

7/10/20

0-7346



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

S 248055

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

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

07 DEC 2020

Ref : Query No. 02058001182218/2020

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, Sri Tapas Nandi son of Sri Nibash Chandra Nandi, by faith Hindu, by occupation Service, PAN-AFOPN8556M, Aadhaar No. 496833654196, by citizenship Indian, resident of Mukundapur, P.O. Siduli, PIN-713322, P.S. Andal, Sub-Division Durgapur, Dist. Paschim Bardhaman in the State of West Bengal hereinafter called as the "OWNER", SEND GREETINGS :

Tapas Nandi

For
RICHMOND ENCLAVE PRIVATE LIMITED
Md. Kalimuddin
Director

WHEREAS by virtue of Deed of Conveyance dated 29th day December, 2010 being No.00090 for the year 2011, **Sri Tapas Nandi** is absolute Owner All That piece and parcel of kanali land measuring about 41 (Forty one) decimals more or less comprised in **R.S. Plot No.519** and L.R. Plot No.629, L.R. Khatian No.549, J.L. No.17, lying and situate at Mouza- Palasdiha, ADSR Asansol, P.S. Asansol, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said land** free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever ;

AND WHEREAS I **Sri Tapas Nandi** have entered into an Agreement for Development dated **26/11/2019** with **RICHMOND ENCLAVE PRIVATE LIMITED** having, **PAN-AAFCR9735D**, having its registered office at ERGO Tower, Unit No.1604, Floor 16, Plot A1-4, Block- EP & GP, Salt Lake, Sector-V, Kolkata, P.O. Bikash Bhawan, Salt Lake, PIN-700091, P.S. Bidhan Nagar, Ultadanga, North 24 Parganas in the state of West Bengal duly represented by it's authorized representative **Md. Kalimuddin** son of late Md. Moinuddin, by faith Muslim, by occupation Business, **PAN-APKPK4193F**, Aadhaar No. 746225670974, by citizenship Indian, resident of Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Sub-Division & Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman, therein referred to as the **DEVELOPER** (hereinafter referred to as "**DEVELOPMENT AGREEMENT**") registered at the office of the Addl.

Tapas Nandi

For
RICHMOND ENCLAVE PRIVATE LIMITED
Md. Kalimuddin
Director

Dist. Sub-Registrar, Asansol and recorded in Book No. 1, Volume No. 0205-2019, Pages 184625 to 184649 being **No. 020509662** for the year 2019 and in terms of the said Development Agreement authorised representative of the Developer shall be granted power to do all acts, deeds and things for effective implementation of the said Development Agreement and as such it is necessary to execute a **Power of Attorney** in favour of **RICHMOND ENCLAVE PRIVATE LIMITED** having, **PAN-AAFCR9735D**, having its registered office at ERGO Tower, Unit No.1604, Floor 16, Plot A1-4, Block- EP & GP, Salt Lake, Sector-V, Kolkata, P.O. Bikash Bhawan, Salt Lake, PIN-700091, P.S. Bidhan Nagar, Ultadanga, North 24 Parganas in the state of West Bengal duly represented by its authorized representative Md. Kalimuddin son of late Md. Moinuddin, by faith Muslim, by occupation Business, PAN-APKPK4193F, Aadhaar No. 746225670974, by citizenship Indian, resident of Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O. Asansol, PIN-713302, P.S. Asansol (North), Sub-Division and Addl. Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman to do acts, things, deeds and to cause, perform, execute and cause to be done, executed and performed the acts, deeds and things on our behalf and in our name as mentioned hereafter.

NOW I, the Owner herein doth hereby nominate, constitute and appoint **RICHMOND ENCLAVE PRIVATE LIMITED**, having **PAN-AAFCR9735D**, having its registered office at ERGO Tower, Unit No.1604, Floor 16, Plot A1-4, Block- EP & GP, Salt Lake, Sector-V,

Tapas Nandi

For
RICHMOND ENCLAVE PRIVATE LIMIT
M.D. V. Kalimeshin
Director

4. To take all steps for appointment of labour contractor and other person(s), agent(s) for the purpose of construction building on the **said land**.
5. To get the building plan(s) prepared and apply for and obtain sanction of building plan(s) (including the revisions and modifications thereof) for construction of building(s) on the **said land** before Concerned Authority and for getting clearances and permissions from all the government departments and authorities including Fire Brigade, Concerned Municipality, Police and any other Government or Semi Government Authorities as may be necessary for the construction of the new building(s) on the **said land**.
6. To manage and supervise the construction works of building(s) at the **said land**.
7. To apply before the Concerned Authority and/or any other authorities for Variation/alteration and/or modification on the plan or plans sanctioned or to be sanctioned by the Concerned Authority and to sign such applications, maps and documents, bonds and representations as may be necessary as the said attorney shall think fit and proper for the said purpose.
8. To appear on my behalf before any authority including Asansol Municipal Corporation, Asansol Durgapur Development Authority, Fire Brigade, the Competent Authority under the Urban Land

