

SL NO - 8619/24

I-8485/24



पश्चिम बंगाल WEST BENGAL

Certified that this document is admitted to registration. The Signature Sheet and the endorsement sheets attached here with are the parts of this document.

AS 037487

District Sub-Registrar
Paschim Medinipur

05 DEC 2024

Bhoomi Jyoti Haldar
Sudhanta Patra
Proprietor

Suhir Mondal
Arifish Sen
Madhusundara Sen
Seema Cornelius @ Seema
Utpal Biswas

Namita Bandyopadhyay

Q (B) 3090/64/24
3.50P
05/12/24

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

**THIS DEVELOPMENT POWER OF ATTORNEY is made in this 05th
Day of December 2024 A.D.**

Lily Sen @ Lilly Sen
Arum Kumar Sen

13478

04 DEC 2024

100.00

Subrata Patra
Asutosh Nagor, Kuikora
Midnapore
Midnapore

04 DEC 2024 04 DEC 2024

04 DEC 2024

04 DEC 2024

04 DEC 2024



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Paschim Medinipur

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Subir Kumar Sen



Madhuchandra Sen



Narmita Bandyopadhyay

Bhoomi Nirman
Subrata Patra
Proprietor

Narmita Bandyopadhyay



Utpala Biswas



Lilly Sen



Gsitesh Sen

Gsitesh Sen
Madhuchandra Sen.
Seema Cornelius. @ Seema Sen.
Utpala Biswas



Arun Kumar Sen



Seema Cornelius
Seema Sen.



Subrata Patra

BETWEEN

KNOW ALL MEN BY THIS PRESENT THAT WE

1. SRI. SUBIR KUMAR SEN (PAN - AKEPS8159C), (AADHAR NO. - 3007 4502 3130), Son of Late Sushil Kumar Sen, by religion - Christian, by occupation Retired Person, aged about 79 years, by Nationality - Indian, residing at Najrulpally, Kuikota, P.O.- Midnapore, P.S.- Midnapore, District - Paschim Medinipur, West Bengal 721101.

Lilly Sen @ Lilly Sen
Arun Kumar Sen

Registration

Document



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District Sub Registrar-D
Paschim Medinipur

05 DEC 2024

2. MISS. MADHUCHHANDA SEN (PAN - ALCPS1348E), (AADHAR NO. - 6053 0118 4643), Daughter of Late Sushil Kumar Sen, by religion - Christian, by occupation Retired Person, aged about 76 years, by nationality - Indian, residing at 92/A Jaigir Ghat Road, Neel deep Apartment, FlatNo.- E, P.O. & P.S.- Thakurpukur, Kolkata 700063.

3. SMT. NAMITA BANDYOPADHYAY (PAN - ADMPB1028J), (AADHAR NO.- 6689 0818 1683), Wife of Late Sakti Brata Bandyopadhyay, by religion - Christian, by occupation Retired Person, aged about 68 years, by Nationality - Indian residing at 4A Ramaniyam Pushkar Phase 1, Dr Kalignar Salai, P.O. - Shollinganallur, P.S. - Neelangarai, Dist. - Kancheepuram, Tamil Nadu- 600119.

4. SMT. UTPALA BISWAS, (PAN - AZTPB7735K), (AADHAR NO. - 9073 3385 5515), Wife of Late Manoj Biswas, by religion - Christian, by occupation House Wife, aged about 67 years, by nationality - Indian, residing at 38/1 Nainan Para Lane, P.O. & P.S.- Baranagar, Kolkata 700036.

5. SMT. LILLY SEN (PAN - GXEPS2651L), (AADHAR NO. - 9115 6823 3291), Wife of Late Achintya Kumar Sen, by religion - Christian, by occupation Retired Person, aged about 88 years, by nationality - Indian, residing at Amarnath Apartment, Budha Bathe Road, P.O.- Asansol, P.S.- Asansol South Police Station, District - Paschim Barddhaman, West Bengal 713301.

6. SRI ASITESH SEN, (PAN - AVYPS8647J), (AADHAR NO. - 8427 7804 7874), Son of Late Achintya Kumar Sen, by religion - Christian, by occupation Business, aged about 53 years, by nationality - Indian, residing at Amarnath Apartment, Budha Bathe

Seema Cornelius. @ Seema Sen.
Namita Bandyopadhyay

Sushil Kumar Sen
@ Sushil Sen
Madhuchhanda Sen.
Utpala Biswas
Achintya Kumar Sen

Lilly Sen
@ Lilly Sen
Achintya Kumar Sen

Bhoomi Nirman
3rd floor Patna.
Proprietor



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Road, P.O.- Asansol, P.S.- Asansol South Police Station, District - Paschim Barddhaman, West Bengal 713301.

