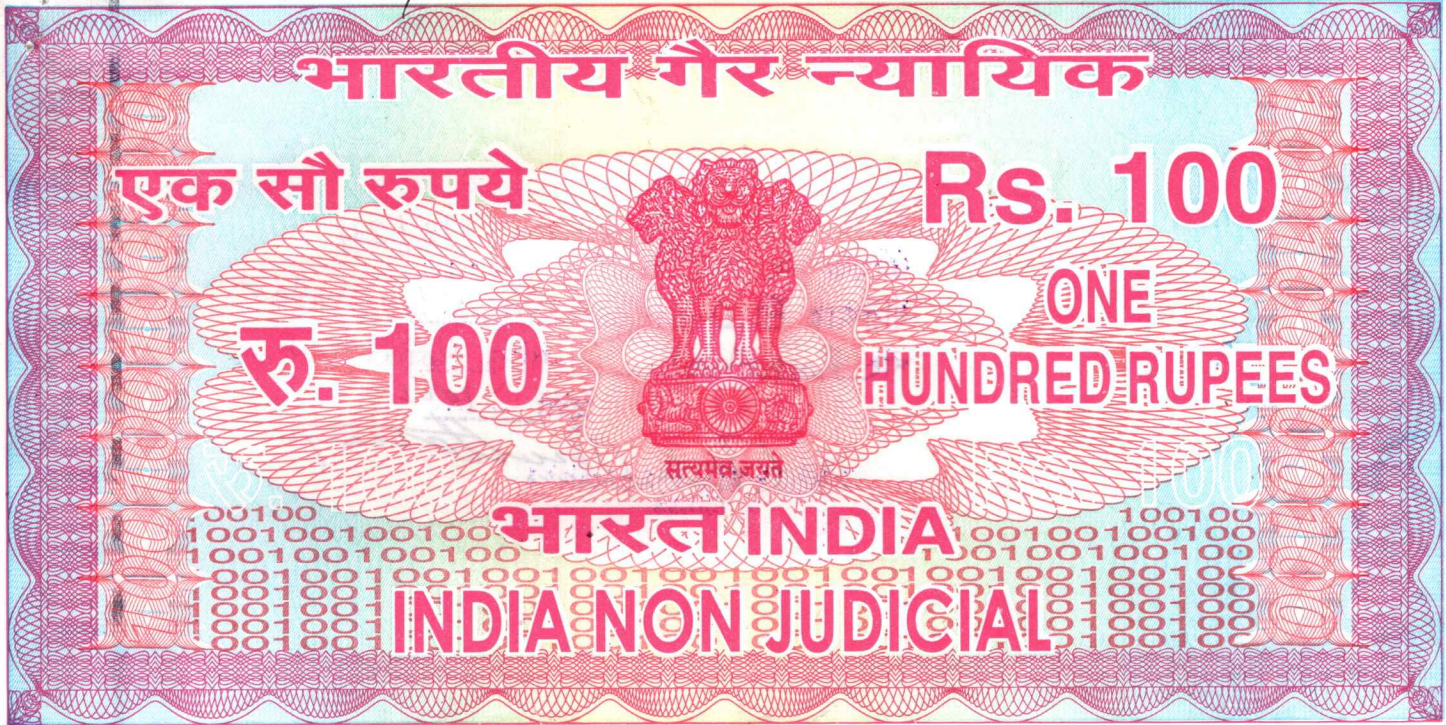


✓ SL No - 656/2024

I-642/2024



पश्चिम बंगाल WEST BENGAL

AP 876893

Q.8000366701/2024

Notarized that the document is
limited to Registration. The
signature sheet and the
attestation sheet's attached
with this document are the part
of the document.

08/02/24

Onkar Nath Majumder

DEVELOPMENT POWER OF ATTORNEY AFTER EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT

BY THIS POWER OF ATTORNEY I, **Sri Onkar Nath Majumder** son of Late Manoj Mohan Majumder, (PAN-AFOPM5068H, Epic No. CGC4078671), Hindu by religion, Indian citizen, Business by occupation, residing at CC78A, Narayantala East, Rajarhat, Gopalpur M, Aswini Nagar, P.O. Aswini Nagar, P.S. Rajarhat and Dist. North 24 Parganas, Pin-700059, West Bengal, (herein after called to referred to as the Principal/Executent) do hereby appoint Sri Basuprada Banerjee (PAN-AIVPB5316K, Epic No. FTZ2518488) son of Late Banshidhari Banerjee, Hindu by religion, Indian citizen, business by occupation, residing at Malir bagan, Cook's Compound, Purulia, P.O. Purulia, P.S. Purulia (T) Dist-Purulia, West Bengal herein after referred to as the Attorney) being one of the partners of **B.B. CONSTRUCTION** as my attorney in my name and on my behalf to do interalia the following acts, deeds and things viz:-

Contd.....P/2

ক্রমিক নং 29207 112/24
খরিদদার শ্রী Omkarnath Majumdar
সং Rajarhat থানা Rajarhat.
মূল্য 100/-
ABDAS BHATTACHARYA
Purulia



2

Additional District
Sub-Registrar

- 8 FEB 2024

Purulia (W.B.)

