

X Y, 1781/2025

J-2620/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1-10

AV 133122

Certified that the document is admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the Part of this document.

ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA

16 JUN 2025

DEVELOPMENT POWER OF ATTORNEY
AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I,
DEBNARAYAN DAS KARMAKAR [PAN.
BQJPK1565L], [AADHAAR NO.
580827688743], [D.O.B. : 17.02.1988] &
[MOBILE NO. 8918483751], son of Late Sunil
Das Karmakar, by faith - Hindu, by occupation -

Contd.....2

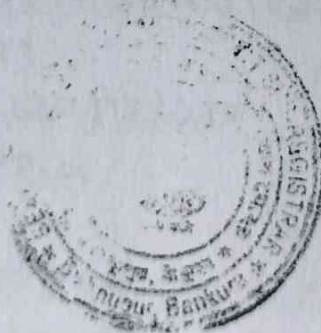
793

NAME
ADD.
Rs.
2 APR 2025
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Hay Road, Howrah

Binaki Chattopadhyay
Advocate
Jharkhand High Court Barasat

2 APR 2025

2 APR 2025



ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA

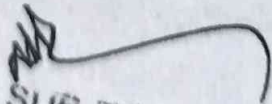
29 APR. 2025

Business, by nationality - Indian, residing at Bishnupur Station Road, P.O. & P.S. Bishnupur, District - Bankura, Pin - 722122, West Bengal, hereinafter called and referred to as the **"LANDOWNER/PRINCIPAL/EXECUTANT"**, do hereby nominate, constitute and appoint **OM SAI CONSTRUCTION [PAN : AAHFO9577B], [DATE OF FORMATION/INCORPORATION : 22.03.2022]**, a Registered Partnership Firm, having its office address at Hatiara, Ghosh Dutta Para, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, represented by its Managing Partner namely **SWAPAN MUKHERJEE [PAN : AEWPM3694J], [AADHAAR NO. 965062560347], [D.O.B. : 16.09.1964] & [MOBILE NO. 7980772329]**, son of Late Sudhin Mukherjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Swasti Apartment (Pubali), I/H-15A, Aswini Nagar, P.O. Aswini Nagar, P.S. Baguiati, Kolkata - 700159, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorised and lawful Attorney for me in my name on my behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS I, the Principal/Landowner herein, am the absolute owner of **ALL THAT** piece and parcel of a demarcated plot of vacant Bastu land marked as "Ka", measuring **4.144 (Four Point One Four Four) Decimals equivalent to 02 (Two) Cottah 08 (Eight) Chittack 0 (Zero) sq.ft.**, comprised in **L.R. Dag No. 253/557**, under R.S. Khatian No. 400, **L.R. Khatian No. 4018 (in the name of Debnarayan Das Karmakar, Landowner herein)**, lying and situated at **Mouza - Jamunabandh**, J.L. No. 97, Re. Sa. No. 1664, Touzi No. 871, P.S. Bishnupur, A.D.S.R.O. Bishnupur, within the local limit of Bishnupur Municipality, in Ward No. 16, Pin - 722122, in the District - Bankura, in the State of West Bengal, morefully described in the Schedule hereinafter written **[HEREINAFTER CALLED AS THE "SAID PROPERTY/ SAID PREMISES"]**, by receiving the same by way of a Registered Deed of Gift, registered on 18.09.2024, in the office of the A.D.S.R. Bishnupur, Bankura, and recorded in Book No. I, Volume No. 0103-2024, Pages 228756 to 228772, being Deed No. 010304999 for the year 2024.

Contd.....3

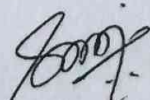



ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA
29 APR 2025

AND WHEREAS I, the Landowner/Executant herein, entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned me with the said **OM SAI CONSTRUCTION [PAN : AAHFO9577B], [DATE OF FORMATION/INCORPORATION : 22.03.2022]**, a Registered Partnership Firm, having its office address at Hatiara, Ghosh Dutta Para, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, represented by its Managing Partner namely **SWAPAN MUKHERJEE [PAN : AEWPM8694J], [AADHAAR NO. 965062560347], [D.O.B. : 16.09.1964] & [MOBILE NO. 7980772329]**, son of Late Sudhin Mukherjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Swasti Apartment (Pubali), I/H-15A, Aswini Nagar, P.O. Aswini Nagar, P.S. Baguiati, Kolkata - 700159, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 29.04.25, in the office of the A.D.S.R. Bishnupur, and recorded in Book No. I, being Deed No. 1-01030-1801 for the year 2025.

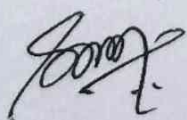
AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, I, the Principal/Landowner appointing the SAID ATTORNEY HOLDER as my true authorised and lawful attorney for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of concerned Bishnupur Municipality, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of the building and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, garage/shops of Developer's Allocation.



