

SLNO - 3972/2023

I - 3963/2023



25.07.2023
01:44 PM

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8001895006/2023

AK 728298

Confirmed that the document is
returned to Registration. The
instrument sheet and the
instrument document are the part
of this document.

25/7/23
Addl District Sub-Registrar
BIRULLA

Subhansu Choudhury

**GENERAL POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

TO ALL WHOM THESE PRESENT shall come,

EXECUTION DATE ON - 25.07.2023

নং 9682 তার 25/7/2023
অফিসার নী Subhanvar Chandra
সং- Purulia
খান- Purulia
কৈফিয়ত- মূল্য 100
সুলোচর চন্দ্রনাথ নাথাকর
নং জোড়া দিয়ে পূরণ করিয়া
Pravash Banerjee
PRAVASH BANERJEE
S.V. Purulia



Additional District
Sub-Registrar

25 JUL 2023

Purulia (W.B.)

✓ Shubhankar Chandra

I **Shubhankar Chandra** (PAN-APOPC5167M & Aadhaar no.5440 2779 3805) son of Lt.Ajit Kumar Chandra by faith Hindu, by occupation business, resident of Lalmohan Tribedi Lane, Nilkuthi Danga, Ward no.10, Post office Purulia, P.S.Purulia Town, Dist. Purulia, West Bengal, Pin-723101, for the sake of brevity herein after referred as GIVER.

WHEREAS the property, which consists of vacant land fully described in the Schedule below of this Deed is the exclusive property of giver /ourselves having permanent Raiyati right with the right of occupancy therein.

AND WHEREAS for my personal benefit I have entered into an developer agreement with **UDAIPUR DEVELOPER (PAN-AAGFU7242J)** a partnership firm registered office at C/O Soumen dutta, Main Road Purulia, near Drug house, at Purulia, Pin-723101 represented by its partners **Manoj Kumar Agarwal (PAN-ACOPA0426A & Aadhaar no.4462 5232 9587)** son of Giridhari Lal Agarwal resident of P.N Ghosh Street behing Drugs House, ward no.14, Post, P.S and Dist. Purulia, 723101, West Bengal and; **Soumen Dutta (PAN-AHIPD4284G & Aadhaar no.4831 4489 6036)** son of Swapan Dutta resident of Sindar Patti, Purulia Municipality ward no.10, Post office Purulia, Police Station Purulia and Dist. Purulia, 723101, West Bengal for raising multistoried building over the schedule property being Deed of **Development Agreement being deed no.0578 for the year of 2023 dated 13/2/2023 at ADSR Purulia** such terms and conditions as embodied in the Deed of Development Agreement.

AND WHEREAS for my personal convenience and benefit I have decided to appoint an Attorney in my name and on my behalf for giving proper and true effect of the Development Work over the schedule property which to be done by said " **UDAIPUR DEVELOPER (PAN-AAGFU7242J)** a partnership firm registered office at C/O Soumen Dutta, Main Road Purulia, near Drug house, at Purulia, Pin-723101 represented by its partners **Manoj Kumar Agarwal (PAN-ACOPA0426A & Aadhaar no.4462 5232 9587)** son of Giridhari Lal Agarwal resident of P.N Ghosh Street behing Drugs House, ward no.14, Post, P.S and Dist. Purulia, 723101, West Bengal and; **Soumen Dutta (PAN-AHIPD4284G & Aadhaar no.4831 4489**



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Additional District
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Purulia (W.B.)

Shubhankar Chandra

6036) son of Swapan Dutta resident of Sindar Patti, Purulia Municipality ward no.10, Post office Purulia ,Police Station Purulia and Dist. Purulia,723101, West Bengal in terms of said **Development Agreement** being deed no.0578 for the year of 2023 dated 13/2/2023 at ADSR Purulia

