



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

6.55 PM 14/07/2023

Q-8/1776370/2023

AM 580855

Niva Saha Roy

1. Niva Saha Roy

Rathin Saha Roy

Sudip Saha Roy

Alka Nabmin

Sk Rahamat Ali

Arshiooo Begum

Syed Ali arfar

Nasima Begum

Sabnam Yamin

Tanzim Haque.

Susmita Karmakar

Sudip Saha Roy

Farida Poreen

Nel. Yeon Ann Mondy

Sk. Paroj Uddin Mollah.

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this document
are part of the Document.

District Sub-Registrar-II
Purbanchal

26 JUL 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We,

1. NIVA SAHA ROY, (PAN-EIGPS1539L), Wife of Late
Bimalendu Saha Roy, by nationality Indian, by caste Hindu, by
occupation Housewife, residing at Natunpally, Adi Kalibari,

PTO

1. Birsa Saha Roy.

2. Bijon Saha Roy

3. Rathi Saha Roy

4. Sudip Saha Roy

Alka Yasmin

SK Rahamat Ali

Arshad Begum

Syed Ali Arif

Nasima Begum

Sabnam Yunus

Fazim Haque.

Susmita Karmakar

Farida Parveen

Md. Jannatun Nabeela

SK. Faraj Uddin Mollah

Burdwan, P.O. & P.S. -Burdwan, District- Purba Bardhaman, Pin- 713101, West Bangal,

2. BIJON SAHA ROY, (PAN-ASSPS5894C), son of Late Bimalendu Saha Roy, by nationality Indian, by caste Hindu, residing at Natunpally, Adi Kalibari, Burdwan, P.O. & P.S. -Burdwan, District- Purba Bardhaman, Pin- 713101, West Bangal,

3. RATHIN SAHA ROY, (PAN-BSGPS7851A), Son of Late son of Late Bimalendu Saha Roy, by nationality Indian, by caste Hindu, residing at Natunpally, Adi Kalibari, Burdwan, P.O. & P.S. -Burdwan, District- Purba Bardhaman, Pin- 713101, West Bangal,

4. SUDIP SAHA ROY, (PAN-ALEPR0134M), son of Late Bimalendu Saha Roy, by nationality Indian, by caste Hindu, residing at Natunpally, Adi Kalibari, Burdwan, P.O. & P.S. -Burdwan, District- Purba Bardhaman, Pin- 713101, West Bangal.

Hereinafter called the **LAND OWNERS** (which expression unless excluded by or repugnant to the context shall include their respective legal heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART**.

WHEREAS:

We are the absolute owner of land ALL THAT the demarcated piece and parcel of land fully and particularly mentioned in the schedule of this deed, described herein below, and is / are well seized and possessed of the same as absolute owner(s) by without any interruption from any corner

REC-

1. ~~Sk. Saha Roy~~

2. Bijon Saha Roy

3. Rathi Saha Roy

4. Sudip Saha Roy

Alka Yasmin

Director

Sk. Rahamat Ali

Arshiana Begum

Syed Ali Arif Far

Nasima Begum

Sabnam Yunus

Tanzim Akter

Susmita Karmakar

3
Sudip Roy Saha Roy

Fawida Parveen

Nel Jean Sen Mondol

Sk. Suraj Uddin Malla.

whatsoever as free from all encumbrances, decided to develop the below mentioned Schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, We, could not construct building on the said plot having R.S. Khatian No. 25 , R.S. plot No. 53, L.R. Khatian No. 2585,2586,2587,2588, L.R. Plot No. 53, J.L No. 78, Mouja – Gopal Nagar, class Bastu, area 12 Decimal be the same little more or less, Police Station - Burdwan, District Purba Bardhaman with all sorts of easement rights attached to the said land within Baikanthapur – II Gram Panchayet butted and bounded, which is under Burdwan Development Authority, together with all easement right there on, together with all easement right, common passage, common facilities thereon.

WHEREAS THE Bimalendu Saha Roy i.e. predecessor of parties of the first part of the Development Agreement purchased the property from Kalidasi, comprising to R.S. Khatian No. 25, R.S. Plot No.53, L.R. Khatian No. 2585,2586, 2587, 2588, L.R. Plot No. 53, J.L. No. 78, Mouza – Gopal Nagar, class Bastu area 12 decimal, Police Station- Burdwan, District - Purba Bardhaman, by way of sale Deed No. 1903 for the year 1967 registered in Book No. 1, Volume No. 19 Page No. 51 to 52 registered before Sadar Joint Sub Register, Burdwan, which are morefully stated here under as **Schedule**, and as such became the absolute owner of the property measuring 12 decimal, all that piece and parcel of land and has been enjoying the same peacefully without any interruption or litigation and fully enjoying the property with free from all encumbrances by paying the rent and taxes regularly to the concerned authority from time to time by recording his name in the L.R. record of right.

PTO

1. Niva Saha Roy

2. Bijan Saha Roy
Rathin Saha Roy
Sudip Saha Roy

Alka Yasmin

SK. Rahamat Ali

Aashioxa Begum

Spad ali arjfan

Nasima Begum

Sabnam Yunus

Tanzim Haque.

Susmita Karmakar

4
Sufia Akbar Khan

Farida Parveen

Mel. Jeon Am Mondol

SK. Parag uldin Mollah.

