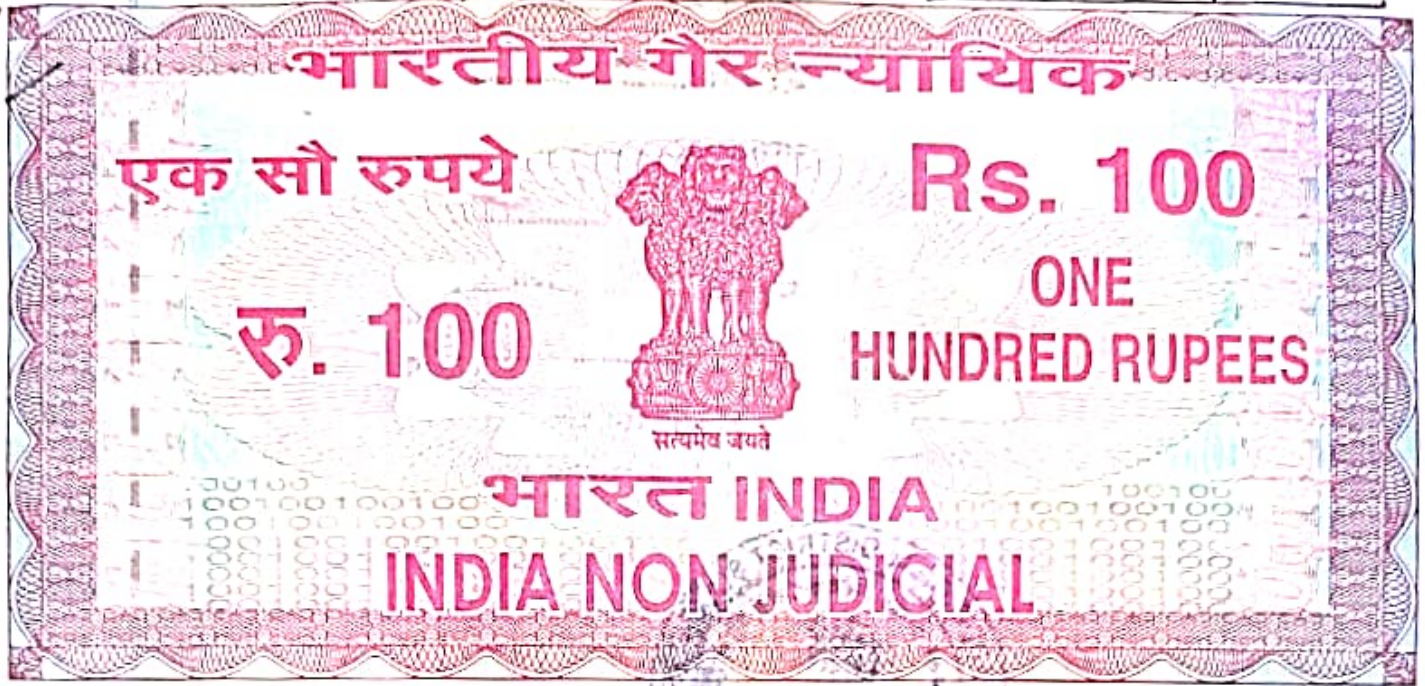


8LW-1417/2024

JAY BHOLE

L-010201432/2024.



पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

AH 102306

18.04.24,
15.50

D.No. 8000 919481/2024.

DEVELOPMENT POWER OF
ATTORNEY

AFTER REGISTERED DEVELOPMENT
AGREEMENT

Certified that the document is admitted for registration The signature sheet and the endorsement sheet (s) attached with the document are the part of this document

Additional District Sub-Registrar
Bankura

18 APR 2024

BETWEEN

MR. SRINIVASA RAO MOYILA, PAN - AGNPM9600M, AADHAAR No. 3264 2466 9412 Son of Satyanarayana Murthy Moyila, by faith Hindu, by Occupation Business, by Nationality Indian, residing at Flat No. 3C, Rakta Karabi Apartment, Kalyanpur Housing Asansole, Ramkrishna Mission, P.O. & P.S. Asansole, Dist. Paschim Burdwan, Pin - 713305. hereinafter referred to as the **LAND OWNER** (which expression shall unless otherwise excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors, and assigns) of the **FIRST PART**.

