

27/8/2025

1-4862/2025



पश्चिम बंगाल WEST BENGAL

AM 562538

Q-8-1203319/25

10/05/25  
12:02 PM

The document is admitted to registration. The endorsement sheets the signature sheet attached with this deed are of the document  
*Mitali Das*  
Adal. Dist. Sub-Registrar  
Sadar Malda.

PRATHA CONSTRUCTION  
*Chandrasekhar Das*  
Partner

PRATHA CONSTRUCTION  
*Mitali Das*  
Partner

02 MAY 2025

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY made on this 2nd day of May TWO THOUSAND TWENTY FIVE OF CHRISTIAN ERA.

Drafted by  
*Rajdeep Misra*  
Adv.

Mitali Das

PRATIMA CONSTRUCTION  
Chandan Kumar Das  
Partner

PRATIMA CONSTRUCTION  
Mitali Das  
Partner

KNOW ALL MEN BY THESE PRESENTS, I

MITALI DAS, PAN NO. AICPD7671G, Aadhaar No.6076 5693 9225, wife of Chandan Kumar Das, by occupation - Business, by faith - Hindu, residing at Ananda Bhaban, Mahesmati. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India Hereinafter called and referred to as the "OWNER" (which term or expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and included his heirs, executors, administrators, legal representative and assigns) of the ONE PART.

All Hereinafter collectively referred to as the OWNER of the FIRST PART.

AND WHEREAS we with the intention for commercial exploitation of the said properties/premises by constructing multistoried building therein entered into a Registered Development Agreement vide Deed No. 096204829, dated - 02/05/2025 Office of A.D.S.R Malda with "PRATIMA CONSTRUCTION", a partnership firm, PAN No. AAFFP1772K, having its office at Ananda Bhaban Maheshmati, Police Station - English Bazar, Post & District - Malda, Pin No. 732101 (W.B.), represented by its partners namely 1. CHANDAN KUMAR DAS, PAN NO. AGGPD0029A, Aadhaar No. 6233 1738 0182, son of Late Birendra Nath Das, by occupation - Business, by faith - Hindu, resides at Maheshmati. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India. 2. MITALI DAS, PAN NO. AICPD7671G, Aadhaar No.6076 5693 9225, wife of Chandan Kumar Das, by occupation - Business, by faith - Hindu, residing at Ananda Bhaban, Mahesmati. P.S. - English Bazar, Post and District - Malda, Pin No. 732101, (W.B.), Citizen of India being the Partners of the said "PRATIMA CONSTRUCTION", as our true and lawful attorneys to do all acts, deeds and things jointly or severally as required for the purpose of fulfillment of the terms and conditions of the said agreement and the commercial exploitation of the said property.

Mitali Das

NOW BY THESE PRESENTS, WE do hereby appoint, authorize, nominate and constitute "PRATIMA CONSTRUCTION", a partnership firm, PAN No. AAFFP1772K, having its office at Ananda Bhaban, Maheshmati, Police Station - English Bazar, Post & District - Malda, Pin No. 732101 (W.B.), represented by its partners namely 1. CHANDAN KUMAR DAS, son of Late Birendra Nath Das, 2. MITALI DAS wife of Chandan Kumar Das, as my true and lawful attorney to do for mine in my name and on my behalf of all or any of the following acts, deeds and things, for the purpose of the said Development work.

- 1) To look after, manage and maintain our said property during the course of the said development.
- 2) To enter into the said premises either jointly or severally or along with associated for the purpose of the proposed development work and structure and construct proposed multistoried building (residential complex) upon the said land according to the proposed

One



Mitali Das

PRATHMA CONSTRUCTION  
Chandran Kumar Pillai  
Partner

PRATHMA CONSTRUCTION  
Mitali Das  
Partner

building plans to be prepared and signed by the attorneys and sanctioned by the Zela Parishad.

