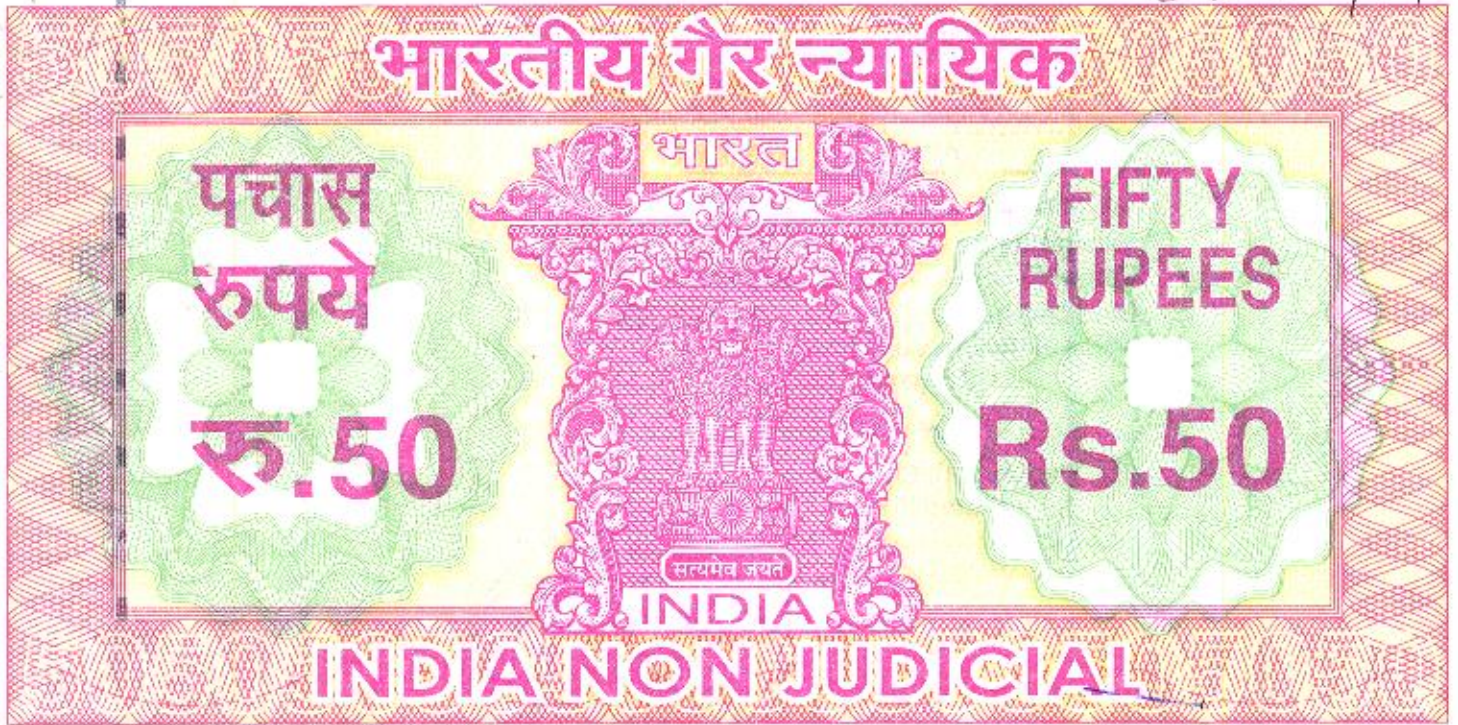


12106

P12001/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 852430

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Paschim Bardhaman

03 DEC 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN by these presents that I, **MRS. ANJANA MAJUMDAR**, daughter of Ramananda Chakraborty, by faith-Hindu, by occupation-Others, by nationality-Indian, resident of Gol Park, DPL Township, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman, West Bengal, PIN-713202, do hereby state and declare as follows:

AND

represented by any of its partners, which firm is hereinafter referred to and called as the "**DEVELOPER**" (which term/expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successors-in-office, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS the Scheduled Land (i.e. the land described in the schedule below) is my property and I, upon became owner of the same, am holding and possessing the same as the sole and absolute owner and possessor of the same;