Contd.....P/2

दस्तावेज (अ.स.)

ক্রমিক নং- 2698

ইং তার. 12.7.2027

নাম Srinivasan Ramani

বাসস্থান Kalyanpur

থানা Hembar

মুদ্রা [Signature]

শ্রী দেবদাস মন্ডল

বাঁকুড়া সদর ম্যাজিস্ট্রেট



Additional District Sub-Registrar
Bankura

18 APR 2024

18 APR 2024

18 APR 2024

Supradip Das
S/o- Shyamal Das
ADD- Shikharipara, Bankura
P.O + P.S + DIST- Bankura
PIN - 722101

P/2

AND

INDCON DEVELOPER AND CONSTRUCTION PRIVATE LIMITED (PAN - AAFCI7163N) having registered office at Plot No. B/1, Holding No. 182, Kalyanpur Housing estate P.O. & P.S. Asansol, Dist. Paschim Burdwan, Pin - 713305. represented by one of Director MR. SANJIT GANGULY (PAN AJSPG3210D), AADHAAR NO. 2634 2860 9098 son of Asit Ganguly, residing at AS- 6/13/III, Kalyanpur Housing Ramkrishna Mission, Asansole, P.O. & P.S. Asansole, Dist. Paschim Burdwan, Pin - 713305 hereinafter called the "ATTORNEY" (Which expression unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the SECOND PART.

The proportionate share of the landed property of LAND OWNER in District and Police Station Bankura; Mouza Bankura; J.L. NO. - 211; L.R. Plot No 2986/3001, 2986/3002 & 2986/3003, R.S Plot No. 294, 290 & 292 was belonged to Amit Kumar Patra & Others In which there was enjoying without any kind of hindrance or interruption. They have executed a sale Deed on 010204176 dated 13/07/2022 at A.D.S.R. Bankura in favour of MR. SRINIVASA RAO MOYILA OF FIRST PART OF THIS AGREEMENT).

And said purchased land has already been recorded in his own (LAND OWNER) name in the present L.R. Khatian under the provisions of the West Bengal Land Reforms Act 1955 with final publication and preparation of his right there in 19.84 Decimal or 0.1984 Acre vide L.R. Khatian No 18470; Vide L.R. Plot No 2986/3001, 2986/3002 & 2986/3003 appertaining to Mouza Bankura , J.L. No 211 within the District and P.S. Bankura.


AND WHEREAS the schedule below mentioned land has already been converted from TORA class of land to COMMERCIAL BASTU class of land vide Conversion Case No. CN/2023/0101/254 with effect in term of section 4C of WBLR Act, 1955 (Amended 1981) by the collector U/S 4C of the WBLR Act.

AND WIERAS the land owner herein have right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges liens, lis-pendents, attachments, trust whatsoever and paying the Municipal taxes as absolute owner and occupier time to time.

And Where As I Have Entered Into A Development Agreement With "INDCON DEVELOPER" AND CONSTRUCTION PRIVATE LIMITED (PAN - AAFCI7163N) having registered office at Plot No. B/1, Holding No. 182, Kalyanpur Housing estate P.O. & P.S. Asansol, Dist. Paschim Burdwan, Pin - 713305. represented by one of Director MR. SANJIT GANGULY (PAN AJSPG3210D), AADHAAR NO. 2634 2860 9098 son of Asit Ganguly, residing at AS- 6/13/III, Kalyanpur Housing Ramkrishna Mission,

Contd.....P/3




Additional District Sub-Registrar
Bankura

18 APR 2024

P/3

Asansole, P.O. & P.S. Asansole, Dist. Paschim Burdwan, Pin – 713305 vide Development Agreement No. 010203827/2023 dated 11/08/2023 for registration office of the A.D.S.R. office Bankura.

AND WHEREAS I do hereby nominate, constituted and appoint "INDCON DEVELOPER AND CONSTRUCTION PRIVATE LIMITED", represented by its Director (1) MR. SANJIT GANGULY (PAN AJSPG3210D), AADHAAR NO. 2634 2860 9098 son of Asit Ganguly, residing at AS- 6/13/III, Kalyanpur Housing Ramkrishna-Mission, Asansole, P.O. & P.S. Asansole, Dist. Paschim Burdwan, Pin – 713305 of the developer as to my lawful Attorneys to do and perform the following acts, deeds and things on my behalf in connection with my landed Schedule below property (details of which has given in the schedule below).