- 3) To appoint, Engineer, Contractor and Labour for construction of the said multistoried building and to make payment to them.
- 4) To supervise the development work in respect of the new construction and to carry out and/or to get carried through contractors, sub-contractors, Architects and surveyors as may be required by the said Attorney, construction of the proposed building and structures on the said property as per the sanctioned plans.
- 5) To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.
- 6) To pay various deposits to the Zela Parishad. and other concerned authorities as may be necessary for the purpose of sanctioned of the proposed building plan and/or modified or revised plan carrying out the development work on the said property and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipt in our names and on our behalf in connection with the refund of such deposits.
- 7) To approach and sign different authorities and offices for the purpose of obtaining various permissions and other service connections including water and electricity for carrying out and completing the development / construction of the proposed building.
- 8) To apply from time to time for modification of the building plan in respect of the building to be constructed on the said property.
- 9) To collect different building materials at there cost expenses, risks and responsibilities for such construction.
- 10) To enter in agreements for sale or transfer of the DEVELOPER'S allocation with such persons and on such terms and conditions and for such consideration as the said Attorneys may in their absolute discretion think fit and proper.
- 11) To sell, transfer demise all or any of the flats/units excepting the OWNERS allocation (as detailed in the Development Agreement), to different persons on ownership basis and/or in any other manner as might be thought fit by the said Attorneys at the price or for the amount that the Attorneys may think fit and proper. To collect and receive of and from the prospective buyers/transferee of such flats/shops space the price or rent or premium of such flat, or space that will be paid by such person or persons and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same.
- 12) To receive the entire consideration money, finalize the transaction and get the Sale Deed executed and registered and to execute proper conveyances for the different flats or parts thereof in favour of the transferee on our behalf.

Mitali Das

PRATIMA CONSTRUCTION  
Charan Kumar Das  
Partner

PRATIMA CONSTRUCTION  
Mitali Das  
Partner

- 13) To appear for us and on our behalf in all courts, L.A. Collector, Board of Revenue, Zela Parishad, Tribunals, Public Bodies, competent authorities appointed under any act.
- 14) To make, sign, execute, verify, present and file all applications, plaints, petitions, written statements, Vakalatnamas or any other documents as deemed necessary in the opinion of the Attorneys or be made, signed, executed presented or filed in any court of law or elsewhere in connection with any proceedings in respect of the said property of the development works.
- 15) To appoint, nominate and retain Advocate and Revenue/Marketing Agents from time to time, as occasion shall require.
- 16) To appoint one or more persons as agent and substitute to exercise all or any of the powers hereby conferred.

AND WE HEREBY declares that the present market value of the schedule below land is approx Rs 63,96,921/- only.

AND WE HEREBY declares that this Power is given in favour of the said Attorney and accordingly the said Attorney shall exercise the Powers conferred upon them.

AND WE HEREBY declares that the Powers and authorities hereby granted are valid till the said property is fully and properly developed as per the development agreement and that the DEVELOPER'S allocated flats, garage, space of the said multistoried residential building (as mentioned in the Development Agreement) are conveyed to prospective and intending Transferees.

AND GENERALLY to perform all other acts, deeds and things which would be necessary from time to time for the said construction and for the transfer of the flats/space comprising the DEVELOPER'S allocation and all acts, deeds or things lawfully done by our attorney shall be constructed as acts done by me and we shall ratify and agree to ratify and confirm the same.

#### SCHEDULE ABOVE REFERRED TO

(Entire Property)

ALL THAT piece and parcel of total land measuring about 9.00 Decimal be the same a little more or less comprised in Dist -Malda. P.S- Malda, A.D.S.R Office- Malda. PLOT NO- L. R. 375, L.R. Khatian no. 479,810,342 (old) (As per Deed), New L.R Khatian no. 4735 (Mitali Das) class -Bastu of Mouza -Sahapur, J.L. No. 110, under Sahapur



Mitali das

PRATIMA CONSTRUCTION  
Chandran Kumar Das  
Partner

PRATIMA CONSTRUCTION  
Mitali das  
Partner

Gram Panchayet, District - Malda. (Vacant Land) which is above referred to and which is unadvisedly butted and bounded by:-

NORTH: Nimai Biswas.

SOUTH: legal Haires of Makhan Chandra Sarkar

EAST : Nimai Biswas.

WEST : Panchayet road. (10ft wide paka)

IN WITNESS WHEREOF WE the executants set our hands and seal on this the 2nd day of May 2025.

Witnesses:

1. Subhamay De  
Sp. U. Subodh chandra De  
R/o- Pirajpur. P.S. - E.B.  
PO 2dt - Malda.  
Pin - 782101 (W.B.)

2. Rajdeep Misra  
310 Ratan Misra.  
R/o B.S. Saren  
E.B. Malda.

Mitali das

FIRST PARTY OF FIRST PART

PRATIMA CONSTRUCTION  
Chandran Kumar Das  
Partner

PRATIMA CONSTRUCTION  
Mitali das  
Partner

SIGNATURE OF ATTORNEY

Drafted by:

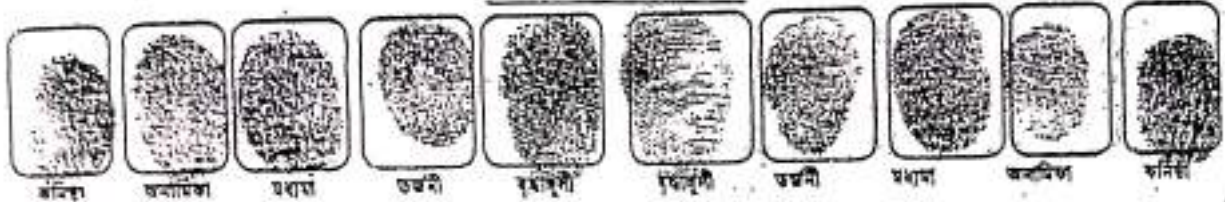
Rajdeep Misra,  
RAJDEEP MISRA, Advocate  
Malda Bar Association, Malda  
E.No. F/3584/4121/2023

অতিরিক্ত পাতা নং —

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

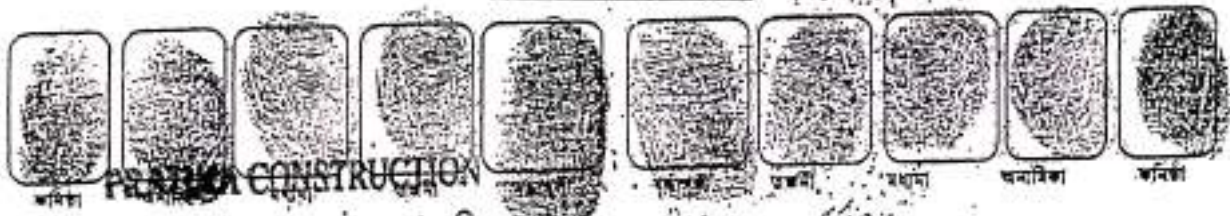


স্বাক্ষর Mitali Das

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

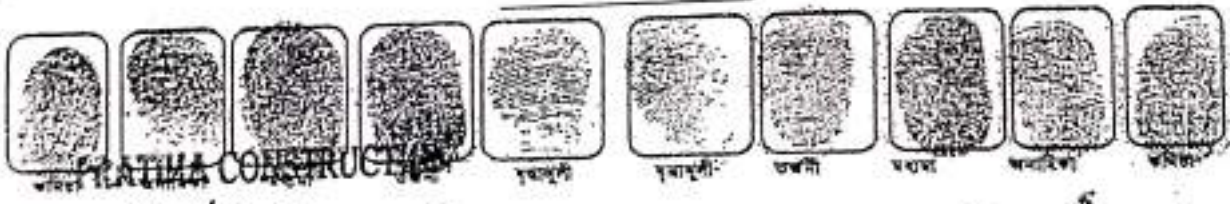


স্বাক্ষর Chandan Kumar

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Mitali Das



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192025260045185148

GRN Details

GRN:	192025260045185148	Payment Mode:	SBI iPay
GRN Date:	02/05/2025 12:00:04	Bank/Gateway:	SBIePay Payment Gateway.
BRN :	1488721833219	BRN Date:	02/05/2025 12:00:15
Gateway Ref ID:	IGASTSJAR0	Method:	State Bank of India NB
GRIPS Payment ID:	020520252004518513	Payment Init. Date:	02/05/2025 12:00:04
Payment Status:	Successful	Payment Ref. No:	8001203319/4/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr PRATIMA CONSTRUCTION
Address:	MAHESHMATI, MALDA
Mobile:	8617227296
Period From (dd/mm/yyyy):	02/05/2025
Period To (dd/mm/yyyy):	02/05/2025
Payment Ref ID:	8001203319/4/2025
Dept Ref ID/DRN:	8001203319/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8001203319/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				7

IN WORDS: SEVEN ONLY.



### Major Information of the Deed



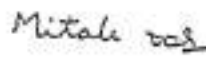
Deed No :	I-0902-04862/2025	Date of Registration	02/05/2025
Query No / Year	0902-8001203319/2025	Office where deed is registered	
Query Date	02/05/2025 11:45:06 AM	A.D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	Rajdeep Misra Malda, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 8617227296, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 63,96,921/-		
Stamp duty 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):- 090204829/2025		

### Land Details :

District: Malda, P.S:- Malda, Gram Panchayat: SAHAPUR, Mouza: Sahapur, Pin Code : 732142

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-375	LR-4735	Commercial	Bastu	9 Dec	30,00,000/-	63,96,921/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					9Dec	30,00,000 /-	63,96,921 /-	