WHEREAS the property in Mouza Nadiha, being J.L. No. 291/3 in the District of Purulia under Purulia Municipality Ward No. 6, being Holding no. 531 situated at Amdiha Road, recorded under R.S. Khatian No. 720, being the R.S./L.R. Plot No. 2505, measuring a total landed area of 3 Cottahs 5 Chattaks 27 Sq.ft. specifically mentioned in the schedule herein below have been owned and possessed by the present Principal herein.

AND

WHEREAS for the purpose of Development of the said property mentioned in the schedule herein below I the principal have already entered into a registered deed of development agreement being no 625, Dated 08-02-2024, registered at the office of the A.D.S.R. Purulia with B.B. CONSTRUCTION a partnership firm, having its registered office at Malir Bagan, Cooks-Compound, Purulia, P.O. Purulia, P.S. Purulia (T) and Dist. Purulia, West Bengal, which has been executed by me as the owner of the one part on the one hand and by said Sri Basuprada Banerjee son of Late Banshidhari Banerjee as one of the partners of the said Company as the developers of the other part on the other hand and according to the self same deed of development agreement, I have already declared that after the execution of the development agreement on request of the partners of the said Company I will execute a development Power of Attorney on behalf of the said partner to develop my aforesaid schedule property and in compliance of the said deed of development agreement, I have constituted the aforesaid partner of the developer as my Lawfull Attorney to do all acts, things, and deeds on my behalf in respect of the schedule property as stated hereunder.

NOW THESE PRESENTS WITNESSES that I do and doth hereby nominate, constitute and appoint said attorney as my true and lawful attorney to do and perform following acts, things namely :

1. To develop the schedule property by constructing multistoried commercial-cum-residential building or in any manner as per sanctioned plan sanctioned by the Purulia Municipality and or any other competent authority.
2. To look after, manage, supervise and administer the affairs of our SAID PROPERTY and protect my interest and share in the aforesaid Landed Property.

[3]

Continued

3. To appear on my behalf before the Purulia Municipality, Urban Land Ceiling Authority, Income-Tax Authority and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps to submit, sign, verify and to receive back all Plans, petitions, applications, forms, challans, receipts etc. on my behalf.
4. To carry into effect and perform all contracts or agreements entered into by myself with any person/persons firm or association.
5. To apply for, submit plans for sanction of the Building Plan and to obtain the Building Plan/Plans duly sanctioned by the Purulia Municipality or any other Competent Authority.
6. To make contract or Agreement for sale of the SAID PROPERTY or part thereof with any person/persons/firm/association at such rate or price my said Attorney shall deem fit and proper.
7. To sell, convey, transfer the share of the developer's allocated portion as agreed between me in the registered deed of development agreement being no. 625, Dated 08-02-2024, wholly or partly thereof to the intending buyer/buyers on receipt of advance money or full consideration money thereof.
8. To execute and sign any contract or Agreement on my behalf and on as well as their own allocated portions on receipt of advance money or part payment of the consideration money and to grant valid receipt or discharge for the same.
9. To execute any deed of conveyance or conveyances of their allocated portions fully or partly in favour of the intending Purchaser/Purchasers and to sign and verify all such deeds, documents as and when such occasion will arise.
10. To present any Deed of Conveyance or Conveyances for registration before any Registration authority within the territory of Indian Union either Registrar of Assurances Kolkata, District Registrar, sub-Registrar, Additional District Sub-Registrar Purulia and also any registering authority having jurisdiction and admit execution, to have the conveyance or conveyances registered and to do all acts, deeds, things which my said Attorney shall consider necessary for conveying their allocated portions either wholly or partly thereof to the said Purchaser/Purchasers as fully and effectually in all respects.