AND WHEREAS Purnendu Saha Roy (now deceased) died intestate on 20th January in the year 2021 leaving behind his wife Niva Saha Roy and Three Sons namely Bijan Saha Roy, Rathin Saha Roy and Sudip Saha Roy, as his legal heirs and they became, the Joint absolute owner of the Land being L.R. Khatian No. 2585, 2586, 2587, 2588, L.R. Plot No. 53, Measurement 12 Decimal, Classification Bastu, J.L. No. 78, Mouja- Gopal Nagar, P.S.- Burdwan, Dist.- Purba Bardhaman and they have mutated their name under L.R. Khatian No. 2585, 2586, 2587, 2588 respectively, and as such became the joint absolute owner of the below schedule property measuring 12 decimal be the same, a little more or less of all that piece and parcel of land and has been enjoying the same peacefully without any interruption or litigation and fully enjoy the entire property with free form all encumbrances by paying the rent and taxes regularly before the concerned authority from time to time.

AND WHEREAS the owners herein are desirous to construct a multi-storied building on the said land but due to paucity of fund and / or lack of experience in construction work have approached the Developer herein with a proposal for construction of a multi-storied building on the said land in accordance with the sanctioned plan to be sanctioned by the appropriate authority consisting of several flats and other units.

AND WHEREAS having come to learn about the said intention of the land owner herein, the DEVELOPER herein, being interested person to develop the said property approached the land owner, and after several

Alka Saha Roy

Pijon Saha Roy

Sudip Saha Roy

Md. Yeas Arun Mondal,

Alka Yasmin

Sk Rahamat Ali

Syed Ali Arif

Nusima Begum

Sabreen Parvin

Susmita Karmakar

Farida Parveen

Sufi Md. Abdul Monem

Tanjim Hoque

Sk. Puroj Uddin Mallah

Aashica Begum

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discussions held with the Land Owner and the DEVELOPER, has proposed to undertake the Project under certain Terms & Conditions.

AND WHEREAS being satisfied about the offer so made by the DEVELOPER herein and also about its credential, the LAND OWNERS have agreed to develop the said property through the present DEVELOPER herein and has accepted the proposal of the DEVELOPER under certain Terms and Conditions. For the purposes of development of the said premises/ property as and by way of construction of a new Residential building on the said plot of land/ premises, We have entered into one Registered Development Agreement being Deed No. 5454, for the year 2023, registered before the office of D.S.R – II, Burdwan, this deed with "BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVET LIMITED." (PAN-AALCB5831C), having its Regd. Office at 7, Yasin road. Parkas Road, P.O. & P.S.- Burdwan, Dist - Purba Bardhaman, Pin- 713101, West Bengal, represented by Directors 1. Md. Yeas Arun Mondal, (PAN-AKZPM4620R), S/O- Lt. Joyanal Mondal, by Nationality Indian, by caste Muslim, occupation Business, resident of Chaugharia, Khalishpur P.S.-Memari, Dist- Purba Bardhaman, Pin-713422, West Bengal, 2. FARIDA PARVIN, (PAN-ALXPP9335K), W/O – Sufi Md. Abdul Monem, by Nationality Indian, by caste Muslim, occupation - Business, resident of Md. Yasin Road, P.O. & P.S.- Burdwan, Dist - Purba Bardhaman, Pin- 713101, West Bengal, 3. TANJIM HOQUE, (PAN-BGLPH4903B), S/o Nazmul Hoque, by Nationality Indian, by caste Muslim, occupation Business, resident of Paraj, P.O.- Paraj, P.S.- Galsi,

PTO

1. *Meera Saha Roy*

2. *Bigon Saha Roy*

3. *Ratna Saha Roy*

4. *Sudip Saha Roy*

Alka Yasmin

Sk Rahamat Ali

Arshiara Begum

Syed Ali Azfar

Nasima Begum

Sabnam Yasmin

Tanzim Haque

Susmita Karimkar

Sufi Md Abdul Monem

Farida Parveen

Md. Yeasmin Mondol

Sk. Firojuddin Mollah

Dist-Purba Bardhaman, Pin- 713403, West Bengal, 4. **SUFI MD ABDUL MONEM (PAN- AKAPM3247R)** S/o Sufi Md Abdul Karim, by Nationality Indian, by caste Muslim, occupation - Business, resident of Laskardighi Paschim par, P.O. & P.S.- Burdwan, Dist - Purba Bardhaman, Pin- 713101, West Bengal, 5. **SK FIROJUDDIN MOLLAH (PAN-BRQPM2948M)**, S/o Sk Samsuddin Mollah, by Nationality Indian, by caste Muslim, Occupation - Business, resident of Kolupukur, P.O. - Hatni, Dist. - Hooghly, Pin- 712134, West Bengal, 6. **ALKA YASMIN (PAN - AHRPY8794M)** W/O Ziaur Rahaman by Nationality Indian, by caste Muslim, Occupation - Business, resident of Sekedda (Monahari Para), P.O. - Makdamnagar, Dist. - Birbhum, Pin- 731216, West Bengal, 7. **SK RAHAMAT ALI (PAN EGLPA8232D)**, S/o Sk Owshed Ali, by Nationality Indian, by caste Muslim, Occupation - Business, resident of Panchrakhi, P.O. - Akalpoush, P.S.- Kalna, Dist. - Purba Bardhaman, Pin- 713157, West Bengal, 8. **ARSHIARA BEGUM (PAN - CQWPB9835J)**, W/o Iniyat Hossain, by Nationality Indian, by caste Muslim, Occupation - Business, resident of Purbaharam Dangapara, P.O. - Natunganj, P.S.- Bardhaman, Dist. - Purba Bardhaman, Pin- 713102, West Bengal, 9. **SYED ALI AZFAR (PAN - BBNPS1817A)**, S/o Ashraf Ali Syed, by Nationality Indian, by caste Muslim, Occupation - Business, resident of Goda Bandh para, P.O. - Lakurdi, P.S.- Bardhaman, Dist. - Purba Bardhaman, Pin- 713102, West Bengal, 10. **SABNAM YASMIN (PAN - ANPPY1526K)**, D/o Badruddoza, by Nationality Indian, by caste Muslim, Occupation - Business, resident of Goda sahiddala, P.O. - Lakurdi, P.S.- Bardhaman, Dist. - Purba Bardhaman, Pin- 713102, West Bengal, 11. **NASIMA BEGUM**

