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P-2562/22



पश्चिम बंगाल WEST BENGAL

AK 820245

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
gements which with this
Document are the Part of this
Document

A.D.S.R. Dargah
Bardwan

09 MAR 2022

QUERY No. 8000642020/2022

DEVELOPMENT POWER OF
ATTORNEY
AFTER REGD. DEVELOPMENT
AGREEMENT DEED NO. I-230601466
FOR THE YEAR OF 2022

THIS DEVELOPMENT POWER OF ATTORNEY is made after Development Agreement on this the 09th day of March, 2022.

KNOW ALL MEN BY THESE PRESENTS I **KHALEK MANDAL**
[PAN NO. BUSPM3925P] [AADHAAR NO-4376 7606 8376], Son of Aatur Rahaman Mandal, By faith-Muslim, by Occupation- Others, by Nationality- Indian, resident of Ausabandi, Nohari, Paschim Midnapore, P.O.- Garbeta-I, P.S.- Garbeta, Dist- Paschim Midnapore, Pin- 721121, W.B. India hereinafter referred to and called as "LANDOWNER", do hereby state and declare as follows:-

WHEREAS I on 18.02.2022 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R, Office, Durgapur, vide Regd. Deed No. I-230601466 for the year of 2022, CD Volume No.2306-2022, Pages from 44349 to 44385 with **MANISHIKA DEVELOPERS PVT. LTD** [PAN- AAJCM4750B], a company incorporated under the provisions of the Companies Act, 1956 having its registered office at P.O. Durgapur, Dist. Durgapur, West Bengal.

directors Mrs. Chandana Sarkar [PAN NO. AJWPS9072R] [AADHAAR-3033 7202 5535], wife of Gour Chandra Sarkar, daughter of Chandra Kanta Sarkar, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of B-19 Ambedkar Sarani, City Center, Durgapur-16, P.S.-Durgapur, Dist.- Paschim Bardhaman, West Bengal, as my Lawful Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property:-

1. To apply, receive and modify sanctioned plan from Malandighi Gram Panchayat and/or such other authority or authorities.
2. To work, manage, control and supervise the management of the entire project of said development on or over the land in question and to develop the same.
3. To manage and supervise the construction of multi storied building to be construct on my landed property (details of which has given in the schedule-A & B below). That will be constructed at the cost of the Developer i.e. **MANISHIKA DEVELOPERS PVT. LTD.**
4. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I could have done for the completion of the said development work.
5. To represent me before the A.D.S.R. Durgapur, to present Agreement for Sale/Sale Deeds/lease Deeds and to execute all such Deeds of Conveyances for Selling of the Flats/Apartment/Parking Spaces etc. of which will be constructed

230601466 for the year of 2022, CD Volume No.2306-2022,
Pages from 44349 to 44385, dated 18.02.2022.

6. To accept and withdrawal on my behalf any compensation payable to me for acquisition of the said land by the Government or by any competent authority.
7. To appoint, engage on my behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and / or terminate his or their appointment.
8. To compromise, compound or withdraw cases or be non- suited to refer to arbitration all disputes & differences.
9. To withdraw, and received documents or money from any court, office or opposite party, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any such cases.
10. To negotiate and receive from the intending purchaser or purchasers any earnest money and / or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same.
11. To book the Flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developer.
12. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule-A & B mentioned property.
13. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose

to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.

14. To settle all disputes whatsoever arising out of the construction project on the schedule-A & B mentioned land.
15. To appear or engage on my behalf any pleader, Advocate before any office or authority of the Govt. or Court or Labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
16. To sign declarations as may be required under section 269 of the income- tax Act, 1961 and application under section 230(A) of income- tax Act, 1961 and to appear before any tax authority on many behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income- Tax Act, 1961.
17. For all or any of the purposes of and power, authorities and discretion conferred by these presents to use and sign in my names or in which I may be in any way interested or to use and sign his/their name as my attorney(S) shall think fit without any reference or recourse to us.
18. To appear for & represent me in all courts, civil, criminal or revenue, including Labour, tribunals, Original, revisional, or appellate, in any Registration office, and to sign, execute, verify and file complaints, written statements and petitions and also to represent appeals in my court and to accept services of all summonses notices and other processes of laws.
19. To sign, transfer forms documents and writing for transferring the property in the records of Government or municipal authorities and other public authorities and to do all other acts in connection therewith,

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to her.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule-A & B mentioned plot of Land.