[4]

Don't forget to sign

11. To receive back any Deed or document from any court or office on proper and valid receipt.
12. To appear in all the Courts either civil, criminal, Revenue, Original, Revisional, or appellate, in the Registration Offices and in any other office and to sign and verify Vakaltnama, Ekrarnama, Povernama etc. and to file plaint, complaint, written statements, verification, affidavit, show cause petition, objection petition before any Magistrate, either Judicial Magistrate Executive Magistrate, District Magistrate, Additional District magistrate or before any sub-Judge, Munsiff, District Judge, Sessions Judge, District Delegate.
13. To institute any case, suit or proceeding before any Court of Law against any person, firm, association or any authority.
14. To appoint and constitute on my behalf pleader, Advocate or any legal practitioner or agent whenever my said Attorney shall think proper to do so and to discharge them.
15. To conduct, defend, and contest all cases, suits and proceedings instituted by any person, firm, association or any authority.
16. To compound, compromise, settle and submit for arbitration all suits, cases, proceedings, claims, demands etc. arising in course of or in relation to the management, supervision and transfer of the said Property.
17. To sign, verify and file applications for execution of decree or orders of any court.
18. To prefer appeal, motion, revision before any Higher Court against any order or judgement passed by any Lower Court.
20. To appear and to file claim petition before the Land Acquisition Authority in case the said Property or any part thereof is acquired or requisitioned by the Govt. of West Bengal or any other statutory authority and to receive the compensation as per the respective allocatted area which have been recited in the Development Agreement, Dated 08-02-2024.
21. The Attorney shall not sell and or transfer my share which has been stated as owner's allocation in the aforesaid deed of development agreement Dated 08-02-2024 and if they do so, they will be bound to pay my total (my share) sale consideration or deposit the same to my Bank Account immediatly and collect receipt thereof.

Contd.....P/5

[5]

Omprakash Majumdar

And generally to do all other acts, deeds and things which in the opinion of my said Attorney ought to be done and all acts, deeds and things lawfully done by my said Attorney shall be construed as my acts, deeds and things done by me as I am personally present and done the same myself in respect of the developer's allocation as per development agreement being No. 625 Dated 08-02-2024 and in no way my Attorney is permitted to do any Act deed or things in respect of my (owner's) allocated area and the attorney is strictly and absolutely prohibited to transfer any portion of my (owner's) allocated share in the building which is proposed to be constructed over the schedule property.

And I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney which will be done by virtue of this Power hereby conferred and on the strength of this Development Power of Attorney.

SCHEDULE

All that a landed property in **Mouza Nadiha** under the jurisdiction of Purulia Sub-Registry office within Purulia Town Police Station in Pargana Chharrah being J.L. No. 291/3 in the District of Purulia under Purulia Municipality Ward No. 6, being Holding no. 531 situated at Amdiha Road, recorded under **R.S. Khatian No. 720 (Seven Hundred Twenty)** being the **R.S./L.R. Plot No. 2505 (Two Thousand Five Hundred Five)** measuring a total landed area of **3 Cottahs 5 Chattaks 27 Sq.ft.** out of which the attorney being the partner of the developer in the Deed of Development Agreement being no. 625, Dated 08-02-2024 have been empowered only in respect of Developer's Allocated portion (Developer's Allocation) which have been agreed with the attorney being the partner of the developer through the said deed of Development Agreement, Dated 08-02-2024 as per the recital and terms and conditions of the said Deed of Development Agreement and the same has been Bounded by : North - Amdiha Road, on both the South and East - L/o B.B. Construction and on the West - H/o Nihar Chakraborty.

IN WITNESS WHEREOF I have hereto set and subscribed my hand and seal on this the 8th day of February, 2024.

Contd.....P/6

[6]

Note:- Signature with photo and Fingers' Print of the Principal/ Executant and Attorney are affixed on the specimen copy attached with this deed.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF :**

1. Ranjit Majhi
S/o Haradhan Majhi
Vil/ P.O - Sator.
P.S. - Apsa
Dist - Purulia.

Omkarnath Majhi

Signature of Principal

B. B. Construction
Bashprada Banerjee
Partner

Signature of Attorney

2. Bikash Mahato
Amla para, Purulia.

Scribe - The Deed has been drafted as per instruction of the parties and the writings of this deed read over and explained to the parties who having been fully understood the meaning and purport of this writings of this Deed, put their respective signatures and Fingers' impression by their own hand and fingers.

Malay Kumar Das
(Malay Kumar Das)

Deed Writer, Purulia.