Tapas Nandi

For
RICHMOND ENCLAVE PRIVATE LIMITED
M.D. Kalim Uddin
Director

- (Ceiling and Regulation) Act, 1976, concerned Police authority and any other department in connection with the sanction of the plan and/or modification and/or alteration of the same.
9. To deposit any fee and/or any amount on my behalf which may have to be paid to the Concerned Authority and/or any other authority or authorities before commencing and/or in course of construction of the building or buildings at the **said land**.
 10. To apply for sanction of drainage plan, internal water line, supply of water, sinking of tube well, permission for lift erection, supply of electricity, installation of transformer (if necessary) and other utilities as may be necessary for the convenience and enjoyment of the unit Owner in the New Buildings to be constructed at the **said land** in terms of the said Development Agreement and to sign all documents on my behalf for the said purposes.
 11. To apply before **W.B.S.E.D.C.L.** for connection of electricity at the **said land** and to sign all documents on my behalf for the said purpose.
 12. To receive registered letters or any other documents in respect of the **said land** and to grant proper receipts for the same.
 13. To make payment of all Taxes and other outgoings on my behalf during the period of construction.
 14. To complete the building(s) in all respects and to get the construction completion certificate from the Concerned Authority.

Tapas Nandi

For
RICHMOND ENCLAVE PRIVATE LIMITED
M.D. Kalimuddin
Director

15. To obtain loans and finance for construction purpose only by creating charge on the Developer's share from any Bank and/or the Financial Institution and/or Non-Banking Financial Corporation by mortgaging the **said land** and to sign all deeds and/or documents in respect thereto.
16. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning my property or any part thereof, or concerning anything in which I may be a party in any court in civil, criminal, revenue or Revisional Jurisdiction, including special jurisdiction of the High Court under Article 226 of the Constitution of India, etc., before Income Tax and Wealth Tax Authorities and to sign and verify all complaints, written statements, accounts, inventories, to affirm affidavit on my behalf, to accept service of all summonses, notices and other judicial processes to execute any judgment, decree or order and to sign Terms of Settlement, to sign, verify and affirm compromise petition to appoint and engage any solicitor, pleader, counsel or advocate and to sign and execute any vakalatnama, warrant of attorney or other authority to act and plead.
17. To negotiate with the intending Purchaser(s) for selling units in the New Building(s) to be constructed on the **said land** in terms of the said Development Agreement.

Tapas Nandi

For RICHMOND ENCLAVE PRIVATE LIMITED

M.D. Kalinuddin

Director

18. To enter into agreement/agreements for sale with the intending Purchaser(s) and to accept earnest money in respect thereof execute and carry into effect and perform all those agreement/agreements and contract(s) as my own act and deed and/or cancel and/or repudiate the same.
19. To sign, execute and deliver any deed or deeds of Conveyance in my name and on my behalf as my act and deed in favour of such Transferee(s) or his/their nominee or nominees or assignee/ assignees and to accept consideration for the same in the name of the Developer .
20. To sign, execute and deliver any deed in my name and on my behalf as my act and deed, inter alia, concerning release and/or relinquishment of my right, title and interest in respect of the saleable/transferable area in the New Buildings to be constructed on the **said land** in terms of the said Development Agreement.
21. To sign and execute all other deeds, instruments and assurances which the Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions, as may be required for fully and effectually demising my right, title and interest in respect of the saleable/transferable area in the New Buildings to be constructed on the **said land** in terms of the said Development Agreement as I could do myself, if I had been a party in the said Deeds of Conveyance.

Tapas Nandi

For
RICHMOND ENCLAVE PRIVATE LIMITED
Mr. K. Kalimuddin
Director

or to do any other act deed or thing which may be connected with or incidental thereto.

AND GENERALLY to do all that is or may be necessary and proper for the smooth running of development work as well as sell of flats and commercial units in terms of the said Development Agreement executed on **26/11/2019**.

AND I, the said Appointer, doth hereby agree to ratify and confirm all and whatsoever as aforesaid shall lawfully do or cause to be done by my said Constituted Attorney by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO :

(said land)

All That piece and parcel of Kanali land measuring about 41(Forty one) decimals more or less comprised in R.S. Plot No. 519 (Five hundred nineteen) corresponding to L.R. Plot No. 629 (Six hundred twenty nine) under L.R. Khatian No. 792 (Seven hundred ninety two), J.L. No. 17, lying and situate at Mouza- Palasdiha, P.S. Asansol in the District of Paschim Bardhaman free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever, and butted and bounded as follows:-

ON THE NORTH : 20'-" wide Road.