KNOW ALL MEN BY THESE PRESENTS,

I, **Shubhankar Chandra** (PAN-APOPC5167M & Aadhaar no.5440 2779 3805) son of Lt.Ajit Kumar Chandra by faith Hindu, by occupation business, resident of Lalmohan Tribedi Lane, Nilkuthi Danga,Ward no.10, Post office Purulia, P.S.Purulia Town, Dist. Purulia, West Bengal,Pin-723101 the GIVER, do hereby nominate, constitute and appoint **UDAIPUR DEVELOPER (PAN-AAGFU7242J)** a partnership firm registered office at C/O Soumen dutta, Main Road Purulia , near Drug house , at Purulia ,Pin-723101 represented by its partners **Manoj Kumar Agarwal (PAN-ACOPA0426A & Aadhaar no.4462 5232 9587)** son of Giridhari Lal Agarwal resident of P.N Ghosh Street behing Drugs House, ward no.14,Post,P.S and Dist. Purulia,723101, West Bengal and; **Soumen Dutta (PAN-AHIPD4284G & Aadhaar no.4831 4489 6036)** son of Swapan Dutta resident of Sindar Patti, Purulia Municipality ward no.10, Post office Purulia ,Police Station Purulia and Dist. Purulia,723101, West Bengal to be my true and lawful Attorney in my name and on my behalf to do or execute all or any of the deeds or things herein after mentioned that it's to say that, In this deed of power of attorney after registered development agreement, the owner have also empowered the developer namely" **UDAIPUR DEVELOPER (PAN-AAGFU7242J)** a partnership firm registered office at C/O Soumen dutta, Main Road Purulia , near Drug house , at Purulia ,Pin-723101 represented by its partners **Manoj Kumar Agarwal (PAN-ACOPA0426A & Aadhaar no.4462 5232 9587)** son of Giridhari Lal Agarwal resident of P.N Ghosh Street behing Drugs House, ward no.14,Post,P.S and Dist. Purulia,723101, West Bengal and; **Soumen Dutta (PAN-AHIPD4284G & Aadhaar no.4831 4489 6036)** son of Swapan Dutta resident of Sindar Patti, Purulia Municipality ward no.10, Post office Purulia ,Police Station Purulia and Dist. Purulia,723101, West Bengal to do all the act, deed and things on behalves of themselves in the manner stated hereunder.



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Purulia (W.B.)

Shubhanshu Choudhary

- a. To develop the schedule property by constructing multistoried commercial-cum-residential building or in any manner as per sanctioned plan sanctioned by the Purulia Municipality and or any other competent authority.
- b. To look after, manage, supervise and administer the affairs of SCHEDULE PROPERTY and protect the interest and share of the owners in the schedule Property.
- c. To appear on behalves of the owners before the Purulia Municipality, Urban Land Ceiling Authority, Income-Tax Authority and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps to submit, sign, verify and to receive back all Plans, petitions, applications, forms, challans, receipts etc. on behalves of the owners.
- d. To apply for, submit plans for sanction of the Building Plan and to obtain the Building Plan/Plans duly sanctioned by the Purulia Municipality or any other Competent Authority.
- e. To make contract or Agreement for sale of the SAID PROPERTY of part thereof with any person/persons/firm/associated at such rate or price the developer shall deem fit and proper.
- f. To sell, convey, transfer the share of the developers allocated portion as has been stated herein before in clause 9 of this agreement wholly or partly thereof to the intending buyer/buyers on receipt of advance money or full consideration money thereof.
- g. To mortgage, pledge, keep as co-lateral security, the developer's allocated portions fully or partly thereof, with Bank and/or financial institution for obtaining loan which the developer will think, fit and proper.
- h. To execute and sign any contract or agreement on behalves of the owners and as well as their own allocated portions on receipt of advance money or part payment of the consideration money and grant valid receipt or discharge for the same.



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Purulia (W.B.)

Subhansu Choudhary

- i. To execute any deed of conveyance or conveyances of their allocated portions fully or partly in favour of the intending Purchaser/Purchasers and to sign and verify all such deeds, documents as and when occasion will arise.
- j. To present any Deed of Conveyance or Conveyances for registration before any Registration authority within the territory of Indian Union either Registrar of Assurances Kolkata, District Registrar, sub-registrar, Additional District Sub-Registrar Purulia and also any registering authority having jurisdiction and admit execution, to have the conveyance or conveyances registered and to do all acts, deeds, things which the developer shall consider necessary for conveying their allocated portions either wholly or partly thereof to the said Purchaser/Purchasers as fully and effectually in all respects.
- k. To receive back any Deed or document from any court or any office on proper and valid receipt.
- l. To appear in all the Courts either civil, criminal, Revenue, Original, Revisional, or appellate, in the Registration offices and in any other office and to sign and verify Vakalatnama, Ekrarnama, Povernama etc. and to file plaint, complaint, written statements, verification, affidavit, show cause petition, objection petition before any Magistrate, either Judicial Magistrate Executive Magistrate, District Magistrate, Additional District Magistrate or before any Sub-Judge, Munsiff, District Judge, Sessions Judge, District Delegate.
- m. To institute any case, suit or proceeding before any Court of Law against any person, firm, association or any authority.
- n. To appoint and constitute pleader, Advocate or any legal practitioner or agent whenever the developer shall think proper to do so and to discharge them.
- o. To conduct, defend and contest all cases, suits and proceeding instituted by any person, firm, association or any authority.