PTO

Ref: 10/10/10

1. Prabin Saha Roy
2. Rathi Saha Roy
3. Sudip Saha Roy

Alka Yasmin

Director

SK Rahamat Ali

Arshiana Begum

Speel a'aryan

Nasima Begum

Salman Yamin

Tanzim Hoque

Susmita Karmakar

Luji m. Arshad m.

Farida Parveen

Md. Yeas Arun Mondal

SK. Farooquddin Mollah

(PAN - DYLPB7683G), W/o Anarul Hoque Mondal, by Nationality Indian, by caste Muslim, Occupation - Business, resident of Pafuri, P.O. - Papuri, P.S.- Nanoor, Dist. - Birbhum, Pin- 731240, West Bengal, 12. **SUSMITA KARMAKAR (PAN-DCUPK6436F)**, D/o Bivash Karmakar, by Nationality Indian, by caste Hindu, Occupation - Business, resident of Tirol, P.O. - Tirol, Dist. - Hooghly, Pin- 712602, West Bengal, by hereinafter referred to as the DEVELOPER on the terms, conditions, covenants therein contained, On the terms and condition and stipulations contained in the said agreement.

In terms of the said Development Agreement and as well as to facilitate the said with "**BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVET LIMITED**" (PAN-AALCB5831C), having its Regd. Office at 7, Yasin Road. Parkas Road, P.O. & P.S.- Burdwan, Dist - Purba Bardhaman, Pin-713101, West Bengal, represented by Directors 1. **Md. Yeas Arun Mondal, (PAN-AKZPM4620R)**, S/O- Lt. Joyanal Mondal, by Nationality Indian, by caste Muslim, occupation Business, resident of Chaugharia, Khalishpur P.S.-Memari, Dist- Purba Bardhaman, Pin-713422, West Bengal, 2. **FARIDA PARVIN, (PAN-ALXPP9335K)**, W/O - Sufi Md. Abdul Monem, by Nationality Indian, by caste Muslim, occupation - Business, resident of Md. Yasin Road, P.O. & P.S.- Burdwan, Dist - Purba Bardhaman, Pin- 713101, West Bengal, 3. **TANJIM HOQUE, (PAN-BGLPH4903B)**, S/o Nazmul Hoque, by Nationality Indian, by caste Muslim, occupation Business, resident of Paraj, P.O.- Paraj, P.S.- Galsi, Dist-Purba Bardhaman, Pin- 713403, West Bengal, 4. **SUFI MD ABDUL**

1. Kirta Sahaloti.

2. Bijon Saha Roy
Ratni Saha Roy
Sudip Saha Roy

Alka Yasmin
Director

Sk Rahamat Ali
Arshiara Begum
Syed Ali Azfar
Nasima Begum

Sabnam Yasmin
Tanzeem Haque.

Susmita Karmakar
Subimal, Abulmone
Farida Parveen

Plb. Yeas Ann Mond

Sk. Farooj Uddin Mollah.

MONEM (PAN- AKAPM3247R) S/o Sufi Md Abdul Karim, by Nationality Indian, by caste Muslim, occupation - Business, resident of Laskardighi Paschim par, P.O. & P.S.- Burdwan, Dist - Purba Bardhaman, Pin- 713101, West Bengal, 5. **SK FIROJUDDIN MOLLAH (PAN-BRQPM2948M)**, S/o Sk Samsuddin Mollah, by Nationality Indian, by caste Muslim, Occupation - Business, resident of Kolupukur, P.O. - Hatni, Dist. - Hooghly, Pin- 712134, West Bengal, 6. **ALKA YASMIN (PAN - AHRPY8794M)** W/O Ziaur Rahaman by Nationality Indian, by caste Muslim, Occupation - Business, resident of Sekedda (Monahari Para), P.O. - Makdamnagar, Dist. - Birbhum, Pin- 731216, West Bengal, 7. **SK RAHAMAT ALI (PAN EGLPA8232D)**, S/o Sk Owshed Ali, by Nationality Indian, by caste Muslim, Occupation - Business, resident of Panchrakhi, P.O. - Akalpoush, P.S.- Kalna, Dist. - Purba Bardhaman, Pin- 713157, West Bengal, 8. **ARSHIARA BEGUM (PAN - CQWPB9835J)**, W/o Iniyat Hossain, by Nationality Indian, by caste Muslim, Occupation - Business, resident of Pirbaharam Dangapara, P.O. - Natunganj, P.S.- Bardhaman, Dist. - Purba Bardhaman, Pin- 713102, West Bengal, 9. **SYED ALI AZFAR (PAN - BBNPS1817A)**, S/o Ashraf Ali Syed, by Nationality Indian, by caste Muslim, Occupation - Business, resident of Goda Bandh para, P.O. - Lakurdi, P.S.- Bardhaman, Dist. - Purba Bardhaman, Pin- 713102, West Bengal, 10. **SABNAM YASMIN (PAN - ANPPY1526K)**, D/o Syed Badruddoza, by Nationality Indian, by caste Muslim, Occupation - Business, resident of Goda sahiddala, P.O. - Lakurdi, P.S.- Bardhaman, Dist. - Purba Bardhaman, Pin- 713102, West Bengal, 11. **NASIMA BEGUM (PAN - DYLPB7683G)**, W/o Anarul Hoque Mondal, by