- 1) To apply and received sanctioned plan from Bankura Municipality.
- 2) To manage and supervise the construction of Multi storied building to be raised on our landed property (details of which has been given in the schedule below). That will be constructed at the cost of the Developer i.e. "INDCON DEVELOPER AND CONSTRUCTION PRIVATE LIMITED".
- 3) To represent us before the D.S.R. Bankura or A.D.S.R. Bankura to present the agreement for sale/sale deeds of the respective flats Apartments to be constructed on our landed property (details of which has given in the schedule below) excluding the owners allocation as described in second schedule in Development Agreement Deed No. 010203827/2023, dated 11/08/2023 for registration at Additional District Sub Registrar Bankura Office.
- 4) To make sign and verify all applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of our schedule mentioned properties.
- 5) If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.

Contd.....P/4



Additional District Sub-Registrar
Bankura

18 APR 2024

P/4

- 6) To settle all disputes whatsoever arising out of the construction project on the schedule mentioned.
- 7) Appear before any office or authority of the Govt. or Bankura Municipality or any other competent authority or Labour Dept. or Land Revenue office or Income Tax or any other act to represent the matters regarding the proposed development & construction.
- 8) By the virtue of this power my attorney will not acquire any right, title of interest over my schedule mentioned property.

And I do hereby agree to ratify' all acts and things lawfully done by the said attorney by exercising power is given to him. This Power of Attorney is revocable after handing over the flats to the respective buyers.

SCHEDULE

(DESCRIPTION OF LAND)

All that piece and parcel of "COMMERCIAL BASTU" vacant Land measuring an area of 0.1984 acres comprising L.R. Khatian No 18470, R.S Plot No. 2294, 292 & 290, L.R. Plot No. 2986/3001 admeasuring an area of 10.64 Decimal or 0.1064 Acre, L.R. Plot No. 2986/3002 admeasuring an area of 08 Decimal or 0.08 Acre and L.R. Plot No. 2986/3003 admeasuring an area of 1.2 Decimal or 0.0120 Acre within District, P.S.- Bankura, Mouza Bankura, J.L. No. 211, at Ward No.09 under Bankura Municipality, attached Rampur Road.

BUTTED AND BOUNDED AS UNDER

On the North :- Land of Sabek Plot 294 Hal Plot No. 2986/3001 (Boundary Wall of Mandal Lodge).

On the South :- 40' - 00" ft. wide Municipal Road.

On the East :- Land of R.S. Plot No. 292 and corresponding to L.R. 2986/3003

On the West :- Land of R.S. Plot No. 295 and corresponding to L.R. 2985 & R.S. Plot No. 296 and corresponding to L.R. 2984.

Contd.....P/5



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Additional District Sub-Registrar
Bankura

18 APR 2024

P/6

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 12th day of April, 2024 (Two Thousand Twenty Four).

WITNESS

Supradip Das
S/o - Shyamal Das
ADD - Shikharipara, Bankura
P.O. P.S. DIST - Bankura
PIN - 722101

Subhrajit Rana.
S/o - K. K. Shubhpati Rana.
CINEMATOGRAPH Bankura,
722101

Scimivasa Rao Oloyla.

Signature of the Executant

Indcon Developer & Construction Pvt. Ltd.

[Signature]

Director

Signature of the Attorney

Photograph and Finger Prints of all parties are affixed in separate sheets which is part of the Deed.

Drafted by

[Signature]

ABHISHEK CHAUDHURI

Advocate

Judge Court, Bankura

Enrol. No.- F/423/652/2017

:: Typed by ::

[Signature]

Koushik Banerjee

(BANKURA COURT

COMPOUND)



L

Additional District Sub-Registrar
Bankura

18 APR 2024

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Crinivasa Rao Molyala

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

Crinivasa Rao Molyala

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Ganguly

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

Indcon Developer & Construction Pvt. Ltd.