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Shobhan Chakravarti

- p. To compound, compromise, settle and submit for arbitration all suits, cases, proceeding, claims, demands etc. arising in course of or in relation to the management, supervision and transfer of the said property.
- q. To sign, verify and file applications for execution of decree or orders of any court.
- r. To prefer appeal, motion, revision before any Higher Court against any order or judgment passed by any Lower Court.
- s. To open Bank Account/ Accounts with any Nationalized Bank and to operate the same by their own signatures jointly or severally.
- t. To appear and to file claim petition before the land acquisition Authority in case the said Property or any part thereof is acquired or requisitioned by the Govt. of West Bengal or any other statutory authority and to receive the compensation.
- u. The developer shall not sell and or transfer the share of owner's allocation as has been stated in clause 8 of developer agreement document
- v. The developer shall have right to sell and or transfer the share of DEVELOPER's allocation as has been stated in clause of developer agreement document without any permission of the land owner .
- w. The developer is entitled to make necessary mutation and conversion in respect of the schedule-1 property before the concerned B.L. & L.R.O. Purulia and any other competent Government and Semi Government authority.

And generally to do all other acts, deeds and things which in the opinion of the owners ought to be done and all acts, deeds and things lawfully done by the developer shall be constructed as the acts, deeds and things done by the owners as the owners are personally present and done the same themselves.

And the owners do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of the developer which will be done by virtue of



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Purulia (W.B.)

kes.

Chhobira Choudhury

this development agreement and general power of Attorney hereby conferred and on the strength of this deed.

That our attorney shall have right to singe on our behalf in the sale deed of the developer allocation of the building which will be constructed in the schedule below land, and no any monitory transaction has been done in between attorney and us and it is a irrevocable power of attorney.

IN WITNESS WHEREOF we, the said GIVERS have hereunto set and subscribe OUR hand and the seal of the 02/02/2022 at Purulia.

SCHEDULE OF THE LAND

Dist-Purulia, P.S-Purulia(T), Additional District Sub Register office Purulia, J.L no.2, Mouza- Purulia, under Purulia municipality ward no10, in C/W holding no.661, R.S Khatian no.4952, (new L.R khatian no.3329) R.S plot no.14488, Area 6.7 dec. on Lalmohan Trivedi lane ,Nilkuthi danga ,Bounded by in the

North- Subir Chatterjee
South- Bishu Biswas
East- Road
West-Keshob lodha

UDAIPUR DEVELOPER

~~Manoj Kumar Aganwal~~

Accept by attorney holder.

UDAIPUR DEVELOPER

~~Soumen Dutta~~

PARTNER

PER

Witnesses

1) Rowan Ghosh
s/o Rowan Ghosh
S.D. Bangui road
Purulia, 723101.

Guma Nandi (Adv)

Drafted by as per instruction of the parties Soumen Nandi advocate

E.no. F/275/113 of 2019

2) Milan Ghosal
s/o. Uttam Ghosal
PURULIA

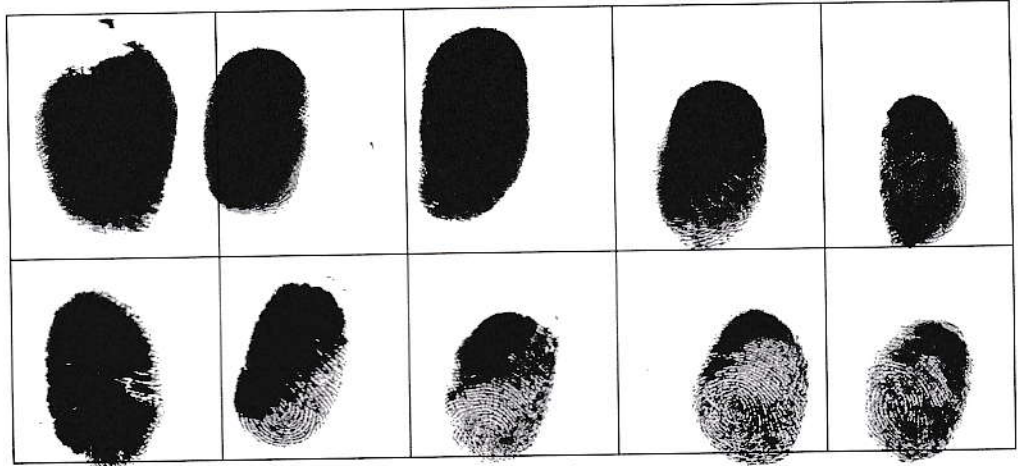
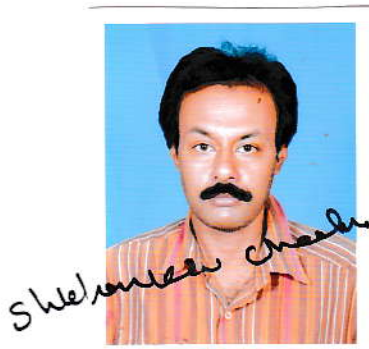