ON THE SOUTH, : Land of Mouza Gobindapur.

ON THE EAST : 50'-" wide Road.

ON THE WEST : Land on L.R. Plot No. 612 of Mouza Palasdiha.

IN WITNESS WHEREOF I **TAPAS NANDI** has hereunto set and subscribed my hands on this the 23rd day of September, 2020.

SIGNED SEALED AND DELIVERED

by the within named at Asansol.

Tapas Nandi

OWNER

Witnesses :

1. *Ayaz Alam*
810 Sarfraz Alam
Jahangir Mohalla
Rail Pk, Asansol-2
2. *Asghar Arin*
of Sitarampur.

For
RICHMOND ENCLAVE PRIVATE LIMITED

M.D. Kalimuddin
Director

ATTORNEY

Drafted and Prepared by me and printed in my office.

Majibur Rahaman
(Majibur Rahaman)
Deed Writer, Licence No. 23
A.D.S.R office, Asansol.

Note : One sheet containing the finger prints and photographs duly attested by the party concerned is annexed hereto.

Tapas Nandi

DATED THIS DAY OF 23/09/2020

FROM

Tapas Nandi

TAPAS NANDI

TO

RICHMOND ENCLAVE PRIVATE LIMITED

MD. Kalimuddin
Director

POWER OF ATTORNEY



M. D. Kalimuddin

Left
Hand

Thumb

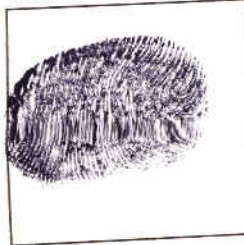


Little finger to fore finger



Thumb

Right
Hand



Fore finger to little finger



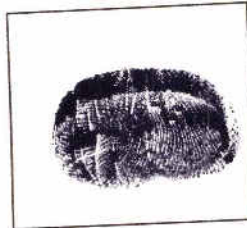
Finger prints attested by me : M. D. Kalimuddin



Topas Nandi

Left
Hand

Thumb

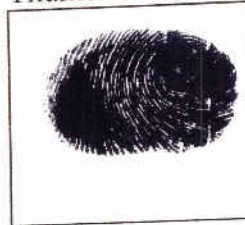


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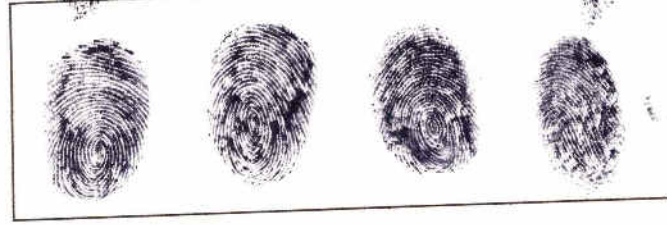


Right
Hand

Thumb



Fore finger to little finger

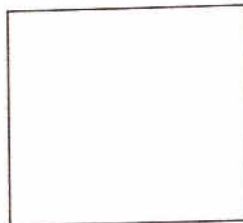


Finger prints attested by me : Topas Nandi

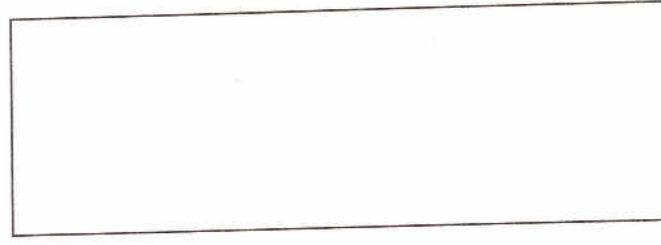
Photograph

Left
Hand

Thumb



Little finger to fore finger

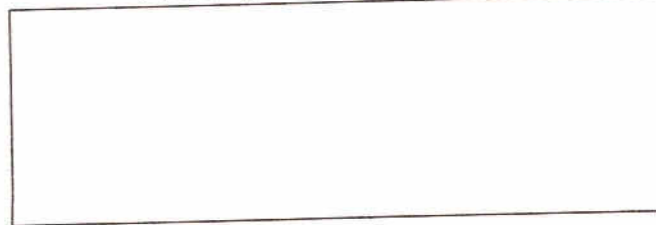


Right
Hand

Thumb



Fore finger to little finger



Finger prints attested by me :



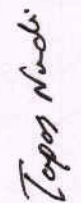
Government of West Bengal

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

OFFICE OF THE A.D.S.R. ASANSOL, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02058001182218/2020

