Execution: 08/04/2024 Admitted by: Self, Date of Admission: 08/04/2024, Place : Office	 08/04/2024	 Captured L78 08/04/2024	 08/04/2024
	Shibpur, Nabagram, City:- Not Specified, P.O:- Shibpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India,Date of Birth:XX-XX-1XX8 , PAN No.: cixxxxxx1c, Aadhaar No: 82xxxxxxxx2361, Status :Individual, Executed by: Self, Date of Execution: 08/04/2024 , Admitted by: Self, Date of Admission: 08/04/2024 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHANKARA BUILDERS AND DEVELOPERS Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, PAN No.:- AFxxxxxx(C), Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Avijit Ghosh Son of Mr. Gajanan Ghosh Date of Execution :- 08/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office  Apr 8 2024 1:50PM  Captured LTI 05/04/2024  08/04/2024 Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.:- bjxxxxxx5j, Aadhaar No: 94xxxxxxxx7607 Status : Representative, Representative of : SHANKARA BUILDERS AND DEVELOPERS (as Partner)				
2	Name	Photo	Finger Print	Signature
Mr Kingshuk Patra Son of Mr. Ramendra Nath Patra Date of Execution :- 08/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office  Apr 8 2024 4:00PM  Captured LTI 05/04/2024  08/04/2024 Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No.:- dvxxxxxx0n, Aadhaar No: 48xxxxxxxx2586 Status : Representative, Representative of : SHANKARA BUILDERS AND DEVELOPERS (as Partner)				
3	Name	Photo	Finger Print	Signature
Mr Budhan Mondal Son of Mr. Kartik Chandra Mondal Date of Execution :- 08/04/2024, , Admitted by: Self, Date of Admission: 08/04/2024, Place of Admission of Execution: Office  Apr 8 2024 4:01PM  Captured LTI 08/04/2024  08/04/2024 Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No.:- auxxxxxx6b, Aadhaar No: 40xxxxxxxx9568 Status : Representative, Representative of : SHANKARA BUILDERS AND DEVELOPERS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr. Baidyanath Pal Durgapur Court, City - Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713218	 08/04/2024	 08/04/2024	 08/04/2024

Identifier Of Mrs Mamoni Ghosh, Mr Avijit Ghosh, Mr Kingshuk Patra, Mr Buchan Mondal

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs Mamoni Ghosh	SHANKARA BUILDERS AND DEVELOPERS-5.3625 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat, JEMUA, Mouza: Sankarpur, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 884, LR Khatian No:- 3024	Owner:শ্রী ব্রজ গুপ্তা Address:শ্রী ব্রজ গুপ্তা, পি.ও. ডি. ৭১৩২১২ Classification:শ্রী, Area:0.05000000 Acre	Mrs Mamoni Ghosh

Endorsement For Deed Number : I - 230603532 / 2024

On 08-04-2024

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 13:55 hrs. on 08-04-2024, at the Office of the A.D.S.R. DURGAPUR by Mrs. Mamoni Ghosh, Executant.

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 19,45,937/-

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

Execution is admitted on 08/04/2024 by Mrs Mamoni Ghosh, Wife of Mr Tapas Ghosh, Shibpur, Nabagram, P.O: Shibpur, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business.

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk.

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

Execution is admitted on 08-04-2024 by Mr Avijit Ghosh, Partner, SHANKARA BUILDERS AND DEVELOPERS, Shankarpur, City - Not Specified, P.O - Arrah, P.S-New Township, District-Paschim Bardhaman, West Bengal, India, PIN - 713212.

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk.

Execution is admitted on 08-04-2024 by Mr Kingshuk Patra, Partner, SHANKARA BUILDERS AND DEVELOPERS, Shankarpur, City - Not Specified, P.O - Arrah, P.S-New Township, District-Paschim Bardhaman, West Bengal, India, PIN - 713212.

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk.

Execution is admitted on 08-04-2024 by Mr Budhan Mondal, Partner, SHANKARA BUILDERS AND DEVELOPERS, Shankarpur, City - Not Specified, P.O - Arrah, P.S-New Township, District-Paschim Bardhaman, West Bengal, India, PIN - 713212.

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, 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 814, Amount: Rs.50.00/-, Date of Purchase: 08/04/2024, Vendor name:
SOMNATH CHATTERJEE



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 67024 to 67036

being No 230603532 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.04.09 11:37:20 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 09/04/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.