Contd.....1

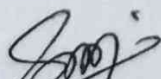
2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for G+4 storied building, deeds, documents and papers in respect of the said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instruments and deeds & documents in respect of sale of flat/s, garage/shops/units within Developer's Allocation in the said new building in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his/their name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding, Deed of Declaration/Deed of Rectification and/or Deed of Conveyance and/or any other instruments



Contd.....5

and documents in respect of sale of flats/s, shop/s, units in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement. To sign and execute deed of amalgamation with neighbour's plot of land of the schedule property in my name and on my behalf.

7. To receive the consideration money in cash or by cheque/draft or any other electrical mode, from the intending purchaser or purchasers for booking of flat/s, shops or units relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats/units/shops/garages/commercial spaces, within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the units in the said building relating to Developer's Allocation in my said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

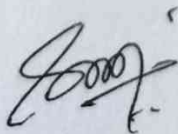


12. That my Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers within Developer's Allocation only according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement and that by virtue of this Power of Attorney, my said attorney shall not acquire any right, title and interest above the schedule mentioned plot. This Power of Attorney will cease to act soon after the selling and handing over process of the plot of newly built building gets completed.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over the said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as my Attorney in relation to all matters touching the said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.



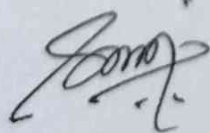
Contd.....7

THE SCHEDULE ABOVE REFERRED TO

[Description of Total Land]

ALL THAT piece and parcel of a demarcated plot of vacant Bastu land marked as "Ka", measuring 4.144 (Four Point One Four Four) Decimals equivalent to 02 (Two) Cottah 08 (Eight) Chittack 0 (Zero) sq.ft., comprised in L.R. Dag No. 253/557, under R.S. Khatian No. 400, L.R. Khatian No. 4018 (in the name of **Debnarayan Das Karmakar, Landowner herein**), lying and situated at **Mouza - Jamunabandh**, J.L. No. 97, Re. Sa. No. 1664, Touzi No. 871, P.S. Bishnupur, A.D.S.R.O. Bishnupur, within the local limit of Bishnupur Municipality, in Ward No. 16, Pin - 722122, in the District - Bankura, in the State of West Bengal. The said vacant plot is butted & bounded as follows :-

ON THE NORTH : L.R. Dag No. 253/557 (P).
 ON THE SOUTH : L.R. Dag No. 253/557 (P).
 ON THE EAST : L.R. Dag No. 253/557 (P).
 ON THE WEST : 15 feet to 25 feet Wide Metal Road.



Contd.....8

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 29th day of April, 2025 (Two Thousand Twenty Five) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Bishnupur
in the presence of :

1. Goutam Banerjee
S/o. Tarak Chand Banerjee
Raghunath Sanyal
Bishnupur Samana
722122

2. Samir Dey
S/o - CT. Kopal Ch. Dey
Vikranta Hat - Krishnagar
PS Patrasayer
DT - Bankura - 722206

Debnarayan Das Karmakar
Debnarayan Das Karmakar
Landowner/Principal

Drafted By :

Parash Narayan Swarnakar
Adv.
F/1305/14/2011
Judge Court Baranod.
For Pinaki Chattopadhyay & Associates

Advocates,

Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700157.
Ph. : 9830061809.

Composed By :

Jayashree Mondal
Jayashree Mondal,
Teghoria Main Road,
Kolkata - 700157.

Swapan Mukherjee
Om Sai Construction

Represented by its Managing Partner
Swapan Mukherjee
Developer/Attorney

DATED THE 29th DAY OF April 2025

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

BETWEEN

Debnarayan Das Karmakar
Landowner/Principal

Om Sai Construction
Developer/Attorney

Drafted By
Pinaki Chattopadhyay & Associates
Advocate

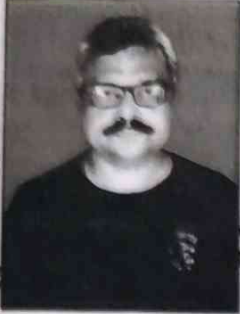
Sangita Apartment, Ground Floor
Teghoria Main Road
Kolkata - 700157
Ph. : 9830061809



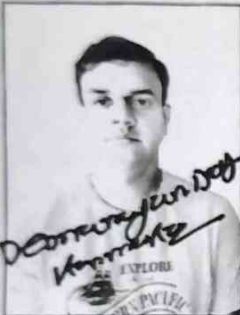
Composed By
Jayashree Mondal
Teghoria Main Road
Kolkata - 700157

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

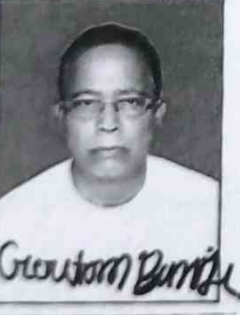
UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Sankar Chakraborty</i>	L.H.					
	R.H.					