7. SRI ARUN KUMAR SEN, (PAN - AJUPS8875Q), (AADHAR NO. - 5165 7729 3107), Son of Late Achintya Kumar Sen, by religion - Christian, by occupation Retired Person, aged about 64 years, by Nationality - Indian, residing at Stephens Enclave, 1st Floor, Flat No.- 2C, 11/1B RBC Road, P.O.- Dumdum, P.S.- Dumdum, District - North 24 Paragana, West Bengal 700028.

8. SMT SEEMA CORNELIUS @ SEEMA SEN (PAN - AJFPC5777L), (AADHAR NO. - 6862 5620 6745), Daughter of Late Achintya Kumar Sen Wife of Lesley Cornelius, by religion - Christian, by occupation House Wife, aged about 54 years, by nationality - Indian, residing at Amarnath Apartment, Phase II, Budha Bathe Road, P.O.- Asansol, P.S.- Asansol South Police Station, District - Paschim Barddhaman, West Bengal 713301.

here in after called and referred to as the land owners/Executants (which term and expression shall unless excluded by repugnant to the context be demand to mean and include heirs, executors, successors in interest administrators legal representatives and assigns) of the

FIRST PART

AND

BHOOMI NIRMAN (PAN - AJOPP6310P) A proprietorship firm having its office at Ashutosh Nagar, Kuikota, Police Station- Midnapore, Post Office- Midnapore, District- Paschim Medinipur, Pin- 721101, represented by its proprietor namely **SRI SUBRATA PATRA (PAN - AJOPP6310P), (AADHAR NO.- 8085 2630 6957),** son of Late Srimanta Patra, by religion- Hindu, by profession- Business, residing at- Ashutosh Nagar, Kuikota, Midnapore Town, Police Station-

Seema cornelius. @ Seema Sen.
Arun Kumar Sen
Namita Bandhopadhyay

Subin Kumar Sen
Ajitesh Sen
Madhusundanda Sen.
Utpala Biswas

Lily Sen
@ Lily Sen
Bhoomi Nirman
Subrata Patra.
Proprietor



SV

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Midnapore, Pose Office- Midnapore, District- Paschim Medinipur, Pin- 721101, Indian Citizen. Here in after referred to and called as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the subject or the context be deemed to mean and include his heirs, executors, administrators, representatives, nominees and /or assigns) of the **SECOND PART.**

WHEREAS, we are the owners in respect of **ALL THAT** piece and parcel of land fully described and particularly mentioned in the schedule below. We have been possessing the said land without any interruption from any corner whatsoever as free from all encumbrances decided to develop the aforesaid land as mentioned below in the schedule but due to insufficiency of fund and lack of knowledge in the matter of construction and other reasons we could not construct the said multistoried building on the aforesaid land.

AND WHEREAS, We have entered in to a **development agreement dated 05/12/2024** with the Developer named **BHOOMI NIRMAN**, A Proprietorship Firm having its office at Ashutosh Nagar, Kuikota, Police Station- Midnapore, Post Office- Midnapore, District- Paschim Medinipur, Pin- 721101, represented by its proprietor namely **SRI SUBRATA PATRA (PAN- AJOPP6310P)** son of Late Srimanta Patra, by religion- Hindu, by profession- Business, residing at- Ashutosh Nagar, Kuikota, Midnapore Town, Police Station-Midnapore, Pose Office- Midnapore, District- Paschim Medinipur, Pin- 721101, Indian Citizen. Hereinafter referred to and called as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the subject or the context be deemed to mean and include his heirs, executors, administrators, representatives, nominees and /or assigns) **vide deed no 8484** for the year **2024** for development of the said land by

Seema Cornelius. @ Seema Sen
Arum Kumar Sen
Mamita Bandyopadhyay

Subrata Patra
Chaitesh Sen
Madhusheela Sen,
UPPala Biswas

Lilly Sen
@ Lilly Sen
Bhoomi Nirman
Subrata Patra,
Proprietor



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District Sub Registrar-II
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constructing multistoried building thereupon with certain terms and conditions and speculations contained in the said agreement.

