

9155/2025

2-9240/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AY 364977

8-9205/2025  
14-12-2025  
20/11/2025  
adulha

Certified that the Documents is admitted to registration. The endorsement sheets attached with this document are the Part at this document.

Addl. District Sub-Registrar  
Asansol, Dist-Paschim Bardhaman

02 DEC 2025

Query no- 8003205413/2025

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

TO ALL TO WHOM THESE PRESENTS shall come We, **SRI JASWANT SINGH** PAN NO: AQEPS5862A S/o Late Jarnail Singh residing at S.P. Mukherjee Road 1st Right Bye Lane Murgasol Asansol-713303, **SRI PRITHPAL SINGH** Pan No: BBRPS4930E S/o Late Bhajan Singh by faith - Sikh, by occupation - Business, residing at S.P. Mukherjee Road Murgasol Asansol Dist: Paschim Burdwan, hereinafter called and referred to as the "LAND OWNER / PRINCIPAL" (which expression shall unless excluded by or

8

9+1  
1

inconsistent with or repugnant to the context mean and include all his legal heirs, nominees, executors, administrators, representatives, successors and assigns) of the ONE PART.

**WHEREAS** due to Our inconveniences, incapacities and pre-occupations, WE are not in a position to look after, control, manage and supervise Our schedule property for which WE have decided to commercially exploit Our aforesaid property by constructing a new residential building thereon, upon demolition of the existing temporary structures thereof.

**WHEREAS** WE have neither sufficient funds nor technical expertise and man-power required for the purpose of pursuing with Our above intention of commercial exploitation of Our aforesaid property by construction of a residential building thereat upon demolition of the existing structures.

**AND WHEREAS** in order to fulfill Our objectives, WE have entered into and executed an Agreement for Development on 27.11.2025 with **OMKARA INFRASTRUCTURES, Pan: AAHFO7356G** a partnership Firm having its office at S.P.Mukherjee Road 1<sup>st</sup> Right by lane Murgasol Asansol 713303 the said Firm is being represented by one of its partner **Mr. JASWANT SINGH, S/o Late Jarnail Singh, Pan: AQEPS5892A** duly on such terms, conditions, stipulations and covenants as expressed therein with specific demarcations as to the Owners' Allocation and the Developer's allocation in the proposed residential building to be constructed over the said property as per sanctioned building plan which is registered in the office of A.D.S.R. Asansol and recorded therein as Book No. I, being No.I-230509142 for the year 2025.

**AND WHEREAS** due to the above, it is now therefore expedient and necessary for us to appoint, entrust, empower and authorize such effective person to carry out with the objects of the above development work at the said property strictly in terms of the Development agreement.

**AND WHEREAS** for the above reason, We do hereby constitute, appoint and nominate **Mr. JASWANT SINGH Pan No: AQEPS5892A**, S/o Late Jarnail Singh, (Partner of "OMKARA INFRASTRUCTURES") by faith - Sikh, by occupation - Business, residing at S.P.Mukherjee Road 1<sup>st</sup> Right by lane Murgasol Asansol 713303 (hereafter called the "**Attorney/Developer**") as Our true and lawful Attorney in Our name and on Our behalf to do the following acts, deeds, matters and things necessary and pertaining to the said property description of which is more fully and particularly mentioned and described in the Schedule hereunder written.

1. To sign building plan or plans, and all papers and documents in this regard with any authority of the Asansol Municipal Corporation, ADDA, Fire, Forest, such other statutory authority, public body or Government, Semi-Government, undertaking, as the case may be and as may be necessary, deposit the building plan to the appropriate authority by the signature or signatures of the Attorney in Our name and on Our behalf and take delivery of the plan or plans and to make payments of all fees to the competent Authorities.
2. To take possession and retain possession of Our aforesaid property for Our self and on Our behalf for the purpose of undertaking construction of the proposed building thereat.
3. To take all steps in compliance with such other statutory body or Government bodies, local authorities, competent authority under the Urban Land (Ceiling and Regulation) Act, 1978, Land Acquisition Collector, Asansol Municipal Corporation, ADDA, or any other authority as may be necessary and to sign all papers and documents before any authority as above for the purpose of clearance and/or sanction and/or exemption certificate as Our said appointed attorney may deem fit and proper.