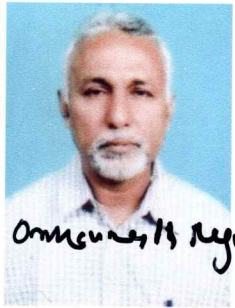




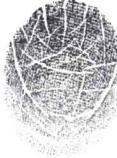
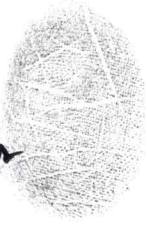









Licence No. 94.

Typed by

:

Jafar Sadique Ansari
(Jafar Sadique Ansari) of Purulia.

SPECIMEN FORM FOR PHOTO AND FINGERS' PRINT

Signature with Photo of the Principal					
 <p><i>Omar Al-Sayid</i></p>		Left Hand			
					
	Thumb	Index	Middle	Ring	Little
		Right Hand			
Fingers' Impression of my both hands: <i>Omar Al-Sayid</i>					
Signature with Photo of the Attorney					
 <p><i>Bashir Baniya</i></p>		Left Hand			
					
	Thumb	Index	Middle	Ring	Little
		Right Hand			
Fingers' Impression of my both hands: <i>Bashir Baniya</i>					

Major Information of the Deed



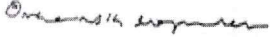
Deed No :	I-1402-00642/2024	Date of Registration	08/02/2024
Query No / Year	1402-8000366701/2024	Office where deed is registered	
Query Date	08/02/2024 4:11:16 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Malay Kumar Das Joynagar Purulia,Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, Mobile No. : 9635579521, Status :Deed Writer		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 27,85,860/-	
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]:- 140200625/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Amdiha Road, Mouza: Nadiha, , Ward No: 6, Holding No:531 Pin Code : 723102

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-2505	RS-720	Bastu	Bastu	3 Katha 5 Chatak 27 Sq Ft		27,85,860/-	Property is on Road , Project Name :
Grand Total :					5.5275Dec	0 /-	27,85,860 /-	

Principal Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Onkarnath Majumdar (Presentant) Son of Late Manoj Mohan Majumdar Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office		 Captured	
		08/02/2024	LTI 08/02/2024	08/02/2024

CC78A, Narayantala East, Rajarhat, Gopalpur M, Aswini Nagar, City:- Rajarhat-gopalpore, P.O:- Aswini Nagar, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B.B. CONSTRUCTION Malir Bagan, Cooks Compound, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 , PAN No.:: ABxxxxxx8B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Basuprada Banerjee Son of Late Banshidhari Banerjee Date of Execution - 08/02/2024, , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office		 Captured	
		Feb 8 2024 5:33PM	LTI 08/02/2024	08/02/2024
Malir Bagan, Cooks Compound, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Alxxxxxx6K,Aadhaar No Not Provided Status : Representative, Representative of : B.B. CONSTRUCTION				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjit Majhi Son of Mr Haradhan Majhi Village:- Satra, P.O:- Satra, P.S:-Arsa, District:-Purulia, West Bengal, India, PIN:- 723154		 Captured	
	08/02/2024	08/02/2024	08/02/2024
Identifier Of Mr Onkarnath Majumdar, Mr Basuprada Banerjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Onkarnath Majumdar	B.B. CONSTRUCTION-5.5275 Dec

Endorsement For Deed Number : I - 140200642 / 2024

On 08-02-2024

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 14:00 hrs on 08-02-2024, at the Office of the A.D.S.R. PURULIA by Mr Onkarnath 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 27,85,860/-

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

Execution is admitted on 08/02/2024 by Mr Onkarnath Majumdar, Son of Late Manoj Mohan Majumdar, CC78A, Narayantala East, Rajarhat, Gopalpur M, Aswini Nagar, P.O: Aswini Nagar, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business
Indetified by Mr Ranjit Majhi, , , Son of Mr Haradhan Majhi, P.O: Satra, Thana: Arsa, , Purulia, WEST BENGAL, India, PIN - 723154, by caste Hindu, by profession Others

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

Execution is admitted on 08-02-2024 by Mr Basuprada Banerjee,

Indetified by Mr Ranjit Majhi, , , Son of Mr Haradhan Majhi, P.O: Satra, Thana: Arsa, , Purulia, WEST BENGAL, India, PIN - 723154, 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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 29207, Amount: Rs.100.00/-, Date of Purchase: 01/02/2024, Vendor name: DEBDAS BHATTACHARYA



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2024, Page from 11672 to 11683

being No 140200642 for the year 2024.



Ruhul

Digitally signed by RUHUL AMIN
Date: 2024.02.09 16:38:23 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 09/02/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.