AND WHEREAS, was the land owners appointed the developer **BHOOMI NIRMAN** A Proprietorship Firm having its office at Ashutosh Nagar, Kuikota, Police Station- Midnapore, Post Office- Midnapore, District- Paschim Medinipur, Pin- 721101, represented by its proprietor namely SRI SUBRATA PATRA (PAN- AJOPP6310P) son of Late Srimanta Patra, by religion- Hindu, by profession- Business, residing at- Ashutosh Nagar, Kuikota, Midnapore Town, Police Station-Midnapore, Pose Office- Midnapore, District- Paschim Medinipur, Pin- 721101, Indian Citizen. Hereinafter referred to and called as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the subject or the context be deemed to mean and include his heirs, executors, administrators, representatives, nominees and /or assigns) as our constituted attorney.

AND WHEREAS, one of the conditions of the said agreement is that we shall grant development power of Attorney in favour of the developer to carry out the development work and also for transfer the flats/ Garages/ Units to the intended purchaser from the developer's allocation at mentioned in the said Development agreement and also for execution and registration of the others registered deeds and documents for completion of the development work, we therefore appoint the said developer, described in this deed above, as our true and lawful attorney for the purpose herein after mentioned and vesting them with the power and authorities to act and to perform as herein contained terms and conditions of development power.

AND WHEREAS, I have entered into a Development agreement dated With **BHOOMI NIRMAN** a Proprietorship Firm represented by its

Seema Cornelius @ Seema Sen.
Arum Kumar Sen
Subhi Kumar Sen
Chaitesh Sen
Madhusudan Sen.
Utpala Biswas
Lilly Sen
Bhoomi Nirman
Sudipto Patra. @ Lilly Sen
Proprietor

Namita Bandyopadhyay



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proprietor namely **SRI SUBRATA PATRA (PAN - AJOPP6310P)** son of Late Srimanta Patra, by religion- Hindu, by profession- Business, residing at- Ashutosh Nagar, Kuikota, Midnapore Town, Police Station-Midnapore, Pose Office- Midnapore, District- Paschim Medinipur, Pin- 721101, Indian Citizen, and my registered **Development agreement Deed No - 8484** for the year **2024** for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

AND WHEREAS, we land owners appointed **BHOOMI NIRMAN** a Proprietorship Firm represented by its proprietor namely **SRI SUBRATA PATRA (PAN - AJOPP6310P)** son of Late Srimanta Patra, by religion- Hindu, by profession- Business, residing at- Ashutosh Nagar, Kuikota, Midnapore Town, Police Station-Midnapore, Pose Office- Midnapore, District- Paschim Medinipur, Pin- 721101, Indian Citizen, as my constitute Attorney.

Terms and conditions of Development Power:

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorney shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority/Midnapore municipality/MKDA for

Bhoomi Nirman
Subrata Patra, @ Lily Sen
Proprietor

Lily Sen
Chaitanya Sen
Madhusudhan Sen
Utpal Biswas

Seema Cornelius. @ Seema Sen
Arjun Kumar Sen
Srimanta Bandyopadhyay



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sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plan, Completion Plan, specifications, Amalgamation plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion Certificate etc., from the concerned Municipal Authority / Midnapore municipality/MKDA upon giving proper acknowledgement and or receipts for the same.

3. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), M.K.D.A District Collector, Revenue Inspector, Urban Land (Calling and Regulations) Authority, WBSEDCL, GST and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.

4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference Development Agreement and also for development work in respect of entire Schedule Property, described fully herein below, which includes the owner's Allocation, and Developer's Allocation, fully described in the reference Development Agreement and also respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of our said attorney and/or in respect of the said multi- storied building to be constructed in the said property at such price and on such terms and condition as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at

@ Seema sen.

Seema Corneliar.

Arum Kumar Sen

Naamita Bandyopadhyay

Sulini Kumar Sen

Cpsitash Sen

Madhusuchanda sen,
Ut Paler Biswas

Lily Sen

Bhoomi Nirman

Subrata Patra. @Lily Sen
Proprietor




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the choice of our said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorney shall think fit and proper and for that purpose, to sign execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as our said Attorney shall think fit and proper.

5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.

6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters electricians, plumbers, misteries, colliers, labours, darwans and all other persons required for the construction, supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as our said Attorney shall think fit and proper and to dismiss and discharge all or any of them and to re- appoint any of them.

7. To apply to appropriate authorities for cement, iron, steel, and other materials required for construction of the said multi- storied building and to purchase the same at such price and no such terms and conditions as our said Attorney shall think fit and proper.

Seema Corneliug @ Seema Sen.
Arum Kumar Sen - from 10a Bandyopadhyay

Sudhir Kumar Sen
Chaitesh Sen
Madhusudan Sen.
Let-Paler Biswas

Bhoomi Nirman
Sudhakar Patra @ Lily Sen
Proprietor



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8. To apply to appropriate authorities for electric connections, sanitary connections, water supply connections, drainage and sewerage connections temporary or permanently for the said multistoried building in the said property.

