



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 734967

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Sheet/s attached to this document are
the part of this document.

Additional District Sub-Registrar
Sutahata

16 NOV 2021

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

Mohan Dandapat
@ Kalipada Senapati
Kalipada Laxshman Senapati

Brindaban Das

Mita Dandapat

De Developer

Aparna Patra Phadikar
Proprietor

KNOW ALL MEN BY THESE PRESENTS THAT- 1) **MR. MOHAN DANDAPAT**, son of Sumati Charan Dandapat, having Aadhaar No.-2235 8309 9184 and PAN No.- AHPPD2065C, residing at Vill.- Basudevpur, P.O.- Khanjanchak, P.S.- Durgachak, Dist.- Purba Medinipur, Pin- 721635, 2) **MR. KALIPADA LAKSHMAN SENAPATI** Alias -Kalipada Lashman Senapati son of Lakshman Senapati having Aadhaar No.- 9905 8373 4421 and PAN No.-AZIPS6608R, residing at S No.- 81/1/2/17 Ambar Plaza F-C1, Karanje, Tarf Satara, P.O.+ P.S.- Satara Dist - ~~Satara~~ Maharashtra-415002, 3) **MR. BRINDABAN DAS** son of Shambhu Charan Das, having Aadhaar No.-2098 7544 9414 and PAN No.- AQQPD6225Q, residing at Vill.+P.S.- Bhabanipur, P.O.- Debhog, Dist.- Purba Medinipur, Pin- 721657 and 4) **MITA DANDAPAT** Wife of Mohan Dandapat having Aadhaar No.- 327252287810 and PAN No -AOYPD8234M residing at Vill - Basudevpur. PO - Khanjanchak P.S- Durgachak, Dist.Purba Medinipur Pin-721602 As Owners/ Landlord DO HEREBY NOMINATE, APPOINT AND CONSTITUTE:

M/S DE DEVELOPER a regd. and a sole proprietorship business firm having regd No.- 11964 under the Municipal Act, Regd. Office at Brajanathchak, P.O.- Haldia Port, P.S.- Haldia, Dist.- Purba Medinipur Pin 721605, represented by it's Proprietor of APARNA PATRA PHADIKAR, having PAN No.- BVDPP4542D, W/o- Debaprasad Phadikar, residing at Vill. Brajanathchak, PO- Haldia Port, P.S- Haldia, Dist.- Purba Medinipur Pin 721605 by Citizenship Indian by Religion Hindu, by Occupation - Business hereinafter called and referred the "**DEVELOPER**" /**BUILDER** as our true and lawful Agent or attorney with full authority to do and execute the following acts deeds and things for Us, in our name and on our behalf.

WHEREAS we land owner/s are absolutely owning and possessing a piece of Bastu land measuring an area of 23.100 +6.300+6.300+6.300=42.000 (Forty Two) Decimal more or less laying and situated under Mouza- Basudevpur, J.L. No.-126, L.R & R.S. Plot No.2596 with in limitation of Haldia Municipality under P.S- Durgachak in the district PurbaMedinipur more fully and particularly mentioned and described in the following schedule "A" and clearly mentioned separately in the following way, having purchased through a Registered Sale Deed **Document No.**

Mohan Das
 @ Kalipada
 Kalipada L
 Sena
 Mita Das
 Barin Das
 De Devi
 Aparna P

Date	Deeds No	Seller	Area (decimal)
9/3/2021	2610	Uttam kr. Mondal & others	4.204
3/7/2018	5428	Mithu samanta roy	2.700
5/9/2018	7080	Sunil roy	5.700
18.9.2018	7431	Sunil roy	9.500
12.10.2018	8128	Uttam kr. mondal	1.000

Date	Deeds No	Seller	Area (decimal)
3.7.2018	5428	Mithu samanta roy	4.000
5/9/2018	7080	Sunil roy	2.300

Date	Deeds No	Seller	Area (decimal)
3/7/2018	5428	Mithu samanta roy	0.500
5/9/2018	7080	Sunil roy	0.400
18.9.2018	7431	Sunil roy	0.400
16.02.2018	1298	Mithu samanta roy	5.000

Date	Deeds No	Seller	Area (decimal)
17/08/2021	6430	Sukendu Khatua	6.292

WHEREAS we are unable to personally supervise and administrate, safe guard the above said property, .hereby appointment, nominate and constitute the above said Agent/Attorney to do the following acts, deeds and things in our name and on our behalf.

The Agent/attorney hereby agreed to act in the name and behalf of the Principal/Executant as lawful Agent/attorney mentioned in development agreement.