AND WHEREAS I have entered into a Development Agreement for development, promotion, construction and erection of multi-storied building(s) on the Scheduled Land with **TM BUILDERS**, a partnership firm within the meaning of law, having its office at Sanjib Sarani, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman, West Bengal, PIN-713201, consisting of two partners, namely, **(1) MR. TOTAN KARMAKAR**, son of Sukumar Karmakar, by faith-Hindu, by occupation-Business, by nationality-Indian, resident of Karangapara, D-Math, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman, West Bengal, PIN-713201, and

(2) **MR. MANAS DEY**, son of Lakshman Kumar Dey, by faith- Hindu, by occupation-Business, by nationality-Indian, resident of Shantiban Park, Sanjib Sarani, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman, West Bengal, PIN-713201, represented by any of its partners, and the said Development Agreement has duly been registered as Deed No. I-11743 for the year 2024 with the ADSR, Durgapur;

AND WHEREAS I wanted to nominate, constitute and appoint the said Partnership Firm as my lawful attorney to do and perform all such acts, deeds and things for and on my behalf as may be necessary for execution of the development project;

AND WHEREAS the Developer, TM Builders, accepted such proposal made by me and, as such, this Development Power of Attorney is being executed and granted by me in favour of the Developer;

NOW, THEREFORE, I hereby nominate, constitute and appoint the said **TM BUILDERS**, a partnership firm within the meaning of law, having its office at Sanjib Sarani, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman, West Bengal, PIN-713201, consisting of two partners, namely, **(1) MR. TOTAN KARMAKAR**, son of Sukumar Karmakar, by faith-Hindu, by occupation-Business, by nationality-Indian, resident of Karangapara, D-Math, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman, West Bengal, PIN-713201, and **(2) MR. MANAS DEY**, son of Lakshman Kumar Dey, by faith- Hindu, by occupation-Business, by

nationality-Indian, resident of Shantiban Park, Sanjib Sarani, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman, West Bengal, PIN-713201, represented by any of its partners, represented by either of the partners, as my lawful attorney to do and perform all acts, deeds and things for and on my behalf, including the following acts, deeds and things:-

1. To manage and supervise development, promotion, erection and construction of the multi-storied building(s) to be developed, promoted, erected, constructed and raised on the Scheduled Land at the cost of the Developer in terms of the aforesaid Development Agreement (i.e. Development Agreement registered as Deed No. I-11743 for the year 2024 with the ADSR, Durgapur.
2. (i) To represent me before the concerned Registrar for registering the Sale Deeds/Lease Deeds or otherwise Deeds or documents meant to transfer any right, title or interest in any Flat/Apartment/Parking Space in the said multi-storied building(s), (ii) to sign and execute all such Deeds and documents in respect of the Developer's Areas/Allocation, (iii) to present all such Deeds and documents for registration before the concerned Registrar, (iv) to admit the signature and execution of all such Deeds and documents, and (v) to do and perform all other acts, deeds and things as may be necessary for execution and completion of registration of all such Deeds and documents, provided that such Deeds and documents are not pertaining to any Flat/Apartment/Parking Space allocated to me under the aforesaid Development

✓
F.C. Chatterjee Adv.

Agreement:

Provided that nothing herein shall entitle the Developer to sale, lease out or otherwise transfer or to sign, execute any Sale Deed, Lease Deed or otherwise Deed or document in respect of the Land Owners' Allocation in the project.

3. To invite and accept bookings from the prospective buyers and to collect, accept and appropriate the booking moneys, advances and consideration moneys, in part or in full, in respect of the Flats/Apartments/Parking Spaces in the said multi-storied building(s), not being the Flats/Apartments/Parking Spaces allocated to me under the aforesaid Development Agreement.
4. To prepare, sign, execute and verify all petitions, applications and other documents, and also to raise objections before the appropriate authorities, for all licenses, permissions, consents etc. in connection with initiating, continuing and completing the development, promotion, erection, construction and erection of the multi-storied building(s) on the Scheduled Land in terms of the aforesaid Development Agreement.
5. If any legal proceeding is required to be taken in connection with work of development or construction or if any legal action is taken against me in connection with the work of development or construction, to prosecute and defend such legal proceeding or action and, for that purpose, to sign, verify and file all petitions, applications, pleadings, affidavits etc., to engage advocates and also to do and perform all other

T.G. Ghosh
Adv.

acts, deeds and things required to be done and performed in that behalf.