9. To pay or cause to be paid all Municipal /Midnapore Municipality /MKDA rates, taxes and other out going and impositions payable in respect of the said property during the construction of the said multistoried building.

10. In terms of the said reference Development Agreement and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.

11. In case of acquisition or requisitions either by State government or Central Government of the said land in the said property as well as the multi storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorney and Vakalatnama.

Seema Sen. @ Seema Sen.
From Kumar Sen Namita Bandyopadhyay

Sulbir Kumar Sen
Ajitesh Sen
Madhusukhanda Sen
Utpala Biswas

Lily Sen
@ Lily Sen
Bhoomi Nirman
Sudhakar Patra
Proprietor



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12. To make representations to Government, Military, Railways, public bodies, authorities and persons concerned relating to the said property and/ or the said multistoried building and all matters relating thereto.

13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereinafter to belong to use whether solely or jointly with any other person in connection with the Developer's Allocation in the said property, fully described in reference development agreement, and to give valid and effectual receipts and discharges for the same.

14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appeal before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates pleaders or other legal agents and to sign Vakalatnama and to sign and verify complaints, written statement, petitions and other pleadings and documents to prefer appeals and to appeal for reviews and provisions, to apply for execution or decrees and orders to draw money from any court, Accountant General, officials receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and

Seema
@ Seema Sen.
Anam Kumar Sen
Sushil Kumar Sen
@ Sushil Sen
@ Lily Sen
Bhoomi Nirman
@ Bhoomi Nirman
Proprietor
Madhuchandra Sen.
Utpal Biswas



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other legal process and generally to do and represent us before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.

15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our property building or documents, which may arise hereafter between us and any other person, firm or company on such terms as our said Attorney may think fit and proper.

16. To execute and registrar necessary Deed of Conveyance in favor of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid Development Agreement and other things, which our said Attorney shall consider necessary for conveying the said Developer's Allocation in favor of the intending purchaser or purchasers, fully and effectually in all respect as we could do the same by us personally and/or jointly.

17. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we, ourselves could do.

18. We do hereby ratify and confirm and agree and covenant with our said Attorney shall personally, lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorney.

Seema Cornelia.
Utpala Biswas
Arum Kumar Sen
Subin Kumar Sen
Chaitresh Sen
Nishu Chandra Sen.
Lily Sen
@ Lily Sen
Bhoomi Nirman
Sankar Nath Patra.
Proprietor




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19. We do hereby agree and confirm that our attorney in every respect if he wanted to do so and vice-versa in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer .That we both the parties have read over the contents of this power of Attorney and after understanding the contents of the same we admitted the same to have been correctly written as per our instructions and the contents of the same are true to the best of our knowledge and on our behalf we put our signatures on this Power of Attorney on this day i.e. the Fifth day of December, 2024 out of our free will and consent and in sound state of mind before the available witness.

Seema Cornelius @ Seema Sen
Utpala Biswas
Arum Kumar Sen

20. SCHEDULE OF THE ABOVE REFERRED TO

ALL the piece and parcel of the land measuring 30.811 decimals equal to 13420.00 sq. ft. land out of total 35.58 decimals equal to 15497.225 sq. ft. land which has been recorded 35.43 decimals in L.R. Parcha, situated within the District : Paschim Medinipur, P.O. and Municipality : Midnapore, Ward No. 03, Holding No. 639, 640 & 642 Mouza - Cantonment Barpathar, J.L. No. 168, present L.R. Khatian No. 749, 788, 797, 923, 331, 301 and 248, R.S. and L.R/Plot No. 273 be the same or title more or less on a bounded by;

Subir Kumar Sen
Chaitesh Sen
Madhubhanda Sen.
Bandyopadhyay
Narmita

21. Butted & bounded by;

To the North: Dhananjay Raut, Laxmikanta Hembram & Anil Chakraborty.

To the South: Municipal Road

To the East : CPIM Party Office, Parimal Majumdar

To the West : Sankar Kumar Rana & Lily Ray

Lily Sen
Bhoomi Nirman
Sub with Pata. @ Lily Sen
Proprietor




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05 DEC 2024

IN WITNESSESS WHEREOF WE THE SAID "PRINCIPALS" have
here unto signed, set and subscribed hands seal on this 05th Day of
December, 2024.