WHEREAS the Principal/Executant do hereby , authorizes the said Agent/attorney to do all the following acts in the name and on behalf of the Principal/Executant.

And handed over the original SaleDeed (link) above document No. and all the relevant papers/documents of the schedule property to the Agent/ attorney for his records.

To sell, convey, alienate, mortgage, transfer and assign the above said schedule property mentioned in development agreement (as developer allocation) in our name and on our behalf.

To sign all the papers, documents, receipts, declarations, affidavits, forms, applications etc., and all other relevant papers in our name and on our behalf, in respect of the above said property mentioned in development agreement (as developer allocation).

To sign Agreement of sale(s), Sale Deed(s), Rectification Deed(s), Exchange Deed, Development Agreement Cum General Power of Attorney, Agreement of Sale Cum General Power of Attorney, mortgage Deed, Gift Deed, Lease Deed, or any other Deeds of transfer and present the same before the registering authority on our behalf, and the Agent/Attorney is hereby Authorized to execute all Deeds on our behalf in respect of the above said property mentioned in development agreement (as developer allocation).

To sign the necessary transfer forms for transferring the said property to the name of the Purchaser in the records of the Municipal Corporation and In the Revenue records, local body and other Government records in favour of the Purchaser.

To receive Sale consideration in part or in full after construction of the building or buildings which mentioned in development agreement registered dated on 16/11/2021 being no. 9991/21 at ADSRO sutahata and also deliver the receipts and hand over the original link documents, and all relevant papers of the said property in our name and on our behalf.

To complete the sale of the said property (after constructing flat) and handover the vacant and peaceful physical possession of the said flat to the sub-purchaser/purchaser(s) or his nominee(s) in respect of the said property described in the Schedule hereunder written in our name and on our behalf.

Neharika Kalipada Kalipada Sen
Nita
Bindu
De De
Aparna

To settle compromise any claim in respect of sale transaction or any other transaction of the scheduled property in our name and on our behalf.

To engage, appoint, retain and remove any advocate(s), pleader(s), vakil(s), and other practitioners etc in any case of Civil, Criminal or Municipal or Revenue in respect of above said property. To sign affidavits, and Vakalatnamas and appear in the Court(s) whether Civil, Criminal or other court(s) and complete the proceedings in our name and on our behalf.

To file suits either Civil, Criminal or other Courts in my name and on my behalf in respect of the above said property only.

And the Agent/attorney is hereby authorized to appear before the authorities of Revenue office, Municipality office, HUDA, HMDA, ULC, LRS, Zone Conversion, or any other office pertaining to state or central Government or any other office to represent in all respect and to sign all such papers on our behalf as our law full Agent/attorney.

To make payment of taxes, rates, cesses, assessments, and all dues and on our behalf, in respect of the above said property.

To represent and sign all the papers, forms, documents, relating to the Plot owners' welfare association(s), Housing societies(s), co-op. societies become a member thereof participating in all the meetings and proceedings from time to time in our name and on our behalf in respect of the above said property.

To receive rent if any in full or part in our name and on our behalf, in respect of the above property.

That, the Agent/attorneys is hereby authorized to safe guard the scheduled property from the encroachments of any third parties, whom so ever on behalf of the Principal/Executant.

And to do all acts, deeds and any things in our name and on our behalf, which is not mentioned in the document which our Attorney may think fit and proper regarding the said property.

We, the above named Principal/Executant do hereby agree and declare that all acts, deeds and things done, executed or performed by the said General Power of Attorney shall be valid and binding on us to all intents and purposes as if done by us personally, we Undertake to ratify and confirm whenever required.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Bastu Land. Containing an area measuring about 42.00 decimal Out of 220.00 decimal therein comprised within Mouza-Basudevpur, J.L. No. 126, RS & LR DAG NO- 2596, L.R. Khatyan no- 8672,858,8908,8747 P.S. Durgachak, Dist. Purba Medinipur, Pin 721602 within jurisdiction of the Addl. Dist. Sub Registrar Sutamata, Dist. Purba Medinipur ON

IN WITNESSES WHEREOF the Principal/Executant and Agent/attorney have signed on this General Power Of Attorney with their own free will and consent on this the 16th day of November, 2021, before the following witnesses.

WITNESSES:

1. Amit Sinha S/o. Lt. Nitish Ranjan Sinha, Chandipur

2. Debprasad Pradhan S/o. Suresh Chandra Pradhan

3. Bijan Nath Choudhary, Haldeipara, Haldi Principal/Executant

Agent/attorney

DRAFTED BY: SANDIP MAITI (ADVOCATE)

E.N. NO- F/653/746/09

ENROLLMENT NO- F-653/746/09

Sandip Maiti