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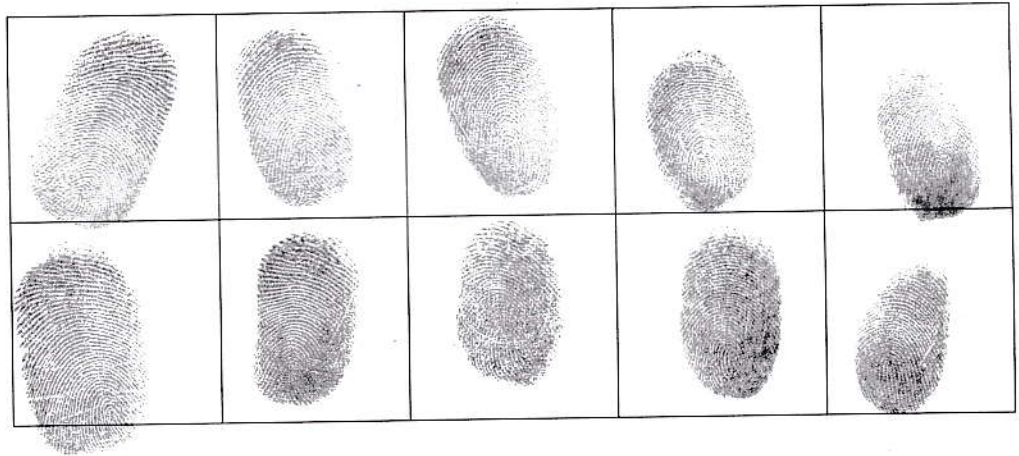
25 JUL 2023

Purulia (W.B.)

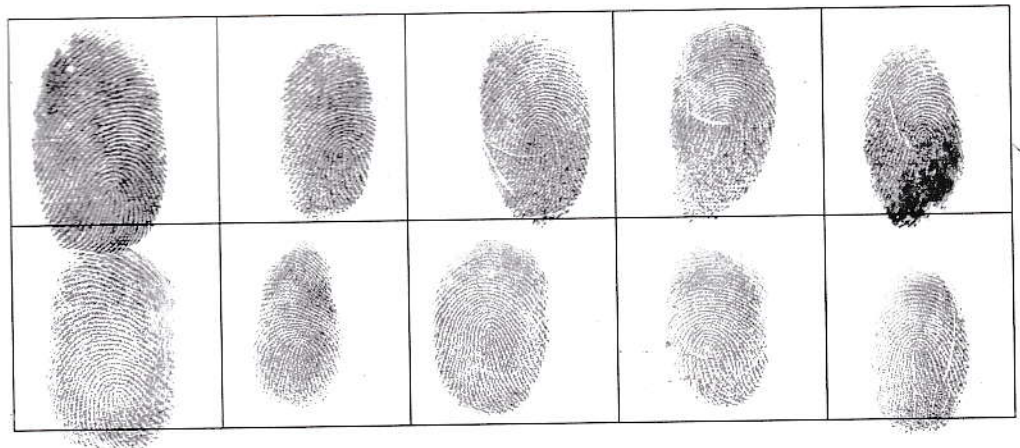
Photo graph and ten fingers impression of the parties



Shikhar Chandra



Manoj Kumar Agarwal



Soham Dutta



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Purulia (W.B.)

Major Information of the Deed

Deed No :	I-1402-03963/2023	Date of Registration	25/07/2023
Deed No / Year	1402-8001895006/2023	Office where deed is registered	
Deed Date	25/07/2023 12:07:50 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Soumen Nandi Bhagabandh Para Purulia, Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 7001438797, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 5,00,000/-		Rs. 25,92,900/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 140200578/2023 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: Lal Mohan Tribedi Bye Lane, Mouza: Purulia-(002), Ward No: 10 Pin Code : 723101

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-14488	LR-3329	Bastu	Bastu	6.7 Dec	5,00,000/-	25,92,900/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :					6.7Dec	5,00,000 /-	25,92,900 /-	

Details :



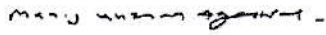


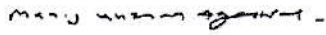


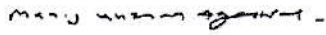
Name,Address,Photo,Finger print and Signature