WITNESSES: -

1. Aavek Roy
S/o - Chandan Roy
Add - S-14/1, Saratpally,
P.O + P.S - Midnapore,
Dist - Paschim Medinipur

2. Sankar Das.
S/o Gopal Das.
VH + PS - Jamna.
P.S - Pingla.
Dist - Paschim Midnapore.
Pin - 721140

Drafted By:

Diptendu Ghosh

Diptendu Ghosh (Advocate)

Judges Court, Paschim Midnapore.

Typed By:

Aavek Roy
Aavek Roy.

S-14/1, Saratpally,

Paschim Midnapore.

This deed consists of 14 pages, including 1 stamp papers and two
witnesses which shall consist of this **DEED**.

Arum Kumar Sen

Bhoomi Nirman
Sudhanta Patra
Proprietor

Suhir Kumar Sen
Madhuchhanda Sen.
Gsitesh Sen
Seema Cornelius Seema Sen
Utpala Biswas
@ Lilly Sen
Lily Sen
Arum Kumar Sen
Namita Bandyopadhyay

SIGNATURE OF THE EXECUTANTS.

Bhoomi Nirman
Sudhanta Patra
Proprietor

SIGNATURE OF THE CONSTITUTED

ATTORNEY.

Diptendu Ghosh, M.A.L.L.B. (Advocate)
Enrolment No. F-1065 / 2003
"SHANTAGADADHAR BHABHAN"
W/A-1, Aurobinda Nagar, Midnapur.
Dist. - Paschim Medinipur, Pin-721101
M-8536871371 / 9002524943

Madhuchhanda Sen.
Suhir Kumar Sen
Gsitesh Sen

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Seema Cornelius. @ Seema Sen

Utpala Biswas

Lily Sen @ Lilly Sen

Seema Cornelius. @ Seema Sen.
Utpala Biswas
Lily Sen
Arum Kumar Sen
Gsitesh Sen
Madhuchhanda Sen.
Bhoomi Nirman
Sudhanta Patra
Proprietor



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SITE PLAN SHOWING AREA FOR POWER OF ATTORNEY ON R.S. & L.R. PLOT No.- 273 (P)
MOUZA - CANTONMENT BARPATHAR, J.L. No.- 168, P.S.- MIDNAPORE, DIST.- PASCHIM MEDINIPUR,
WITHIN WARD No.- 03, OF MIDNAPORE MUNICIPALITY.

NAME OF OWNERS:- 1) Sri. SUBIR KUMAR SEN, S/O LATE SUSHIL KUMAR SEN, 2) Miss. MADHUCHHANDA SEN, D/O LATE SUSHIL KUMAR SEN, 3) Smt. NAMITA BANDYOPADHYAY, W/O LATE SAKTI BRATA BANDYOPADHYAY 4) Smt. UTPALA BISWAS, W/O LATE MANOJ BISWAS, 5) Smt. LILY SEN, W/O LATE ACHINTYA KUMAR SEN, 6) Sri ASITESH SEN, S/O LATE ACHINTYA KUMAR SEN, 7) Sri ARUN KUMAR SEN, S/O LATE ACHINTYA KUMAR SEN, & 8) SMT SEEMA SEN @ SEEMA CORNELIUS, D/O LATE ACHINTYA KUMAR SEN, LOCAL ADDRESS OF ALL - NAJURLPALLY, KUIKOTA, P.O. & P.S. - MIDNAPORE, DIST.- PASCHIM MEDINIPUR, PIN - 721101.

NAME OF DEVELOPER :- 'BHOOMI NIRMAN' PROPRIETOR OF SRI SUBRATA PATRA, S/O- LATE SRIMANTA PATRA, AT ASHUTOSH NAGAR, P.O. & P.S.- MIDNAPORE, DISTRICT- PASCHIM MEDINIPUR, PIN- 721101.