PTO

Alka Yabmür

Bijon Laha Roy

Rathi Saha Roy

Sudip Saha Roy

Alka Yabmür

Sk Rahamat Ali

Arshiana Begum

Speed aliazfar

Nasima Begum

Salwan Yamin

Tanzim Haque.

Susmita Karmakar

Susmita Karmakar

Farida P. Roy

Hel. Jean Ann Mondel

Sk. Nazimuddin Mollah.

Nationality Indian, by caste Muslim, Occupation - Business, resident of Pafuri, P.O. - Papuri, P.S.- Nanoor, Dist. - Birbhum, Pin- 731240, West Bengal, 12. **SUSMITA KARMAKAR** (PAN - DCUPK6436F), D/o Bivash Karmakar, by Nationality Indian, by caste Hindu, Occupation - Business, resident of Tirol, P.O. - Tirol, Dist. - Hooghly, Pin- 712602, West Bengal, to complete the development works/construction work of the new building in the aforesaid premises, it is expedient on our part to grant and/or execute a General Power of Attorney in favour of said Developer Company, as aforesaid, in the manner hereinafter appearing exclusively co-existent with the Development Agreement.

AND WHEREAS one of the conditions contained in the said agreement is that We shall grant Development Power of Attorney in favour of the Developer(s) to carry out the Development work and also for transfer the flats/ Garage/units/Shops to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore appoint the said developer(s), described in this deed above, as our true and lawful Attorney(s) for the purpose hereinafter mentioned and vesting him with the power and authorities to act and to perform as herein contained, on our behalf.

NOW KNOWN BY THESE PRESENTS, We are Owner of the aforesaid premises i.e., the Principals/ Executants herein do hereby nominate, constitute and appoint with "**BURDHAMAN DREAM HOUSE**

PTO

Neika Suba Roy

Prison Suba Roy

Rathin Suba Roy

Sudip Suba Roy

Alka Yasmin

Sk Rahamat Ali

Arshia Begum

Syed Ali Arif Far

Nasima Begum

Sabbar Yunus

Tanzim Hoque.

Susmita Karmakar

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Subimul, Abdul Monem

Farida Parveen

Md. Yeas Arun Mondal

Sk. Paragjuddin Mollah.

CONSTRUCTION PRIVET LIMITED" (PAN-AALCB5831C), having its Regd. Office at 7, Yasin road. Parkas Road, P.O. & P.S.- Burdwan, Dist - Purba Bardhaman, Pin-713101, West Bengal, represented by Directors **1. Md. Yeas Arun Mondal, (PAN-AKZPM4620R)**, S/O- Lt. Joyanal Mondal, by Nationality Indian, by caste Muslim, occupation Business, resident of Chaugharia, Khalishpur P.S.-Memari, Dist- Purba Bardhaman, Pin-713422, West Bengal, **2. FARIDA PARVIN, (PAN-ALXPP9335K)**, W/O - Sufi Md. Abdul Monem, Nationality Indian, by caste Muslim, occupation - Business, resident of Md. Yasin Road, P.O. & P.S.- Burdwan, Dist - Purba Bardhaman, Pin- 713101, West Bengal, **3. TANJIM HOQUE, (PAN- BGLPH4903B)**, S/o Nazmul Hoque, by Nationality Indian, by caste Muslim, occupation Business, resident of Paraj, P.O.- Paraj, P.S.- Galsi, Dist-Purba Bardhaman, Pin- 713403, West Bengal, to be our true and lawful ATTORNEY to do, execute and perform all or any of the following acts, deeds, matters and things in connection with development of the aforesaid Premises lying and situated R.S. Khatian No. 25, R.S. Plot No.53, L.R. Khatian No. 2585,2586, 2587, 2588, L.R. Plot No. 53, J.L. No. 78, Mouza - Gopal Nagar, class Bastu area 12 decimal be the same little more or less, Police Station Burdwan, District Purba Bardhaman, with all sorts of easement rights attached to the said land within Baikanthapur - II Gram Panchayet butted and bounded, which is under Burdwan Development Authority, together with all easement right there on, together with all easement right, common passage, common facilities thereon on behalf of us that is to say :