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
1	Shri Tapas Nandi Mukundapur, P.O:- Siduli, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713322	Principal			
2	Md Kalimuddin Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Burdwan, West Bengal, India, PIN - 713302	Represent ative of Attorney [RICHMO ND ENCLAVE PRIVATE LIMITED]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ayaz Alam Son of Mr Sharfaraz Alam Jahangiri Mohalla Railpar Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:- Burdwan, West Bengal, India, PIN - 713302	Shri Tapas Nandi, Md Kalimuddin			 23/09/2020

(Hillol Ghosh)

आयकर विभाग
INCOME TAX DEPARTMENT

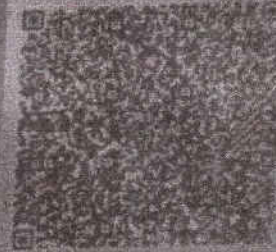


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFCR9735D

नाम / Name
RICHMOND ENCLAVE PRIVATE LIMITED



निगम/उत्पन्न की तारीख
Date Of Incorporation/Creation
20/07/2012

Richmond Enclave Private Limited

Director

Major Information of the Deed

Deed No :	I-2305-07346/2020	Date of Registration	07/12/2020
Query No / Year	2305-8001182218/2020	Office where deed is registered	
Query Date	23/09/2020 11:28:41 AM	2305-8001182218/2020	
Applicant Name, Address & Other Details	M Rahaman Asansol,District : Purba Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9474539200, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 1,03,12,152/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020509662/2019 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: Shakespeare Sarani, Road Zone : (On Road -- On Road) , Mouza: Palasdiha, Pin Code : 713302

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-629	LR-792	Vastu	Kanali	41 Dec		1,03,12,152/-	Width of Approach Road: 70 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					41Dec	0 /-	103,12,152 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Tapas Nandi Son of Shri Nibash Chandra Nandi Mukundapur, P.O:- Siduli, P.S:- Andol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713322 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AFxxxxxx6M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/09/2020 , Admitted by: Self, Date of Admission: 23/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/09/2020 , Admitted by: Self, Date of Admission: 23/09/2020 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RICHMOND ENCLAVE PRIVATE LIMITED ERGO Tower, Unit No.1604, Floor 16, Plot A1-4, Blo, P.O:- Bikash Bhawan, P.S:- Bidhannagar, District:-North 2 Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Md Kalimuddin (Presentant) Son of Late Md Moinuddin Haji Nagar Near Idgah Wali Masjid, Railpar, Asansol, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx3F,Aadhaar No Not Provided Status : Representative, Representative of : RICHMOND ENCLAVE PRIVATE LIMITED (as Authorised Representative)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayaz Alam Son of Mr Sharfaraz Alam Jahangiri Mohalla Railpar Asansol, P.O:- Asansol, P.S:- Asansol, District:-Purba Bardhaman, West Bengal, India, PIN - 713302			

Identifier Of Shri Tapas Nandi, Md Kalimuddin

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Nandi	RICHMOND ENCLAVE PRIVATE LIMITED-41 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Shakespeare Sarani, Road Zone : (On Road -- On Road) , Mouza: Palasdiha, Pin Code : 713302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 629, LR Khatian No:- 792	Owner:তাপস নন্দী, Gurdian:নিবা চন্দ, Address:নিজ , Classification:কানালী, Area:0.41000000 Acre,	Owner Name not selected by applicant.

On 23-09-2020

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

Presented for registration at 11:39 hrs on 23-09-2020, at the Private residence by Md Kalimuddin ,

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 1,03,12,152/-

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

Execution is admitted on 23/09/2020 by Shri Tapas Nandi, Son of Shri Nibash Chandra Nandi, Mukundapur, P.O: Siduli, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713322, by caste Hindu, by Profession Service

Indetified by Mr Ayaz Alam, , Son of Mr Sharfaraz Alam, Jahangiri Mohalla Railpar Asansol, P.O: Asansol, City/Town ASANSOL, Purba Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Muslim, by profession Others

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

Execution is admitted on 23-09-2020 by Md Kalimuddin , Authorised Representative, RICHMOND ENCLAVE PRIVATE LIMITED, ERGO Tower, Unit No.1604, Floor 16, Plot A1-4, Blo, P.O:- Bikash Bhawan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by Mr Ayaz Alam, , Son of Mr Sharfaraz Alam, Jahangiri Mohalla Railpar Asansol, P.O: Asansol, City/Town ASANSOL, Purba Bardhaman, WEST BENGAL, India, PIN - 713302, by caste Muslim, by profession Others

Hillol Ghosh

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

On 07-12-2020

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.

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 1,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 517, Amount: Rs.1,000/-, Date of Purchase: 22/09/2020, Vendor name: K Dawn

Hillol Ghosh

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 2305-2020, Page from 171334 to 171357
being No 230507346 for the year 2020.**



**(Hillol Ghosh) 2020/12/30 06:26:19 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.**