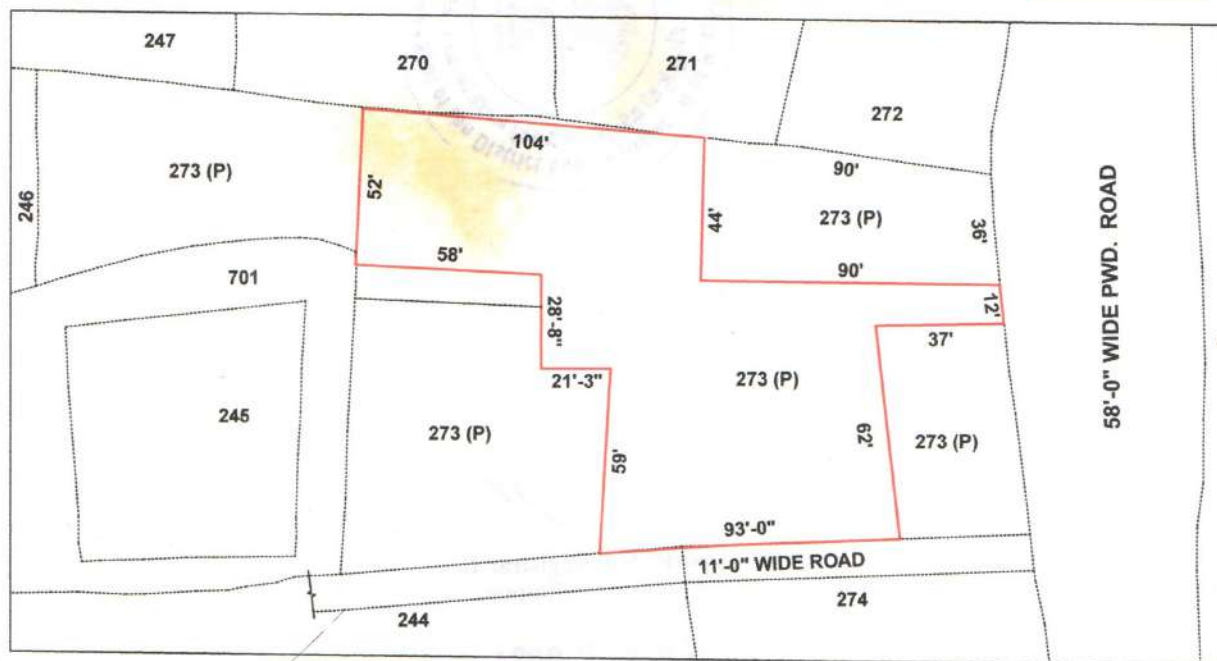


SCALE :- 1 : 600

SCHEDULE OF LAND

R.S./L.R. PLOT	AREA IN	
PLOT No.	Sft.	Acres
273 (P)	13420.00	30.811

AREA OF LAND SHOWN THUS -



Subir Kumar Sen

Asitesh Sen

Seema Cornelius Seema Sen.

Madhuchhanda Sen.

Utpala Biswas

Lily Sen @ Lilly Sen

Namita Bandyopadhyay

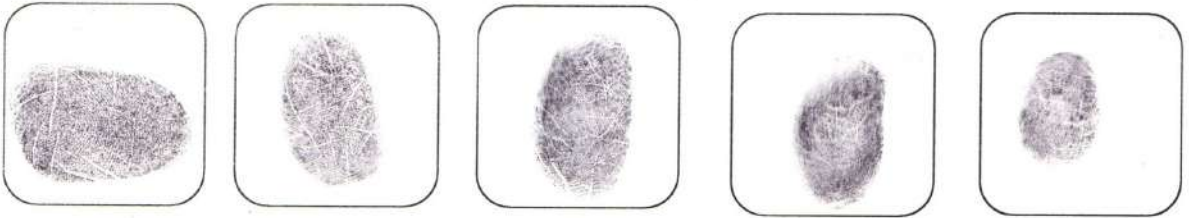
DRAWN BY

P. Sahoo

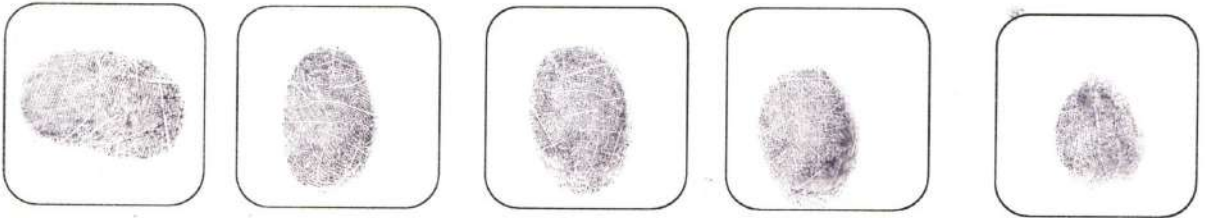
P. Sahoo
Surveyor
Midnapore

Bhoomi Nirman
Subrata Patra
Proprietor

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Suhis Kumar Sen
.....

Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Madhusen Sen
.....

Signature



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District Sub Registrar-II
Paschim Medinipur

05 DEC 2024

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Tramita Bandyopadhyay
.....

Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Utpala Biswas
.....

Signature




District Sub Registrar-II
Paschim Medinipur

05 DEC 2024

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Lily Sen
@ Lilly Sen

Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Asitesh Sen
.....

Signature



Handwritten signature

District Sub Registrar-II
Paschim Medinipur

05 DEC 2024

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Arum Kumar Sen
.....

Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Seema Corneliu @ seema sen.
.....

Signature



M

District Sub Registrar-II
Paschim Medinipur

05 DEC 2024

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Bhoomi Nirman
Subrata Patra
.....*Proprietor*.....

Signature



[Handwritten signature]

District Sub Registrar-II
Paschim Medinipur

05 DEC 2024

Major Information of the Deed

Deed No :	I-1002-08485/2024	Date of Registration	05/12/2024
Query No / Year	1002-8003090164/2024	Office where deed is registered	
Query Date	05/12/2024 3:44:45 PM	D.S.R. - II PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Chandan Roy S-14/1, Saratpally,Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 8918981622, Status :Deed Writer		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 3,73,24,507/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100208484/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

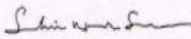
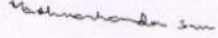
Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Cantanment Barpathar, Pin Code : 721101

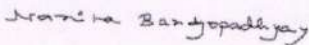
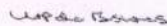
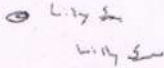
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-273	RS-749	Commercial	Vastu	5.131 Dec		62,15,704/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-273	RS-788	Commercial	Vastu	5.13 Dec		62,14,492/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-273	RS-797	Commercial	Vastu	5.13 Dec		62,14,492/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L4	RS-272	RS-923	Commercial	Vastu	5.12 Dec		62,02,378/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L5	RS-331	RS-331	Commercial	Vastu	2.74 Dec		33,19,241/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :

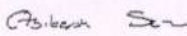
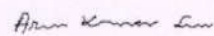
L6	RS-273	RS-301	Commercial	Vastu	2.75 Dec		33,31,356/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L7	RS-273	RS-248	Commercial	Vastu	2.75 Dec		33,31,356/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L8	RS-273	RS-331	Commercial	Vastu	2.06 Dec		24,95,488/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			30.811Dec	0 /-	373,24,507 /-	
		Grand Total :			30.811Dec	0 /-	373,24,507 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Subir Kumar Sen (Presentant) Son of Late Sushil Kumar Sen Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office	 05/12/2024	 Captured LTI 05/12/2024	Signature  05/12/2024
Najrulpally, Kuikota, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Christian, Occupation: Retired Person, Citizen of: India , PAN No.:: akxxxxxx9c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office				
2	Name Madhuchhanda Sen Daughter of Late Sushil Kumar Sen Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office	 05/12/2024	 Captured LTI 05/12/2024	Signature  05/12/2024

92/A, Jaigir Ghat Road, Block/Sector: Neel Deep Apartment, Flat No: e, City:- Kolkata, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063
 Sex: Female, By Caste: Christian, Occupation: Retired Person, Citizen of: India , PAN No.:: alxxxxx8e, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024
 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Namita Bandyopadhyay Wife of Late Saktibrata Bandyopadhyay Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office		 Captured	
		05/12/2024	LT1 05/12/2024	05/12/2024
4A, Ramaniyam Pushkar Phase 1, Dr Kalignar Salai, City:- Not Specified, P.O:- Shollinganallur, P.S:-NEELANGARAI, District:-Kancheepuram, Tamil Nadu, India, PIN:- 600119 Sex: Female, By Caste: Christian, Occupation: Retired Person, Citizen of: India , PAN No.:: adxxxxxx8j, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Utpala Biswas Wife of Late Manoj Biswas Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office		 Captured	
		05/12/2024	LT1 05/12/2024	05/12/2024
38/1, Nainan Para Lane, City:- Baranagar, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Christian, Occupation: House wife, Citizen of: India , PAN No.:: azxxxxxx5k, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Lily Sen, (Alias: Lilly Sen) Wife of Late Achintya Kumar Sen Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office		 Captured	
		05/12/2024	LT1 05/12/2024	05/12/2024
Amarnath Apartment, Budha Bathe Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Female, By Caste: Christian, Occupation: Retired Person, Citizen of: India , PAN No.:: gxxxxxxx1l, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office				