4. To do all things necessary for the purpose of mutation and/or assessment of the said property and sign all papers and documents in Our name and on Our behalf.
5. To apply for cement, steel, brick, sand, stone-chips etc. required for the purpose of pursuing development work and/or construction at our said premises and to purchase necessary building materials required for the construction of the proposed building.
6. To appoint Architects, Engineers, Contractors, masons, laborers, sub-contractor, plumbers, electricians, supervisor, etc. for me and on Our behalf for the purpose of pursuing development work and/or construction at Our said property at the cost of the developer.
7. To enter into any agreement for sale to the portion or portions of Developer's Allocation as well as Owner's Allocation, to any intending purchaser or purchasers and also receive the advance money or consideration money thereof by way of cash, cheque, draft etc. on Our behalf.
8. To institute, defend and prosecute enforce or resist any suit or other actions and proceedings, appeals, in any Court of law within the jurisdiction of Our property including criminal, revenue, civil and all or any other statutory authority and for which to execute warrant of attorney, Vakalatnama and other authorities, to act and plead, to appoint Advocate/s, Solicitors etc. and to sign and verify complaints, written-statements, petitioners and other pleadings including pleadings under Article 226 of the Constitution of India.
9. To appear and sign on Our behalf before the Additional District Sub-Registrar, District Registrar, Registrar of Assurances and all other statutory authorities and to attend and admit registration of any documents on Our behalf for sale to the portion or portions of Developer's Allocation as well as Owner's Allocation, to any intending purchaser or purchasers .

10. To apply for and obtain sanction of electric-connection, water-connection, sewerage and drainage connection or any other connection related to Our property on our behalf and to sign all papers, forms, applications and/or documents related thereto and to pay for all fees towards sanction of the same.
11. To take steps for collection of any refund from any other authority or authorities as the case may be from time to time and to represent on Our behalf concerning our aforesaid property.
12. To apply in our name and on our behalf before the concerned authority or other concerned or competent authorities for obtaining necessary permissions, no-objections, licenses, etc. as may be found necessary and/or expedient by our said attorney in respect of the power and/or authorities so being conferred upon him.
13. To appear and represent us in all matters concerning Our aforesaid property including appearance before the Pollution Control Board, Income Tax, Sales Tax, Magistrates, Fire Brigade, concerned Police Authority or such other law enforcing statutory authorities or public authorities as may be required by Our said attorney.
14. To submit declarations, statements, applications and/or returns to the concerned authorities if so required in respect of our said property.
15. To settle, adjust compound, compromise or submit to Arbitration of all actions, suits, accounts, claims and disputes, if any, arising amongst Ourselves and any other person or persons and to compound or compromise the same.
16. To concur in doing any one or more of the acts, deeds, and things hereinbefore mentioned in conjunction with any other person or persons without making me liable for any loss or damage on that account under any circumstances.

17. To apply and obtain occupancy certificate from the concerned Asansol Municipal Corporation.
18. To enter into any agreement for sale to the portion or portions of the schedule mentioned property to any intending purchaser or purchasers and also receive the advance money or consideration money thereof by way of cash, cheque, draft etc. on Our behalf in his name.
19. To receive from the intending purchaser or purchasers any earnest money, part or full and/or advance or advances and also the balance of purchase money by way of cash, cheque, draft etc in his name and to issue good, valid receipt and discharge for the same which will protect the purchaser or purchasers.
20. To sign, execute and register any agreements, conveyance/s etc. on Our behalf and to present such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Additional District Sub Registrar, District Registrar, Registrar of Assurances or Registrar having the authority for and to have the said conveyance registered and to do all acts, deeds and things which Our said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respect as I can do the same Ourselves.  
Be it mentioned that this Power is revocable, if the development agreement is cancelled/terminated for any reason.

AND I do hereby agree to ratify and confirm all and whatever other act or acts Our said Attorney shall lawfully do, execute or performed and caused to be done, executed or performed in connection with the said property under and by virtue of this deed.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the piece and parcel of "BASTU" lands in total measuring about 0.10 acre more or less lying and located at Mouza: Asansol LR Plot: 1499, LR

rob

Khatian No: 7251,7252 J.L.35 under Police Station - Asansol South, within the Local Limits of Asansol Municipal Corporation, Additional District Sub Registrar, Asansol, District - Paschim Burdwan, Pin - 713303, the entire property is butted and bounded as follows :