Roja Ghosh

Brijon Saha Roy

Rathi Saha Roy

Sudip Saha Roy

Alka Yasmin
Director

Sk Rahamat Ali

Arshiana Begum

Syed Ali Arzfar

Nasima Begum

Sabnur Yunus

Tanzim Hoque

Susmita Karmakar

Sufi Md. Abdul Monem

Farida Parveen

Md. Yeas Arun Mondal

Sk. Parag Uddin Mallah

a) To enter upon the said "BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVET LIMITED" (PAN-AALCB5831C), having its Regd. Office at 7, Yasin road. Parkas Road, P.O. & P.S.- Burdwan, Dist - Purba Bardhaman, Pin-713101, West Bengal, represented by Directors 1. **Md. Yeas Arun Mondal**, (PAN-AKZPM4620R), S/O- Lt. Joyanal Mondal, by Nationality Indian, by caste Muslim, occupation Business, resident of Chaugharia, Khalishpur P.S.-Memari, Dist- Purba Bardhaman, Pin-713422, West Bengal, 2. **FARIDA PARVIN**, (PAN-ALXPP9335K), W/O - Sufi Md. Abdul Monem, Nationality Indian, by caste Muslim, occupation - Business, resident of Md. Yasin Road, P.O. & P.S.- Burdwan, Dist - Purba Bardhaman, Pin- 713101, West Bengal, 3. **TANJIM HOQUE**, (PAN- BGLPH4903B), S/o Nazmul Hoque, by Nationality Indian, by caste Muslim, occupation Business, resident of Paraj, P.O.- Paraj, P.S.- Galsi, Dist-Purba Bardhaman, Pin- 713403, West Bengal, and to possess the premises and take all actions for construction of new building at the said premises.

b) To apply to the Baikanthapur - II Gram Panchayet / Burdwan Development Authority, Zilla Parishad, BL & LRO office, and any other authorities concerned for obtaining sanction of Building Plan and or modification in connection with said plans for the construction of proposed new Residential building at the premises and to sign in- all such plans/ drawings in our and name and on our behalf after obtaining formal approval from us.

Sp. Va. Gov. Rd.

Bijon Sahu Roy

Rathin Sahu Roy

Sudip Sahu Roy

Alka Tasmin

Director

Sk. Rahamat Ali

Asst. Director

Sp. Va. Gov. Rd.

Nasima Begum

Selvan Varin

Tanzim Haque

Sumita Karmakar

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Sp. Va. Gov. Rd.

Ferdin Parveen

Mel. Jean Ann Model

Sk. Pranjit Uddin Molah

c) To deposit any fee or other amounts which may have to be paid to the Baikanthapur – II Gram Panchayet / Burdwan Development Authority Zilla Parishad, B.L & L.R.O. any other authorities, while in course of construction of the residential new building at the premises.

d) To apply for and obtain water, drainage, sewerage, electricity and/or other connections or any other utilities, and also to obtain the Completion and other Certificates from the Baikanthapur – II Gram Panchayet / Burdwan Development Authority, Zilla Parishad, and/or other authorities and for that purpose, to sign all papers and documents and/or representations as may be thought necessary by the said Attorney and to pay all charges in connection therewith.

e) To apply before the Baikanthapur – II Gram Panchayet, Zilla Parishad, B.D.A, B.L & L.R.O. for Mutation, Amalgamation separation on our behalf to sign all papers and documents and/or representations as may be thought necessary by the said Attorney and to pay all charges in connection therewith.

f) To apply for revised plan before the Baikanthapur – II Gram Panchayet, Zilla Parishad, B.D.A, B.L & L.R.O. on our behalf to sign all papers and documents and/or representations as may be thought necessary by the said Attorney and to pay all charges in connection therewith.

g) To apply for completion certificate before the Baikanthapur – II Gram Panchayet, Zilla Parishad, B.D.A, B.L & L.R.O. on our behalf to sign all papers and documents and/or representations as may be thought necessary by the said Attorney and to pay all charges in connection therewith.

Meera Subudhoy.

Bijon Subudhoy

Ratni Subudhoy

Sudip Subudhoy

Alka Yasmin
Dileep

SK Rahamat Ali

Ashisra Begum

Speed ali arif

Nasima Begum

Sabna Yamin

Tanzim Haque.

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Susmita Karimkar

Justine Subudhoy

Farida Parveen

Md. Jeon Amrabet

SK. Parag'uddin mollah.

- h) To apply before the competent authority for NOC regarding fire and pollution on our behalf to sign all papers and documents and/or representations as may be thought necessary by the said Attorney and to pay all charges in connection therewith.
- i) To appoint Engineers, Architects and other Agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- j) To appear, affirm and execute any agreement for sale or deed of sale, of the developer's allocation, before A.D.S.R. Burdwan, D.S.R. – I Burdwan, D.S.R. – II Burdwan and R.A. Kolkata on behalf of the Land Owner, as vendor or as confirming party.
- k) To sign, execute, modify, cancel, alter, draw, approve and present for registration, all papers, documents, deed of sale, DEED OF amalgamation, deed of declaration, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the Sanction of the Building Plans and construction of the new building at the said premises after due formal approval from us.
- l) To execute, present for registration, admit execution and have registered the aforesaid documents.
- m) To appear before Notary Publics, District Sub-Registrar-Burdwan, Addl. Dist. Sub Registrar Burdwan, Registrar of Assurances Kolkata, Metropolitan and Executive Magistrate and all other Office or Offices and authority or authorities in connection with the registration of the aforesaid