6	Name Asitesh Sen Son of Late Achintya Kumar Sen Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	05/12/2024	LTI 05/12/2024	05/12/2024	
Amarnath Apartment, Budha Bathe Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India , PAN No.:: avxxxxxx7J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office				
7	Name Arun Kumar Sen Son of Late Achintya Kumar Sen Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	05/12/2024	LTI 05/12/2024	05/12/2024	
11/1B, RBC Road, Block/Sector: Stephens Enclave, Flat No: 2C, 1st Floor, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Christian, Occupation: Retired Person, Citizen of: India , PAN No.:: ajxxxxxx5q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office				
8	Name Seema Cornelius, (Alias: Seema Sen) Wife of Lesley Cornelius Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	05/12/2024	LTI 05/12/2024	05/12/2024	
Amarnath Apartment, Phase II, Budha Bathe Road,, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Female, By Caste: Christian, Occupation: House wife, Citizen of: India , PAN No.:: ajxxxxxx7I,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BHOOMI NIRMAN Ashutosh Nagar, Kuikota, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: AJxxxxxx0P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Subrata Patra Son of Late Srimanta Patra Date of Execution - 05/12/2024, , Admitted by: Self, Date of Admission: 05/12/2024, Place of Admission of Execution: Office	Photo  Dec 5 2024 4:16PM	Finger Print  Captured LTI 05/12/2024	Signature  05/12/2024
Ashutosh Nagar, Kuikota, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxx0p,Aadhaar No Not Provided Status : Representative, Representative of : BHOOMI NIRMAN (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aveek Roy Son of Shri Chandan Roy S-14/1 Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101	 05/12/2024	 Captured 05/12/2024	 05/12/2024
Identifier Of Subir Kumar Sen, Madhuchhanda Sen, Namita Bandyopadhyay, Utpala Biswas, Lily Sen, Asitesh Sen, Arun Kumar Sen, Seema Cornelius, Subrata Patra			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Subir Kumar Sen	BHOOMI NIRMAN-5.131 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Madhuchhanda Sen	BHOOMI NIRMAN-5.13 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Namita Bandyopadhyay	BHOOMI NIRMAN-5.13 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Utpala Biswas	BHOOMI NIRMAN-5.12 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Lily Sen	BHOOMI NIRMAN-2.74 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Asitesh Sen	BHOOMI NIRMAN-2.75 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Arun Kumar Sen	BHOOMI NIRMAN-2.75 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Seema Cornelius	BHOOMI NIRMAN-2.06 Dec

On 05-12-2024

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 15:50 hrs on 05-12-2024, at the Office of the D.S.R. - II PASCIM MIDNAPORE by Subir Kumar Sen , one of the Executants.

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 3,73,24,507/-

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

Execution is admitted on 05/12/2024 by 1. Subir Kumar Sen, Son of Late Sushil Kumar Sen, Najrulpally, Kuikota, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Christian, by Profession Retired Person, 2. Madhuchhanda Sen, Daughter of Late Sushil Kumar Sen, 92/A,Jaigir Ghat Road, Sector: Neel Deep Apartment, Flat No: e, P.O: Thakurpukur, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Christian, by Profession Retired Person, 3. Namita Bandyopadhyay, Wife of Late Saktibrata Bandopadhyay, 4A, Ramaniyam Pushkar Phase 1, Dr Kalignar Salai, P.O: Shollinganallur, Thana: NEELANGARAI, , Kancheepuram, TAMIL NADU, India, PIN - 600119, by caste Christian, by Profession Retired Person, 4. Utpala Biswas, Wife of Late Manoj Biswas, 38/1, Nainan Para Lane, P.O: Baranagar, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Christian, by Profession House wife, 5. Lily Sen, Alias Lilly Sen, Wife of Late Achintya Kumar Sen, Amarnath Apartment, Budha Bathe Road, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Christian, by Profession Retired Person, 6. Asitesh Sen, Son of Late Achintya Kumar Sen, Amarnath Apartment, Budha Bathe Road, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Christian, by Profession Business, 7. Arun Kumar Sen, Son of Late Achintya Kumar Sen, 11/1B, RBC Road, Sector: Stephens Enclave, Flat No: 2C, 1st Floor, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Christian, by Profession Retired Person, 8. Seema Cornelius, Alias Seema Sen, Wife of Lesley Cornelius, Amarnath Apartment, Phase II, Budha Bathe Road,, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Christian, by Profession House wife
Indetified by Mr Aveek Roy, , Son of Shri Chandan Roy, S-14/1 Saratpally, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

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

Execution is admitted on 05-12-2024 by Subrata Patra, PROPRIETOR, BHOOMI NIRMAL, Ashutosh Nagar, Kuikota, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101
Indetified by Mr Aveek Roy, , Son of Shri Chandan Roy, S-14/1 Saratpally, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 13478, Amount: Rs.100.00/-, Date of Purchase: 04/12/2024, Vendor name: Satya Charan Ghosh
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-



Sudikshit Roy Barma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1002-2024, Page from 162164 to 162193

being No 100208485 for the year 2024.



Sudikshit Roy Barma

Digitally signed by Sudikshit Roy Barma
Date: 2024.12.06 17:11:57 +05:30
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 06/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE

West Bengal.