This Power of Attorney is revocable after handing over the Flats to the prospective buyers.

SCHEDULE -A

In the District of Paschim Bardhaman, P.S. – Kanksa, Sub-Division & A. D. S. R. Office Durgapur, **MOUZA- ARRAH, J.L. No.91, R.S PLOT No. 1566** corresponding to **L.R. PLOT No. 1657, L.R. Khatian No. 5246, AREA OF LAND 6.78 KATHA** without any Structure, situated under Molandighi Gram Panchayat Area, Classification of Land is Baid and proposed use for residential Housing Complex.

Current Boundaries

Butted & Bounded by :-

On the North: Vacant Land of Gope Family Plot No. 1566 (P)

On the South: 12 ft. Wide Kancha Road

On the East: Sandhya Das Plot No. 1565

On the West: Vacant Land of Gope Family Plot No. 1566 (P)

SCHEDULE -B

In the District of Paschim Bardhaman, P.S. – Kanksa, Sub-Division & A.D.S.R. Office Durgapur, **MOUZA-ARRAH**, J.L. No.91, **R.S PLOT No. 1566** corresponding to **L.R. PLOT No. 1657**, L.R. Khatian No. **5247**, area of Land **2.5 KATHA** without any Structure, situated under Molandighi Gram Panchayat Area, Classification of Land is Baid and proposed use for Residential Housing Complex.

Current Boundaries

Butted & Bounded by :-

On the North: 12 ft. Wide Kancha Road

On the South: Vacant Land of Gope Family Plot No. 1566 (P)

On the East: Sandhya Das Plot No. 1566 (P)

On the West: Gope Family Plot No. 1566 (P)

Total land measuring an area 9.28 Katha or 15.312 Decimal, without any structure.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holders is/are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

R.B. Adhikari

IN WITNESS WHERE OF the executants and the attorney set and subscribed their respective hands on this the day, month and year stated above before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

1. *Chaitanya Kumar*

*For Sonu Kumar Sen
3/19 Park Road Lane,
City Centre, Durgapur 76*

Khelek Mandal.

Signature of Executants TD.

Chandana Sarkar
Director

Signature of Attorney

2. *Chinmay Chakraborty*
S/O - Asit Chakraborty
Vill + Post - Ichapur
Dist - Paschim Bardhaman
Pin - 713363

Khelek Mandal.

Attested by the Executants

Drafted and Typed at my office & I have read over & Explained in Mother languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Swapan Kumar Dutta
Swapan Kumar Dutta
Advocate
En. No. WB/999/2009,

ডান হাত Right Hand					
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Khalek Mandel.

ডান হাত Right Hand					
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Chandana Sarkar

ডান হাত Right Hand					
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

ডান হাত Right Hand					
☆	বৃদ্ধাঙ্গুল	তর্জনি	মধ্যমা	অনামিকা	কনিষ্ঠা

Major Information of the Deed




Deed No :	I-2306-02562/2022	Date of Registration	09/03/2022
Query No / Year	2306-8000642020/2022	Office where deed is registered	
Query Date	28/02/2022 11:24:05 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Dgp.Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9735168110, Status : Advocate		
Transaction		Additional Transaction	
[138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
(Rs. 7/		Rs. 23,42,736/-	
Stampduty Paid(SD)		Registration Fee Paid	
(Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230601466/2022		

Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

Seri No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	LR-1657 (RS :-)	LR-5246	Vastu	Baid	6.78 Katha	1/-	17,11,611/-	Width of Approach Road: 12 Ft.,
12	LR 1657 (RS :-)	LR-5247	Bastu	Baid	2.5 Katha	1/-	6,31,125/-	Width of Approach Road: 12 Ft.,
TOTAL :					15.312Dec	2 /-	23,42,736 /-	
Grand Total :					15.312Dec	2 /-	23,42,736 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	KHALEK MANDAL (Presentant) Son of ATAUR RAHAMAN MANDAL Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Office			
		09/03/2022	LTI 09/03/2022	09/03/2022
AUSABANDI, NOHARI, City:- Not Specified, P.O:- GARBETA, P.S:-Garbeta, District:-Paschim Midnapore, West Bengal, India, PIN:- 721121 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BUxxxxxx5P, Aadhaar No: 43xxxxxxxx8376, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Office				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MANISHIKA DEVELOPERS PRIVATE LIMITED B 19, AMBEDKAR SARANI, CITY CENTRE, City:- Not Specified, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 , PAN No.:: AAxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs CHANDANA SARKAR Wife of Mr GOUR CHANDRA SARKAR Date of Execution - 09/03/2022, , Admitted by: Self, Date of Admission: 09/03/2022, Place of Admission of Execution: Office			
		Mar 9 2022 4:20PM	LTI 09/03/2022	09/03/2022
B 19, AMBEDKAR SARANI, CITY CENTRE, City:- Not Specified, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx2R, Aadhaar No: 30xxxxxxxx5535 Status: Representative, Representative of : MANISHIKA DEVELOPERS PRIVATE LIMITED (as Director)				

Applicant Details :

	Photo	Finger Print	Signature
<p>Gitesh Sarkar Son of Mr. Gour Chandra Sarkar 19, Ambodkar Sarani, City Centre, City: Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216</p>			
	09/03/2022	09/03/2022	09/03/2022

Identifier Of KHALEK MANDAL, Mrs CHANDANA SARKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	KHALEK MANDAL	MANISHIKA DEVELOPERS PRIVATE LIMITED-11.187 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	KHALEK MANDAL	MANISHIKA DEVELOPERS PRIVATE LIMITED-4.125 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
11	LR Plot No:- 1657, LR Khatian No:- 5246	Owner:খালেক মন্ডল, Gurdian:আতাউর রহমান, Address:পশ্চিম মেদিনীপুর ৭২১১২১, Classification:বাইদ, Area:0.12000000 Acre,	KHALEK MANDAL
12	LR Plot No:- 1657, LR Khatian No:- 5247	Owner:খালেক মন্ডল, Gurdian:আতাউর রহমান, Address:পশ্চিম মেদিনীপুর ৭২১১২১, Classification:বাইদ, Area:0.04000000 Acre,	KHALEK MANDAL

Endorsement For Deed Number : I - 230602562 / 2022

On 28-02-2022

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 73,42,736/-

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 09-03-2022

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 12:03 hrs on 09-03-2022, at the Office of the A.D.S.R. DURGAPUR by KHALEK MANDAL, Executant.

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

Execution is admitted on 09/03/2022 by KHALEK MANDAL, Son of ATAUR RAHAMAN MANDAL, AUSABANDI, NOHARI, P.O: GARBETA, Thana: Garbeta, Paschim Midnapore, WEST BENGAL, India, PIN - 721121, by caste Muslim, by Profession Others

Identified by Mr Gitesh Sarkar, , Son of Mr Gour Chandra Sarkar, B-19, Ambedkar Sarani, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Business

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

Execution is admitted on 09-03-2022 by Mrs CHANDANA SARKAR, Director, MANISHIKA DEVELOPERS PRIVATE LIMITED, B 19, AMBEDKAR SARANI, CITY CENTRE, City:- Not Specified, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Identified by Mr Gitesh Sarkar, , Son of Mr Gour Chandra Sarkar, B-19, Ambedkar Sarani, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Business

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 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 940, Amount: Rs.100/-, Date of Purchase: 04/03/2022, Vendor name: SOMNATH CHATTERJEE

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

cate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2306-2022, Page from 100796 to 100816
being No 230602562 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.04.01 10:40:44 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/04/01 10:40:44 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)