

D. 2026

2001/22

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 488978

25/02/22

Certified that the Document is admitted to registration. The endorsement sheet attached with this document are the Part of this document

[Signature]

Addl. District Sub-Registrar
Asansol, Dist - Paschim Bardhaman

25 FEB 2022

8000626745/2022

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS shall come I, **NADEEM IQBAL**
S/O ABDUL JABBAR, Pan: AAJPI4138E Citizen of India, by faith - Muslim, by
occupation - Business, by Nationality - Indian, residing at 70 Dr. M.N.Saha
Road, (Formerly Hutton Road) opposite: Amarsaria Enclave, Asansol-713301 Dist:
Paschim Burdwan, hereinafter called and referred to as the "**LAND OWNER /**
PRINCIPAL" (which expression shall unless excluded by or inconsistent

[Signature]

with or repugnant to the context mean and include all his legal heirs, nominees, executors, administrators, representatives, successors and assigns) of the **ONE PART**.

WHEREAS due to my inconveniences, incapacities and pre-occupations, I am not in a position to look after, control, manage and supervise my schedule property for which I have decided to commercially exploit my aforesaid property by constructing a new residential building thereon, upon demolition of the existing temporary structures thereof.

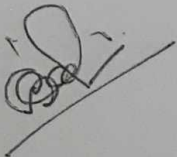
WHEREAS I have neither sufficient funds nor technical expertise and manpower required for the purpose of pursuing with my above intention of commercial exploitation of my aforesaid property by construction of a residential building thereat upon demolition of the existing structures.

AND WHEREAS in order to fulfill my objectives, I have entered into and executed an Agreement for Development on 25-02-2021 with **OMKARA INFRASTRUCTURES, Pan: AAHFO7356G** a partnership Firm having its office at S.P.Mukherjee Road 1st Right by lane Murgasol Asansol 713303 the said Firm is being represented by one of its partner **Mr. JASWANT SINGH, S/o Late Jarnail Singh, Pan: AQEPS5892A** duly on such terms, conditions, stipulations and covenants as expressed therein with specific demarcations as to the Owners' Allocation and the Developer's allocation in the proposed residential building to be constructed over the said property as per sanctioned building plan which is registered in the office of A.D.S.R. Asansol and recorded therein as Book No. I, being No. 230502019 for the year 2022.

AND WHEREAS due to the above, it is now therefore expedient and necessary for me to appoint, entrust, empower and authorize such effective person to carry out with the objects of the above development work at the said property strictly in terms of the Development agreement.

AND WHEREAS for the above reason, I do hereby constitute, appoint and nominate **Mr. JASWANT SINGH Pan No: AQEPS5892A**, S/o Late Jarnail Singh by faith - Sikh, by occupation - Business, residing at S.P. Mukherjee Road 1st Right by lane Murgasol Asansol 713303 (hereafter called the "**Attorney/Developer**") as my true and lawful Attorney in my name and on my behalf to do the following acts, deeds, matters and things necessary and pertaining to the said property description of which is more fully and particularly mentioned and described in the Schedule hereunder written.

1. To sign building plan or plans, and all papers and documents in this regard with any authority of the Asansol Municipal Corporation, ADDA, Fire, Forest, such other statutory authority, public body or Government, Semi-Government, undertaking, as the case may be and as may be necessary, deposit the building plan to the appropriate authority by the signature or signatures of the Attorney in my name and on my behalf and take delivery of the plan or plans and to make payments of all fees to the competent Authorities.
2. To take possession and retain possession of my aforesaid property for myself and on my behalf for the purpose of undertaking construction of the proposed building thereat.
3. To take all steps in compliance with such other statutory body or Government bodies, local authorities, competent authority under the Urban Land (Ceiling and Regulation) Act, 1978, Land Acquisition Collector, Asansol Municipal Corporation, ADDA, or any other authority as may be necessary and to sign all papers and documents before any authority as above for the purpose of clearance and/or sanction and/or exemption certificate as my said appointed attorney may deem fit and proper.



4. To do all things necessary for the purpose of mutation and/or assessment of the said property and sign all papers and documents in my name and on my behalf.
5. To apply for cement, steel, brick, sand, stone-chips etc. required for the purpose of pursuing development work and/or construction at our said premises and to purchase necessary building materials required for the construction of the proposed building.
6. To appoint Architects, Engineers, Contractors, masons, laborers, sub-contractor, plumbers, electricians, supervisor, etc. for me and on my behalf for the purpose of pursuing development work and/or construction at my said property at the cost of the developer.
7. To negotiate on terms for and to agree to enter in any agreements or contracts with intending purchaser/s in the project as clearly mentioned in the Development Agreement.
8. To institute, defend and prosecute enforce or resist any suit or other actions and proceedings, appeals, in any Court of law within the jurisdiction of my property including criminal, revenue, civil and all or any other statutory authority and for which to execute warrant of attorney, Vakalatnama and other authorities, to act and plead, to appoint Advocate/s, Solicitors etc. and to sign and verify complaints, written-statements, petitioners and other pleadings including pleadings under Article 226 of the Constitution of India.
9. To appear and sign on my behalf before the Additional District Sub-Registrar, District Registrar, Registrar of Assurances and all other statutory authorities and to attend and admit registration of any documents on my behalf.
10. To apply for and obtain sanction of electric-connection, water-connection, sewerage and drainage connection or any other connection related to my property on our behalf and to sign all



papers, forms, applications and/or documents related thereto and to pay for all fees towards sanction of the same.