ATTESTED :- *Sankar Chakraborty*

 <i>Debmalya Deb</i>	L.H.					
	R.H.					

ATTESTED :- *Debmalya Deb*

 <i>Geetom Barua</i>	L.H.					
	R.H.					

ATTESTED :- *Geetom Barua*

	L.H.					
	R.H.					

ATTESTED :-

Major Information of the Deed

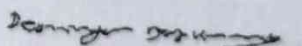
Deed No :	I-0103-02620/2025	Date of Registration	16/06/2025
Query No / Year	0103-8001175803/2025	Office where deed is registered	
Query Date	29/04/2025 1:55:07 PM	A.D.S.R. BISHNUPUR, District: Bankura	
Applicant Name, Address & Other Details	Pinaki Chattopadhyay Sangeera Apt Teghoria, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9749044962, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 14,51,519/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 35/- (Article:E, E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010301801/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Jamunabandh, Pin Code : 722122

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-253/557	LR-4018	Commercial	Bastu	4.144 Dec		14,51,519/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					4.144Dec	0/-	14,51,519 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBNARAYAN DAS KARMAKAR (Presentant) Son of Late SUNIL DAS KARMAKAR Executed by: Self, Date of Execution: 29/04/2025 , Admitted by: Self, Date of Admission: 29/04/2025',Place : Office		 Captured	
		29/04/2025	LTI 29/04/2025	29/04/2025

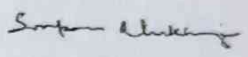
16/06/2025 ,Query No:-01038001175803 / 2025 Deed No :I-02620/2025.
Document is digitally signed.

BISHNUPUR STATION ROAD, City:- Not Specified, P.O:- BISHNUPUR, P.S:-Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: BQxxxxxx5L, Aadhaar No: 58xxxxxxxx4743, Status :Individual, Executed by: Self, Date of Execution: 29/04/2025 , Admitted by: Self, Date of Admission: 29/04/2025 ,Place : Office

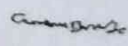
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OM SAI CONSTRUCTION HATIARA, GHOSH DUTTA PARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWAPAN MUKHERJEE Son of Late SUDHIN MUKHERJEE Date of Execution - 29/04/2025, , Admitted by: Self, Date of Admission: 29/04/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature  29/04/2025
	SWASTI APARTMENT (PUBALI), I/H-15A, ASWINI NAGAR, City:- Not Specified, P.O:- ASWINI NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AExxxxxx4J, Aadhaar No: 96xxxxxxxx0347 Status :Representative, Representative of : OM SAI CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Goutam Banerjee Son of Tarakchand Banerjee Raghunath Sayer, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122		 Captured	
	29/04/2025	29/04/2025	29/04/2025

Identifier Of Mr DEBNARAYAN DAS KARMAKAR, Mr SWAPAN MUKHERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBNARAYAN DAS KARMAKAR	OM SAI CONSTRUCTION-4.144 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Jamunabandh, Pin Code : 722122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 253/557, LR Khatian No:- 4018	Owner: দেবনাথরেন দাস কর্মকার, Gurdian: সুকীল দাস কর্মকার, Address: বিষ্ণুপুর টেংন গ্রাম Classification: বাউ, Area: 0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010302620 / 2025

On 29-04-2025

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

Presented for registration at 13:44 hrs on 29-04-2025, at the Office of the A.D.S.R. BISHNUPUR by Mr DEBNARAYAN DAS KARMAKAR ,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 14,51,519/-

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

Execution is admitted on 29/04/2025 by Mr DEBNARAYAN DAS KARMAKAR, Son of Late SUNIL DAS KARMAKAR, BISHNUPUR STATION ROAD, P.O: BISHNUPUR, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business

Identified by Goutam Banerjee, , Son of Tarakchand Banerjee, Raghunath Sayer, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Others

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

Execution is admitted on 29-04-2025 by Mr SWAPAN MUKHERJEE, PARTNER, OM SAI CONSTRUCTION, HATIARA, GHOSH DUTTA PARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by Goutam Banerjee, , Son of Tarakchand Banerjee, Raghunath Sayer, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35.00/- (E = Rs 35.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 35/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/04/2025 3:17PM with Govt. Ref. No: 192025260040935028 on 29-04-2025, Amount Rs: 35/-, Bank: SBI EPay (SBIPay), Ref. No. 9059618176333 on 29-04-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 90/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 793, Amount: Rs.100.00/-, Date of Purchase: 02/04/2025, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/04/2025 3:17PM with Govt. Ref. No: 192025260040935028 on 29-04-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 9059618176333 on 29-04-2025, Head of Account


JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

On 16-06-2025

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.


JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 0103-2025, Page from 145459 to 145475
being No 010302620 for the year 2025.



Digitally signed by JOYDEEP MUKHOPADHYAY
Date: 2025.06.16 18:57:46 +05:30
Reason: Digital Signing of Deed.

(JOYDEEP MUKHOPADHYAY) 16/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.