Ganguly

Director

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



PHOTO

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুলি Thumb	তর্জনী 1 st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



PHOTO

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল

Passport size photograph & finger print of both hands attested by me

স্বাক্ষর

Signature



Additional District Sub-Registrar
Bankura

18 APR 2024

Major Information of the Deed

Deed No :	I-0102-01432/2024	Date of Registration	18/04/2024
Query No / Year	0102-8000919481/2024	Office where deed is registered	
Query Date	12/04/2024 4:27:09 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Subhas Rana Cinema Road Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9332679822, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 2,67,84,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 28/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 010203827/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slp.(Urban area)		



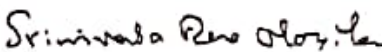
Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Rampur Misrapara Road, Road Zone : (Ward no 9 – Ward no 9) , Mouza: Bankura, Pin Code : 722101

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-2986/3001	LR-18470	Commercial	Bastu	10.64 Dec		1,43,64,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2986/3002	LR-18470	Commercial	Bastu	8 Dec		1,08,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2986/3003	LR-18470	Commercial	Bastu	1.2 Dec		16,20,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					19.84Dec	0/-	267,84,000 /-	
Grand Total :					19.84Dec	0/-	267,84,000 /-	





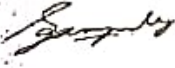
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Srinivasa Rao Moyila (Presentant) Son of Satyanarayana Murthy Moyila Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office		 Captured	
	Flat No 3C Rakta Karabi Apartment Kalyanpur Housing, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: agxxxxxx0m, Aadhaar No: 32xxxxxxxx9412, Status :Individual, Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Indcon Developer And Construction Private Limited 182 Kalyanpur Housing, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305 Date of Incorporation:XX-XX-2XX0 , PAN No.:: aaxxxxxx3n,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 Sanjit Ganguly Son of Asit Ganguly Date of Execution - 18/04/2024 , , Admitted by: Self, Date of Admission: 18/04/2024, Place of Admission of Execution: Office		 Captured	
	AS 6/13/III Kalyanpur Housing Ramkrishna Mission, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ajxxxxxx0D, Aadhaar No: 26xxxxxxxx9098 Status : Representative, Representative of : Indcon Developer And Construction Private Limited (as Director)			



Identifier Details :

Name	Photo	Finger Print	Signature
Shri Supradip Das Son of Shri. Shyamal Das Shikhana Para, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District - Bankura, West Bengal, India, PIN:- 722101		 Captured	
	18/04/2024	18/04/2024	18/04/2024
Identifier Of Mr Srinivasa Rao Moyila, Mr Sanjit Ganguly			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Srinivasa Rao Moyila	Indcon Developer And Construction Private Limited-10.64 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Srinivasa Rao Moyila	Indcon Developer And Construction Private Limited-8 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Srinivasa Rao Moyila	Indcon Developer And Construction Private Limited-1.2 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Rampur Misrapara Road, Road Zone : (Ward no 9 -- Ward no 9) , Mouza: Bankura, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2986/3001, LR Khatian No:- 18470		Owner Name not selected by applicant.
L2	LR Plot No:- 2986/3002, LR Khatian No:- 18470		Owner Name not selected by applicant.
L3	LR Plot No:- 2986/3003, LR Khatian No:- 18470		Owner Name not selected by applicant.



Endorsement For Deed Number : I - 010201432 / 2024

On 18-04-2024

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 14:51 hrs on 18-04-2024, at the Office of the A.D.S.R. BANKURA by Mr Srinivasa Rao Moyila ,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 2,67,84,000/-

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

Execution is admitted on 18/04/2024 by Mr Srinivasa Rao Moyila, Son of Satyanarayana Murthy Moyila, Flat No 3C Rakta Karabi Apartment Kalyanpur Housing, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by Profession Business

Indetified by Shri Supradip Das, , Son of Shri Shyamal Das, Shikharja Para, Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

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

Execution is admitted on 18-04-2024 by Mr Sanjit Ganguly, Director, Indcon Developer And Construction Private Limited, 182 Kalyanpur Housing, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305

Indetified by Shri Supradip Das, , Son of Shri Shyamal Das, Shikharja Para, Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 28.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2698, Amount: Rs.100.00/-, Date of Purchase: 12/04/2024, Vendor name: Sri Debidas Mukherjee



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0102-2024, Page from 26324 to 26335
Deed No 010201432 for the year 2024.



ba

Digitally signed by PARTHA BAIRAGGYA
Date: 2024.04.19 16:34:28 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 19/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.