Meera Sahasrabudhi

Brijen Sahasrabudhi

Ratni Sahasrabudhi

Sudip Sahasrabudhi

Alka Yasmin

Director

SK Rahamat Ali

Arsadissa Begum

Speed ali arifan

Nasima Begum

Sabnam Yasmin

Tanzim Hossain

Sumita Karmakar

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Sufiyanul Kabir

Farida Perveen

Md. Jeon Omar Maksud

SK. Masud Uddin Mollah.

documents and for enforcement of all powers and authorities as contained herein.

n) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any suit or Arbitration proceedings and demands touching any of the matters as aforesaid or any other matters relating to the premises or any part thereof and also if thought fit, to compromise, refer to Arbitration, abandon, submit or judgment or become non-suited in any such action on proceeding as aforesaid, before any Court, Civil, Criminal or Revenue.

o) To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/ or persons.

p) For the purposes as aforesaid, to appoint Advocates and to sign and execute Vakalatnama or any other document authorising such Advocates to act and to terminate such authority and to pay fees of such Advocates.

q) To receive and pay and or deposit all moneys including Court Fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.

r) To appear before the Baikanthapur – II Gram Panchayet / Burdwan Development Authority, Zilla Parishad, B.L. & L.R.O. office, and Revenue Authorities and to pay other charges whatsoever, payable for and on account of the premises and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges therefore.

Sudip Saha Roy

Susmita KarmaKar

Slk. Shiroz' uddin mollah

- PTO

Keita Gaha Roy.

Bijon Saha Roy

Rathi Saha Roy

Sudip Saha Roy

Alka Yashin
Director

SK Rahamat Ali

Arshioza Begum

Syed ali arifan

Nusima Begum

Sabnam Yashin

Tanzim Haque

Susmita Karmakar

16

Sunil Kumar Das

Forceder Parveen

Abd. Jeon Abdul Mawled

SK. Perajuddin Mollah.

(PAN- BGLPH4903B), S/o Nazmul Hoque, by Nationality Indian, by caste Muslim, occupation Business, resident of Paraj, P.O.- Paraj, P.S.- Galsi, Dist-Purba Bardhaman, Pin- 713403, West Bengal, as Developer and such intending Purchaser/ Purchasers from the time to time.

v) In respect of the Developer's Area, to sign and execute all Agreements, sale deeds, documents and papers including Agreements for Sale and Deeds of Conveyance in favour of the intending Purchaser/ Purchasers and to present any or all of them for registration, before the relevant authority having jurisdiction, including the District Sub-Registrar Burdwan, Addl. District Sub-Registrar Burdwan or Registrar of Assurances, Kolkata.

w) To receive all money or monies that may be receivable as and by way of consideration including earnest and/or by way of part payment for sale of the constructed Flats in respect of the Developer's area in the residential New Building AND TOGETHER WITH the proportionate undivided share of the land comprised in the premises and to appropriate the said money or monies in the credit of the Developer.

x) To issue and deliver valid and effectual receipts and discharge on our behalf for all money or monies which the said Attorney as Developer shall receive in my name for the transfer of Flats Spaces of Developer's Allotted portion (excluding Owners' portion) as aforesaid and to make over all such monies so received by the said Attorney as Developer for appropriating the same for its own use in terms of the said Registered Development Agreement.

Hira Shah

Brijon Saha Roy

Rathin Saha Roy

Sudip Saha Roy

Alka Yasmin

Director

SK Rahamat Ali

Aashiqza Begum

Syed Ali arfar

Nasima Begum

Sabnam Pasha

Tanzim Haque, 17

Susmita Karimkhan

Sanjit Kumar

Fariha Parveen

Nel Jean Ann Mander

SK. Farooq Uddin Mollah

- y) To receive any registered letter or any other documents in respect of the premises and to grant proper and effectual receipts in respect thereof.
- z) To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed multistoried building and/or any part thereof on the basis of the aforesaid **Development Agreement** and other things, which our said Attorney(s) shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as we, could do the same by me /us personally and/or jointly.
- aa) Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we, ourselves could do personally.
- ab) We do hereby ratify and confirm and agree and covenant with our said Attorney(s) shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorney(s).

Alia Ghani Roy

Bijon Saha Roy

Ratna Saha Roy

Sudip Saha Roy

Director
Construction Projects

Alka Yasmin

Director

SK Rahamat Ali

Arshad Begum

Syed Ali Arif

Nasima Begum

Sabirun Nisa

Fazim Hossain

Susmita Karmakar

Sufi Anis Akbar

Farida Parveen

Mr. J. S. Anwar

Mr. S. S. S. S. S.

18

ac) We do hereby agree and confirm that our Attorney(s) in every respect if they wanted to do so **and vice-versa** in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer(s). AND GENERALLY, the said Attorney shall have the power to do all such other acts, deeds and things relating to the premises, on our behalf in regard to the said property as We could have lawfully done if personally present, except mortgaging of the property.

ad) To apply for and obtain I.O.D. and Commencement Certificate for construction of the building from the competent authorities and for that purpose to sign applications and other papers and to pay necessary fees and all other acts and things necessary for that purpose and in that behalf.

ae) To obtain occupation and completion certificate from the competent Authority or any other competent authorities after the multi-storied building is completed in all respect.

af) To form Co - Operative Housing Society/Association of the purchasers in the said new building registered under the Co-Operative Societies Act or Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchaser of flats and other premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate.