### Principal Details :



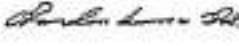


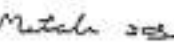
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>MITALI DAS (Presentant)</b> Wife of CHANDAN KUMAR DAS Executed by: Self, Date of Execution: 02/05/2025 , Admitted by: Self, Date of Admission: 02/05/2025 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	ANANDA BHABAN MAHESMATI, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: AIxxxxxx1G, Aadhaar No: 60xxxxxxxx9225, Status :Individual, Executed by: Self, Date of Execution: 02/05/2025 , Admitted by: Self, Date of Admission: 02/05/2025 ,Place : Office	02/05/2025	L1 02/05/2025	02/05/2025



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PRATIMA CONSTRUCTION</b> ANANDA BHABAN MAHESMATI, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District-Malda, West Bengal, India, PIN:- 732101 Date of Incorporation:XX-XX-1XX8 , PAN No.: AAxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details:**

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	CHANDAN KUMAR DAS Son of Late BIRENDRA NATH DAS Date of Execution - 02/05/2025, , Admitted by: Self, Date of Admission: 02/05/2025, Place of Admission of Execution: Office		 Captured	
	May 2 2025 2:18PM	LTI 02/05/2025	02/05/2025	
ANANDA BHABAN MAHESMATI, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AGxxxxxx9A, Aadhaar No: 62xxxxxxxx0182 Status : Representative, Representative of : PRATIMA CONSTRUCTION (as partner)				
2	Name	Photo	Finger Print	Signature
	MITALI DAS Wife of CHANDAN KUMAR DAS Date of Execution - 02/05/2025, , Admitted by: Self, Date of Admission: 02/05/2025, Place of Admission of Execution: Office		 Captured	
	May 2 2025 2:18PM	LTI 02/05/2025	02/05/2025	
ANANDA BHABAN MAHESMATI, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: Alxxxxxx1G, Aadhaar No: 60xxxxxxxx9225 Status : Representative, Representative of : PRATIMA CONSTRUCTION (as partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sukhamay De</b> Son of Late Subodh Ch De Pirojpur, City:- , P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101		 Captured	 02/05/2025
Identifier Of MITALI DAS, CHANDAN KUMAR DAS, MITALI DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MITALI DAS	PRATIMA CONSTRUCTION-9 Dec

## Land Details as per Land Record

District: Malda, P.S:- Malda, Gram Panchayat: SAHAPUR, Mouza: Sahapur, Pin Code : 732142

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 375, LR Khatian No:- 4735	Owner:বিজয়ী দাস , Gurdian:সেখন ভূমার দাস, Address:অনন্ত চন্দন রাসেপনটি মালদা, Classification:বাড়, Area:0.09000000 Acre,	Owner Name not selected by applicant.



**Endorsement For Deed Number : I - 090204862 / 2025**

**On 02-05-2025**

**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.

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

Presented for registration at 14:10 hrs on 02-05-2025, at the Office of the A.D.S.R. MALDA by MITALI DAS, 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 63,96,921/-

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

Execution is admitted on 02/05/2025 by MITALI DAS, Wife of CHANDAN KUMAR DAS, ANANDA BHABAN MAHESMATI, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN -732101, by caste Hindu, by Profession Business

Indetified by Mr Sukhamay De, , Son of Late Subodh Ch De, Pirojpur, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-05-2025 by CHANDAN KUMAR DAS, partner, PRATIMA CONSTRUCTION, ANANDA BHABAN MAHESMATI, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by Mr Sukhamay De, , Son of Late Subodh Ch De, Pirojpur, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

Execution is admitted on 02-05-2025 by MITALI DAS, partner, PRATIMA CONSTRUCTION, ANANDA BHABAN MAHESMATI, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by Mr Sukhamay De, , Son of Late Subodh Ch De, Pirojpur, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2025 12:00PM with Govt. Ref. No: 192025260045185148 on 02-05-2025, Amount Rs: 7/-, Bank: SBI EPay ( SBIPay), Ref. No. 1466721833219 on 02-05-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 383, Amount: Rs.50.00/-, Date of Purchase: 30/04/2025, Vendor name: Manoranjan Poddar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/05/2025 12:00PM with Govt. Ref. No: 192025260045185148 on 02-05-2025, Amount Rs: 0/-, Bank: SBI EPay ( SBIPay), Ref. No. 1466721833219 on 02-05-2025, Head of Account

*Abu Sahani*

**Abu Sahani**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. MALDA**

**Malda, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0902-2025, Page from 100152 to 100165  
being No 090204862 for the year 2025.



Sandipan Das

Digitally signed by SANDIPAN DAS  
Date: 2025.05.08 15:29:55 +05:30  
Reason: Digital Signing of Deed.

(Sandipan Das) 08/05/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. MALDA  
West Bengal.