11. To take steps for collection of any refund from any other authority or authorities as the case may be from time to time and to represent on my behalf concerning our aforesaid property.
12. To apply in my name and on my behalf before the concerned authority or other concerned or competent authorities for obtaining necessary permissions, no-objections, licenses, etc. as may be found necessary and/or expedient by my said attorney in respect of the power and/or authorities so being conferred upon him.
13. To appear and represent myself in all matters concerning my aforesaid property including appearance before the Pollution Control Board, Income Tax, Sales Tax, Magistrates, Fire Brigade, concerned Police Authority or such other law enforcing statutory authorities or public authorities as may be required by my said attorney.
14. To submit declarations, statements, applications and/or returns to the concerned authorities if so required in respect of our said property.
15. To settle, adjust compound, compromise or submit to Arbitration of all actions, suits, accounts, claims and disputes, if any, arising amongst myself and any other person or persons and to compound or compromise the same.
16. To concur in doing any one or more of the acts, deeds, and things hereinbefore mentioned in conjunction with any other person or persons without making me liable for any loss or damage on that account under any circumstances.
17. To apply and obtain occupancy certificate from the concerned Asansol Municipal Corporation.

18. To enter into any agreement for sale to the portion or portions of the schedule mentioned property to any intending purchaser or purchasers and also receive the advance money or consideration money thereof by way of cash, cheque, draft etc. on my behalf.
19. To receive from the intending purchaser or purchasers any earnest money, part or full and/or advance or advances and also the balance of purchase money by way of cash, cheque, draft etc on my behalf and to issue good, valid receipt and discharge for the same which will protect the purchaser or purchasers.
20. To sign, execute and register any agreements, conveyance/s etc. on my behalf and to present such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Additional District Sub Registrar, District Registrar, Registrar of Assurances or Registrar having the authority for and to have the said conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respect as I can do the same myself.

AND I do hereby agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or performed and caused to be done, executed or performed in connection with the said property under and by virtue of this deed.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of "BASTU" lands in total measuring about 10 Kathas (0.16acre) more or less lying and located at Mouza Asansol R.S. Plot 800, RS Khatian No: 375 LR Plot: 983, LR Khatian No: 3801,3802 J.L.35 under Police Station - Asansol South, within the Local Limits of Asansol Municipal Corporation ward : 19(old) , Additional District Sub Registrar, Asansol, District - Paschim Burdwan, Pin - 713303, the entire property is butted and bounded as follows :

ON THE NORTH : Land of others.

ON THE SOUTH : Road.

ON THE EAST : Land of others.

ON THE WEST : Land of others.

IN WITNESS WHEREOF I hereunto set and subscribed our respective hands on this the 25th day of February 2022.

SIGNED AND DELIVERED in the presence of :

WITNESSES :

1. Aburba Dey.
S/O Lt. Kinkar Dey.
Asansol court.
P.O. - Asansol-04.
Dist - Paschim Bardhaman.
2. B.K. Bid.
ASL.

Nehem Dey
[Signature of the Principal]

Jaswant Singh
[Signature of the Attorney]

Drafted and prepared by me

As per the instruction of vendor and explained the contents of this Deed before the vendor and Purchaser

In vernacular and printed in my office.

Bijan Kumar Bid

Bijan Kumar Bid Advocate Asansol Court EN.NO.WB-1925/2001



Nadeem Jabbar

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Jasrat Syed

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NADEEM IQBAL

ABDUL JABBAR

16/05/1972

Permanent Account Number

AAJPI4138E

Nadeem Iqbal
Signature



06112015

Major Information of the Deed

Deed No :	I-2305-02026/2022	Date of Registration	25/02/2022
Deed No / Year	2305-8000626745/2022	Office where deed is registered	
Query Date	25/02/2022 2:34:23 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	BIJAN KUMAR BID ASANSOL, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9332246744, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 58,74,969/-		
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]:- 230502019/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bye Lane, Mouza: Asansol, Pin Code : 713303