AND GENERALLY the said Attorney shall have the power to do all such other acts, deeds and things relating to the premises, on our behalf in

PTO

Pradip Kumar Roy
Prasenjit Kumar Roy
Ratna Kumar Roy
Sudip Kumar Roy

Deputy Commissioner

Alka Yasmin
Director

Sk. Rahamat Ali
Arshina Begum
Syed Ali Arzfar
Nasima Begum

Sabnam Yasmin

Tanzim Haque.

19

Susmita Karimkar

Sufiye Begum

Farida Parveen

Md. Jear Ammondel

Sk. Kiranuddin Mulla.

regard to the said property as We could have lawfully done if personally present.

AND We, hereby declare that this Power of Attorney are given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently all the powers conferred upon him.

SCHEDULE

ALL THAT piece and parcel of land having R.S. Khatian No. 25, R.S. plot No. 53 L.R. Khatian No. 2585, 2586, 2587, 2588, L.R. Plot No. 53, J.L. No. 78, Mouja - Gopal Nagar, class Bastu, area 12 Decimal, Police Station- Burdawn, District - Purba Bardhaman with all sorts of easement rights attached to the said land within Baikanthapur -II Gram Panchayat butted and bounded as follows: -

North : 15 ft wide existing road

South : plot No. 53 (P)

East : plot no. 51

West : plot No. 54

IN WITNESSES WHEREOF the EXECUTOR of POWER OF ATTORNEY the POWER OF ATTORNEY HOLDER and WITNESS

PTO

after knowing the purpose and meaning of this deed, made over and read over to them by witnesses in their another tongue and after satisfaction put their signature in good health and open mind on 14th day of July, 2023.

Neera Saha Roy
Prison Saha Roy
Rathi Saha Roy
Sudip Saha Roy

Signature of the Executor/Owners

Alka Yasmin

SK Rahamat Ali

Anshara Begum

PTO

Syed Ali Azfar
Director

Farida Parveen
Director

Nasima Begum
Director

Md. Yousuf Amjad
Director

Sabvan Yunus
Director

Sk. Nazimuddin Mallik
Director

Tauzim Haque
Director

Susmita Karmakar
Director

Signature of Attorney Holder

Signature of Power of
Attorney Holder

Witness:

1. Santu Ghosh

S/o - Rashbehari Ghosh
Tajhatul Fatah
Asst. Secy - Burdwan

2. Pankaj Kumar
S/o. Late, Jagadish Chandra
Bachchan, Burdwan

Drafted by me & typed in my office:

Sariful Islam Mallick
(Sariful Islam Mallick)

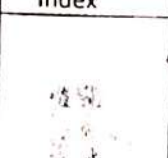
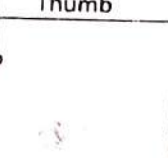
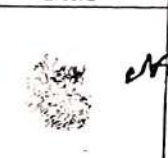
SARIFUL ISLAM MALLICK
ADVOCATE
BURDWAN DIST. JUDGES' COURT
Enrl. No.-WB-453/1993

Distict Judges' Court, Burdwan

Enrol. No. WB/453/1993

Computerised typed by:

Md. Imtiyaz Hossain
Md. Imtiyaz Hossain

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



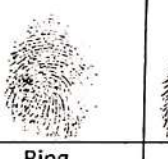
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Bijon Saha Roy

Bijon Saha Roy
SIGNATURE

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Rathin Saha Roy

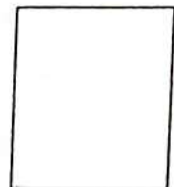
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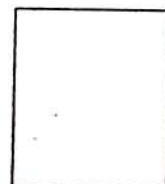
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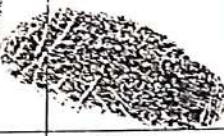


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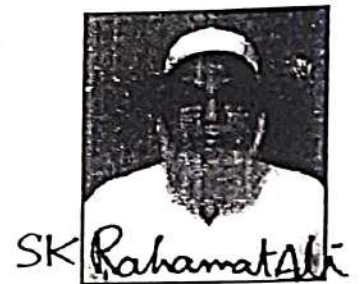
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Alka Yasmin
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SK Rahamat Ali
SIGNATURE



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Arshiana Begum
SIGNATURE



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Syed Ali Arzfar
SIGNATURE



Syed Ali Arzfar

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Nasima Begum
SIGNATURE



Nasima Begum

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SIGNATURE

Sabnan Yamin



Sabnan Yamin

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SIGNATURE

Tanzim Haque.