ON THE NORTH : Land of others. (Falleb Majumdar 20tho)  
 ON THE SOUTH : Land of others. (Lt. Chayan Roy)  
 ON THE EAST : 18 Feet Municipal Road. (No. Mohishile Lohy Road  
 Page line)  
 ON THE WEST : Land of others. Subham Shaw

**IN WITNESS WHEREOF** We hereunto set and subscribed our respective hands on this the 27th Day of November, 2025.

**SIGNED AND DELIVERED** in the presence of :

**WITNESSES :**

1. Joydev Tewari  
 Slot - Ananda Tewari  
 Asansol

2. Krishna Yadav  
 Slot - Mamma Yadav  
 Asansol

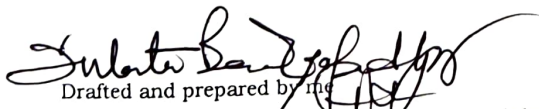




[Signature of the Principals]



[Signature of the Attorney]



Drafted and prepared by me

As per the instruction of vendor and explained the contents of this Deed before the vendor and Purchaser in vernacular and printed in my office.

Embro. F-1568/1539/1999



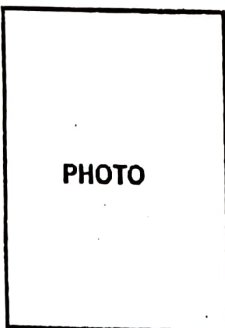
*Dasank Singh*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

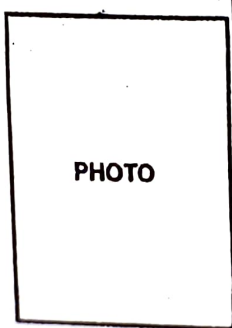


*Pankaj Singh*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

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



192025260365146008

SL 9155

Details

Date:	192025260365146008	Payment Mode:	SBI Epay
GRIPS Payment ID:	28/11/2025 17:07:21	Bank/Gateway:	SBIEPay Payment Gateway
Payment Status:	2284491217739	BRN Date:	28/11/2025 17:07:55
Gateway Ref ID:	533299677762	Method:	State Bank of India UPI
GRIPS Payment ID:	281120252036514599	Payment Init. Date:	28/11/2025 17:07:21
Payment Status:	Successful	Payment Ref. No:	8003205413/9/2025

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr Sulata Bandyopadhyay
Address:	Murgasol
Mobile:	9333128694
Period From (dd/mm/yyyy):	28/11/2025
Period To (dd/mm/yyyy):	28/11/2025
Payment Ref ID:	8003205413/9/2025
Dept Ref ID/DRN:	8003205413/9/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8003205413/9/2025	Property Registration- Registration Fees	0030-03-104-001-16	400
2	8003205413/9/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 700

IN WORDS: SEVEN HUNDRED ONLY.

PAID

### Major Information of the Deed



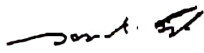
No :	I-2305-09240/2025	Date of Registration	02/12/2025
No / Year	2305-8003205413/2025	Office where deed is registered	
Registration Date	27/11/2025 2:41:02 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address Other Details	Sulata Bandhyopadhyay Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9333128694, Status : Advocate		
Transaction	Additional Transaction		
[138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 95,45,450/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 400/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230509142/2025		

### Land Details :




District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (12-19) – Road Width (12-19)) , Mouza: Asansol, Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1499 (RS :-)	LR-7251	Other Commercial Usage Bastu	0.05 Acre	1/-	47,72,725/-	Width of Approach Road: 18 Ft.,
L2	LR-1499 (RS :-)	LR-7252	Other Commercial Usage Bastu	0.05 Acre	1/-	47,72,725/-	Width of Approach Road: 18 Ft.,
<b>TOTAL :</b>				<b>10Dec</b>	<b>2 /-</b>	<b>95,45,450 /-</b>	
<b>Grand Total :</b>				<b>10Dec</b>	<b>2 /-</b>	<b>95,45,450 /-</b>	

### Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Jaswant Singh</b> <b>(Presentant )</b> Son of Late Jarnil Singh Executed by: Self, Date of Execution: 27/11/2025 , Admitted by: Self, Date of Admission: 27/11/2025 ,Place : Office	 27/11/2025	 Captured LTI 27/11/2025	 27/11/2025