6. To settle all disputes, if any, arising out of or in respect of the construction project on the Scheduled Land.
7. To appear before any office or authority, be a statutory or constitutional office or authority, or any Govt. office or the Municipal Corporation to represent me in any matter regarding the proposed development and construction on the Scheduled Land.

AND I DO HEREBY AGREE that I shall ratify all the acts, deeds and things done by my said attorney by exercising the power given under these presents.

IT IS HEREBY DECLARED that, by virtue of this Power of Attorney, my said attorney shall not own any right, title or interest over and above the Scheduled Land.

IT IS HEREBY FURTHER DECLARED that this Power of Attorney is revocable in nature, but shall not be revoked by me for any reason or on any ground whatsoever until my said attorney completes the development work and puts the buyers/transferees/third parties in possession of the flats/units pertaining to the Developer's allocation in the said multi-storied building(s), and until the registration of all Deeds and documents in favour of those buyers/transferees/third parties is completed by my said attorney.

SCHEDULE

(Description of the land to be developed)

ALL THAT the piece and parcel of *Baid* land measuring 10.50 decimals in Mouza Birbhanpur, J.L. No. 91, P.S. Coke-Oven, Dist. Paschim Bardhaman, appertaining to L.R. Plot No. 2000, recorded in L.R. Khatian No. 149, falling under the jurisdiction of Durgapur Municipal Corporation, identified as Holding No. 415, Ward No. 43, in Rabindra Pally, Durgapur, Paschim Bardhaman, West Bengal, PIN: 713201.

The land is butted and bounded—

in the North:- by properties of others,

in the South:- by properties of others,

in the East:- by 12' wide road, and

in the West:- by Nadiha main road.

IN WITNESS WHEREOF, the parties hereto set and subscribe their respective hands hereunto on this 03rd day of the month of December, 2024.

Anjana Majumdar
(ANJANA MAJUMDAR)

ACCEPTED BY:

T. M. BUILDERS

Totan Karmakar
Partners
(TOTAN KARMAKAR)

T. M. BUILDERS
Manas Deo
(MANAS DEY)

WITNESSES:

1. *Shri. Nikhil Chosh*
S/o. Nikhil Chosh
A/C M-124A Cokeour Colony
Durgam - 713202

2. *Tapan Kumar Adhikari*
Bridgman Ahir,
Durgam 713211

Drafted by:

Krishna Gopal Chakraborty
Advocate, Durgam Court
ENL. NO. WB/952/2014

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Brijana Majumdar

Colour Passport size photograph, finger prints of both the hands is attested.

Brijana Majumdar

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Ratan Kumar

Colour Passport size photograph, finger prints of both the hands is attested.

Ratan Kumar

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



[Signature]

Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

DETAILS OF IDENTIFIER WITH PHOTO

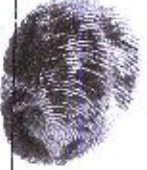
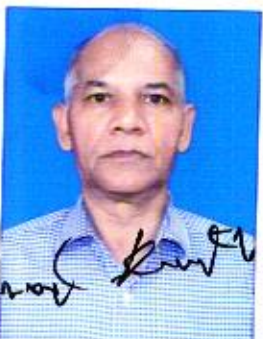
(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Mrinal Kanti Ghosh
2. FATHER/ HUSBAND NAME : Mrinal Ghosh
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : AGN-126/A Coker Oven Colony
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) AGN-126/A Coker Oven Colony
POST OFFICE (পোস্ট অফিস) Durgam
POLICE STATION (থানা) Coker oven PIN 713202
DISTRICT (জেলা) Burdwan STATE (রাজ্য) W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 2319 7079 6313
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Mrinal Kanti Ghosh as identifier identifying the executants
of the concerned deed (Query No.) 8 / 3055442 / 2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						 <u>Mrinal Kanti Ghosh</u>
RIGHT HAND						

Mrinal Kanti Ghosh
IDENTIFIER SIGNATURE

Major Information of the Deed

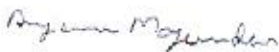
Deed No :	I-2306-12001/2024	Date of Registration	03/12/2024
Query No / Year	2306-8003055442/2024	Office where deed is registered	
Query Date	02/12/2024 7:17:29 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Soumitra Sengupta Kolkata High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7001470760, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 60,13,634/-		
Stampduty 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):- 230611743/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Nadiha Road, Mouza: Birvhanpur, Pin Code : 713201