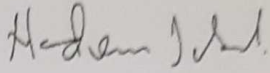
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-983	LR-3801	Bastu	Bastu	5 Katha	1/-	29,24,997/-	Property is on Road , Project Name :
L2	LR-983	LR-3802	Vastu	Vastu	5 Katha	1/-	29,24,997/-	Property is on Road , Project Name :
TOTAL :					16.5Dec	2 /-	58,49,994 /-	
Grand Total :					16.5Dec	2 /-	58,49,994 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	24,975/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	24,975 /-	

al Details :

Name,Address,Photo,Finger print and Signature



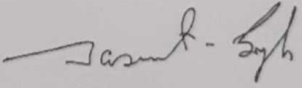


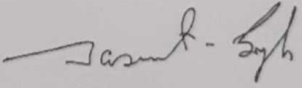


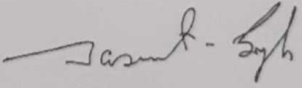
Name	Photo	Finger Print	Signature
NADEEM IQBAL (Presentant) Son of ABDUL JABBAR Executed by: Self, Date of Execution: 25/02/2022 , Admitted by: Self, Date of Admission: 25/02/2022 ,Place : Office	 25/02/2022	 LTI 25/02/2022	 25/02/2022

70 DR M N SAHA ROAD HUTTON ROAD OPP SIDE AMARSARIA ENCALAVE ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301
 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx8E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/02/2022
 , Admitted by: Self, Date of Admission: 25/02/2022 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	OMKARA INFRASTRUCTURES S P MUKHERJEE ROAD 1 ST RIGHT BYE LANE MURGASOL ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: AAxxxxxx6G,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 JASWANT SINGH Son of Late JARNAIL SINGH Date of Execution - 25/02/2022, , Admitted by: Self, Date of Admission: 25/02/2022, Place of Admission of Execution: Office </td> <td>  Feb 25 2022 2:50PM </td> <td>  LTI 25/02/2022 </td> <td>  25/02/2022 </td> </tr> </tbody> </table> <p>S P MUKHERJEE ROAD 1 ST RIGHT BYE LANE MURGASOL ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2A,Aadhaar No Not Provided Status : Representative, Representative of : OMKARA INFRASTRUCTURES (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr JASWANT SINGH Son of Late JARNAIL SINGH Date of Execution - 25/02/2022, , Admitted by: Self, Date of Admission: 25/02/2022, Place of Admission of Execution: Office	 Feb 25 2022 2:50PM	 LTI 25/02/2022	 25/02/2022
Name	Photo	Finger Print	Signature						
Mr JASWANT SINGH Son of Late JARNAIL SINGH Date of Execution - 25/02/2022, , Admitted by: Self, Date of Admission: 25/02/2022, Place of Admission of Execution: Office	 Feb 25 2022 2:50PM	 LTI 25/02/2022	 25/02/2022						

Details :

	Photo	Finger Print	Signature
ABURBA DEY of Late KINKAR DEY ANSOL COURT, City:- Not Specified, O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304			
	25/02/2022	25/02/2022	25/02/2022
Identifier Of NADEEM IQBAL, Mr JASWANT SINGH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NADEEM IQBAL	OMKARA INFRASTRUCTURES-8.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	NADEEM IQBAL	OMKARA INFRASTRUCTURES-8.25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	NADEEM IQBAL	OMKARA INFRASTRUCTURES-100.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P. Mukherjee Bye Lane, Mouza: Asansol, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 983, LR Khatian No:- 3801	Owner:নাদিম ইকবাল, Gurdian:আব্দুল জব্বার, Address:নিজ , Classification:বাস্ত, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 983, LR Khatian No:- 3802		Owner Name not selected by applicant.

25-02-2022

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 14:47 hrs on 25-02-2022, at the Office of the A.D.S.R. ASANSOL by NADEEM IQBAL, 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 58,74,969/-

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

Execution is admitted on 25/02/2022 by NADEEM IQBAL, Son of ABDUL JABBAR, 70 DR M N SAHA ROAD HUTTON ROAD OPP SIDE AMARSARIA ENCALAVE ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Muslim, by Profession Business

Indetified by Mr APURBA DEY, , , Son of Late KINKAR DEY, ASANSOL COURT, P.O: ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 25-02-2022 by Mr JASWANT SINGH, PARTNER, OMKARA INFRASTRUCTURES, S P MUKHERJEE ROAD 1 ST RIGHT BYE LANE MURGASOL ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr APURBA DEY, , , Son of Late KINKAR DEY, ASANSOL COURT, P.O: ASANSOL, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2317, Amount: Rs.50/-, Date of Purchase: 17/12/2021, Vendor name: J P Shaw

Hillol Ghosh

Hillol Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

ate of Registration under section 60 and Rule 69.
ered in Book - I
me number 2305-2022, Page from 49608 to 49625
ing No 230502026 for the year 2022.



Digitally signed by HILLOL GHOSH
Date: 2022.03.04 16:24:00 +05:30
Reason: Digital Signing of Deed.

Hilol Ghosh

(Hilol Ghosh) 2022/03/04 04:24:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)