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SIGNATURE

Susmita Karmakar



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Susmita Karmakar



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SIGNATURE Farida Parveen

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SIGNATURE SK. Parag Uddin Mallah

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SIGNATURE Mel. Jean Ann Mondel

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Santa Green

SIGNATURE Santa Green

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SIGNATURE



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0202000423/2023	Date of Application	14/07/2023
Query No / Year	02028001776370/2023		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr SARIFUL ISLAM MALLICK		
Stampduty Payable	Rs.60/-		
Registration Fees Payable	Rs.46/-		
Applicant Name of the Visit Commission	Mr S Mallick		
Applicant Address	burdwan		
Place of Commission	burdwan		
Expected Date and Time of Commission	14/07/2023 6:00 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			



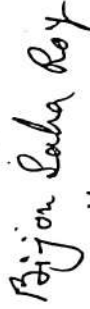
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II Purba Bardhaman, District Name :Purba Bardhaman

Signature / LTI Sheet of Query No/Year 02028001776370/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	NIVA SAHA ROY NUTANPALLY ADI KALIBARI, BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Principal			 14.7.23
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	BIJON SAHA ROY NUTANPALLY, ADI KALIBARI, BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Principal			 14.07.2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	RATHIN SAHA ROY NUTANPALLY, ADI KALIBARI, BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Principal			
4	MD YEAS ARUN MONDAL CHAUGHARIA, City:- Memari, P.O:- KHALISPUR, P.S:- Memari, District:-Purba Bardhaman, West Bengal, India, PIN:- 713422	Represent ative of Attorney [BURDHA MAN DREAM HOUSE CONSTR UCTION PRIVATE LIMITED]			Md. Yeas Arun Mondal 14.7.23.
5	FARIDA PARVIN MD YASIN ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Represent ative of Attorney [BURDHA MAN DREAM HOUSE CONSTR UCTION PRIVATE LIMITED]			Farida Parveen 14.07.23

1. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	TANJIM HOQUE Village - PARAJ, P.O:- PARAJ, P.S:-Galsi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713403	Represent ative of Attorney [BURDHA MAN DREAM HOUSE CONSTR UCTION PRIVATE LIMITED]			Tanjim Hoque. 14/07/2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	SUFI MD ABDUL MONEM LASKARDIGHI PASCHIM PAR, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Represent ative of Attorney [BURDHA MAN DREAM HOUSE CONSTR UCTION PRIVATE LIMITED]			Sufi Md Abdul Monem 14/07/2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	SK FIROJUDDIN MOLLAH KOLUPUKUR, City:- , P.O:- HATNI, P.S:-Haripal, District:- Hooghly, West Bengal, India, PIN:- 712134	Represent ative of Attorney [BURDHA MAN DREAM HOUSE CONSTR UCTION PRIVATE LIMITED]			SK Firoj'uddin Mollah 14.07.2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	ALKA YASMIN SEKEDDA MONOHARI PARA, City:- , P.O:- MAKDAMNAGAR, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731216	Represent ative of Attorney [BURDHA MAN DREAM HOUSE CONSTR UCTION PRIVATE LIMITED]			Alka Yasmin 14.7.23
10	SK RAHAMAT ALI PANCHRAKHI, City:- , P.O:- AKLAPOUSH, P.S:-Kalna, District:- Purba Bardhaman, West Bengal, India, PIN:- 713157	Represent ative of Attorney [BURDHA MAN DREAM HOUSE CONSTR UCTION PRIVATE LIMITED]			SK Rahamat Ali 14.7.2023
11	ARSHIARA BEGUM PIRBAHARAM DANGAPARA, City:- Burdwan, P.O:- NUTANGANJ, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102	Represent ative of Attorney [BURDHA MAN DREAM HOUSE CONSTR UCTION PRIVATE LIMITED]			Arshiara Begum 14.7.2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	SYED ALI AZFAR GODA BANDH PARA, City:- Burdwan, P.O:- LAKURDI, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102	Represent ative of Attorney [BURDHA MAN DREAM HOUSE CONSTR UCTION PRIVATE LIMITED]			Syed ali azfar 14/7/23
13	SABNAM YASMIN GODA SAHIDTALA, City:- Burdwan, P.O:- LAKURDI, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102	Represent ative of Attorney [BURDHA MAN DREAM HOUSE CONSTR UCTION PRIVATE LIMITED]			Sabnam Yasmin 14/07/2023
14	NASIMA BEGUM PAPURI, City:- , P.O:- PAPURI, P.S:-Nanoor, District:-Birbhum, West Bengal, India, PIN:- 731240	Represent ative of Attorney [BURDHA MAN DREAM HOUSE CONSTR UCTION PRIVATE LIMITED]			Nasima Begum 14/07/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
15	SUSMITA KARMAKAR TIROL, City:- , P.O:- TIROL, P.S:-Haripal, District:-Hooghly, West Bengal, India, PIN:- 712602	Represent ative of Attorney [BURDHA MAN DREAM HOUSE CONSTR UCTION PRIVATE LIMITED]			Susmita Karmakar 14.07.23
16	SUDIP SAHA ROY NUTANPALLY, ADI KALIBARI, BURDWAN, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Principal			Sudip Saha Roy 14.07.23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SANTU GHOSH Son of RASBIHARI GHOSH Village:- JAGDABAD, P.O:- PANCHKULA, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713141	NIVA SAHA ROY, BIJON SAHA ROY, RATHIN SAHA ROY, MD YEAS ARUN MONDAL, FARIE PARVIN, TANJIM HOQUE, SUFU MD ABDUL MONEM , SI FIROJUDDIN MOLLAH, ALKA YASMIN, SK RAHAMAT ALI, ARSHIARA BEGUM, SYED AI AZFAR, SABNAM YASMIN, NASIMA BEGUM, SUSMITA KARMAKAR, SUDIP SAHA ROY			Santu Ghosh 14/7/23

(Amitava Dutta)
DISTRICT SUB-
REGISTRAR



District Sub-Registrar-II
Purba Bardhaman