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-2000	LR-149	Vastu	Vastu	10.5 Dec		60,13,634/-	Width of Approach Road: 52 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					10.5Dec	0 /-	60,13,634 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs ANJANA MAJUMDAR (Presentant) Daughter of Mr RAMANANDA CHAKRABORTY Executed by: Self, Date of Execution: 03/12/2024 , Admitted by: Self, Date of Admission: 03/12/2024 ,Place : Office		 Captured	
		03/12/2024	LTI 03/12/2024	03/12/2024

GOLPARK, D P L TOWNSHIP, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: AMxxxxxx5J, Aadhaar No: 22xxxxxxxx8968, Status :Individual, Executed by: Self, Date of Execution: 03/12/2024 , Admitted by: Self, Date of Admission: 03/12/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	T M BUILDERS SANJIB SARANI, DURGAPUR, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx3G, 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
	Mr TOTAN KARMAKAR Son of SUKUMAR KARMAKAR Date of Execution - 03/12/2024 , Admitted by: Self, Date of Admission: 03/12/2024, Place of Admission of Execution: Office		 Captured Dec 3 2024 3:18PM LTI 03/12/2024	 03/12/2024
KARANGAPARA, D MATH, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: BAxxxxxx5J, Aadhaar No: 48xxxxxxxx8730 Status : Representative, Representative of : T M BUILDERS (as partner)				
2	Name	Photo	Finger Print	Signature
	Mr MANAS DEY Son of Mr LAKSHMAN KUMAR DEY Date of Execution - 03/12/2024 , Admitted by: Self, Date of Admission: 03/12/2024, Place of Admission of Execution: Office		 Captured Dec 3 2024 3:18PM LTI 03/12/2024	 03/12/2024
SHANTIBAN PARK, SANJIB SARANI, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AGxxxxxx0Q, Aadhaar No: 77xxxxxxxx5027 Status : Representative, Representative of : T M BUILDERS (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mrinal Kanti Ghosh Son of Nikhil Ghosh AGN : 26/a, COKE OVEN COLONY, City:- Durgapur, P.O:- DURGAPUR, P.S:- Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713202		 Captured	
	03/12/2024	03/12/2024	03/12/2024
Identifier Of Mrs ANJANA MAJUMDAR, Mr TOTAN KARMAKAR, Mr MANAS DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJANA MAJUMDAR	T M BUILDERS-10.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Nadiha Road, Mouza:
Biryanpur, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2000, LR Khatian No:- 149	Owner:অসম মজুমদার, Gurdian:অসিত . Address:বির , Classification:বাহ. Area:0.10500000 Acre.	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230612001 / 2024

On 03-12-2024

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 15:08 hrs on 03-12-2024, at the Office of the A.D.S.R. DURGAPUR by Mrs ANJANA MAJUMDAR, 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 80,13,634/-

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

Execution is admitted on 03/12/2024 by Mrs ANJANA MAJUMDAR, Daughter of Mr RAMANANDA CHAKRABORTY, GOLPARK, D P L TOWNSHIP, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Others

Identified by Mr Mrinal Kanti Ghosh, , Son of Nikhil Ghosh, AGN 126/a, COKE OVEN COLONY, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by profession Others

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

Execution is admitted on 03-12-2024 by Mr TOTAN KARMAKAR, partner, T M BUILDERS, SANJIB SARANI, DURGAPUR, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Identified by Mr Mrinal Kanti Ghosh, , Son of Nikhil Ghosh, AGN 126/a, COKE OVEN COLONY, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by profession Others

Execution is admitted on 03-12-2024 by Mr MANAS DEY, partner, T M BUILDERS, SANJIB SARANI, DURGAPUR, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Identified by Mr Mrinal Kanti Ghosh, , Son of Nikhil Ghosh, AGN 126/a, COKE OVEN COLONY, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by profession Others

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 7.00/-

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/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 4867, Amount: Rs.50.00/-, Date of Purchase: 02/12/2024, Vendor name: SOVNATH CHATTERJEE

Santanu Pal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 219963 to 219978

being No 230612001 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.12.06 12:10:44 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 06/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.