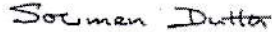
Name	Photo	Finger Print	Signature
Mr SHUBHANKAR CHANDRA (Presentant) Son of Late AJIT KUMAR CHANDRA Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office			
	25/07/2023	LTI 25/07/2023	25/07/2023
LALMOHAN TRIVEDI LANE , NILKUTHI DANGA , WRD NO. 10, City:- Purulia, 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.:: APxxxxxx7M, Aadhaar No: 54xxxxxxxx3805, Status :Individual, Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	UDAIPUR DEVELOPER MAIN ROAD PURULIA, NEAR DRUG HOUSE, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 , PAN No.:: AAxxxxxx2J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MANOJ KUMAR AGARWAL Son of Mr GIRIDHARI LAL AGARWAL Date of Execution - 25/07/2023 , , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jul 25 2023 5:00PM</td> <td>LTI 25/07/2023</td> <td>25/07/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MANOJ KUMAR AGARWAL Son of Mr GIRIDHARI LAL AGARWAL Date of Execution - 25/07/2023 , , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office					Jul 25 2023 5:00PM	LTI 25/07/2023	25/07/2023
Name	Photo	Finger Print	Signature										
Mr MANOJ KUMAR AGARWAL Son of Mr GIRIDHARI LAL AGARWAL Date of Execution - 25/07/2023 , , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office													
	Jul 25 2023 5:00PM	LTI 25/07/2023	25/07/2023										
P.N GHOSH STREET BEHIND DRUG HOUSE, WARD NO. 14, City:- Purulia, 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.:: ACxxxxxx6A, Aadhaar No: 44xxxxxxxx9587 Status : Representative, Representative of : UDAIPUR DEVELOPER (as PARTNER)													

Name	Photo	Finger Print	Signature
SOUMEN DUTTA n of Mr SWAPAN DUTTA ate of Execution - 25/07/2023, , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office			
	Jul 25 2023 5:01PM	LTI 25/07/2023	25/07/2023

SINDAR PATTI, WARD NO. 10, City:- Purulia, 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.:: AHxxxxxx4G, Aadhaar No: 48xxxxxxxx6036 Status : Representative, Representative of : UDAIPUR DEVELOPER (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rounak Ghosh Son of Mr Gourinath Ghosh S D Ganguli Road Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101			
	25/07/2023	25/07/2023	25/07/2023

Identifier Of Mr SHUBHANKAR CHANDRA, Mr MANOJ KUMAR AGARWAL, Mr SOUMEN DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SHUBHANKAR CHANDRA	UDAIPUR DEVELOPER-6.7 Dec

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Lal Mohan Tribedi Bye Lane, Mouza: Purulia-(002), , Ward No: 10 Pin Code : 723101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 14488, LR Khatian No:- 3329		Owner Name not selected by applicant.

27-2023

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 of Indian Stamp Act 1899.

Registration(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:44 hrs on 25-07-2023, at the Office of the A.D.S.R. PURULIA by Mr SHUBHANKAR CHANDRA ,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 25,92,900/-

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

Execution is admitted on 25/07/2023 by Mr SHUBHANKAR CHANDRA, Son of Late AJIT KUMAR CHANDRA, LALMOHAN TRIVEDI LANE , NILKUTHI DANGA , WRD NO. 10, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business

Indetified by Mr Rounak Ghosh, , , Son of Mr Gourinath Ghosh, S D Ganguli Road Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Student

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

Execution is admitted on 25-07-2023 by Mr MANOJ KUMAR AGARWAL, PARTNER, UDAIPUR DEVELOPER, MAIN ROAD PURULIA, NEAR DRUG HOUSE, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr Rounak Ghosh, , , Son of Mr Gourinath Ghosh, S D Ganguli Road Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Student

Execution is admitted on 25-07-2023 by Mr SOUMEN DUTTA, PARTNER, UDAIPUR DEVELOPER, MAIN ROAD PURULIA, NEAR DRUG HOUSE, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr Rounak Ghosh, , , Son of Mr Gourinath Ghosh, S D Ganguli Road Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Student

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 100.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 9682, Amount: Rs.100.00/-, Date of Purchase: 25/07/2023, Vendor name: PRAVASH BANERJEE



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Deed of Registration under section 60 and Rule 69.
Registered in Book - I
Deed number 1402-2023, Page from 64420 to 64433
Deed No 140203963 for the year 2023.



Ruhul

Digitally signed by RUHUL AMIN
Date: 2023.07.27 16:35:58 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 2023/07/27 04:35:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)