S.P. Mukherjee Road, 1st Right Bye Lane, Murgasol, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx2A, Aadhaar No Not Provided, Status Individual, Executed by: Self, Date of Execution: 27/11/2025, Admitted by: Self, Date of Admission: 27/11/2025, Place : Office










Name	Photo	Finger Print	Signature
<b>Mr Prith Pal Singh</b> Son of Late Bhajan Singh Executed by: Self, Date of Execution: 27/11/2025 , Admitted by: Self, Date of Admission: 27/11/2025 ,Place : Office		 Captured	
27/11/2025	LTI 27/11/2025	27/11/2025	

S.p.mukherjee Road, murgasol, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx0E, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/11/2025, Admitted by: Self, Date of Admission: 27/11/2025, Place : Office



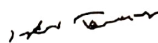
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Omkara Infrastructures</b> S.P.Mukherjee Road, 1st Right Bye Lane, Murgasol, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, PAN No.:: AAxxxxxx6G, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Jaswant Singh</b>            Son of Late Jarnail Singh            Date of Execution - 27/11/2025, , Admitted by: Self, Date of Admission: 27/11/2025, Place of Admission of Execution: Office         </td> <td>  </td> <td>             Captured         </td> <td>  </td> </tr> <tr> <td>Nov 27 2025 4:03PM</td> <td>LTI 27/11/2025</td> <td>27/11/2025</td> </tr> </tbody> </table> <p>S.P.Mukherjee Road, 1st Right Bye Lane, Murgasol, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2A, Aadhaar No Not Provided Status : Representative, Representative of : Omkara Infrastructures (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr Jaswant Singh</b> Son of Late Jarnail Singh Date of Execution - 27/11/2025, , Admitted by: Self, Date of Admission: 27/11/2025, Place of Admission of Execution: Office		 Captured		Nov 27 2025 4:03PM	LTI 27/11/2025	27/11/2025
Name	Photo	Finger Print	Signature									
<b>Mr Jaswant Singh</b> Son of Late Jarnail Singh Date of Execution - 27/11/2025, , Admitted by: Self, Date of Admission: 27/11/2025, Place of Admission of Execution: Office		 Captured										
Nov 27 2025 4:03PM	LTI 27/11/2025	27/11/2025										

Applicant Details :

	Photo	Finger Print	Signature
<b>ANANDA TEWARY</b> Late Ananda Tewary Asansol, City:- Asansol, P.O:- Asansol, Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303		 Captured	
	27/11/2025	27/11/2025	27/11/2025
Identifier Of Mr Jaswant Singh, Mr Prith Pal Singh, Mr Jaswant Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Jaswant Singh	Omkara Infrastructures-5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Prith Pal Singh	Omkara Infrastructures-5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (12-19) – Road Width (12-19)) , Mouza: Asansol, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1499, LR Khatian No:- 7251	Owner:যশবন্ত সিং, Gurdian:জরনীল সিং, Address:লিঙ্গ , Classification:বান্দ, Area:0.05000000 Acre,	Mr Jaswant Singh
L2	LR Plot No:- 1499, LR Khatian No:- 7252	Owner:প্রীতপাল সিং , Gurdian:ভজন সিং, Address:লিঙ্গ , Classification:বান্দ, Area:0.05000000 Acre,	Mr Prith Pal Singh

**Endorsement For Deed Number : I - 230509240 / 2025**

11-2025

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

Presented for registration at 14:47 hrs on 27-11-2025, at the Office of the A.D.S.R. ASANSOL by Mr Jaswant Singh ,  
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  
5,45,450/-

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

Execution is admitted on 27/11/2025 by 1. Mr Jaswant Singh, Son of Late Jarnil Singh, S.P.Mukherjee Road,1st Right  
Bye Lane,Murgasol, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL,  
India, PIN - 713303, by caste Sikh, by Profession Business, 2. Mr Prith Pal Singh, Son of Late Bhajan Singh,  
S.p.mukherjee Road,murgasol, P.O: Ushagram, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST  
BENGAL, India, PIN - 713303, by caste Sikh, by Profession Business

Indetified by Mr JOYDEV TEWARY, , , Son of Late Ananda Tewary, Aradanga, P.O: Asansol, Thana: Asansol, ,  
City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession  
Others

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

Execution is admitted on 27-11-2025 by Mr Jaswant Singh, Partner, Omkara Infrastructures, S.P.Mukherjee Road,1st  
Right Bye Lane,Murgasol, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal,  
India, PIN:- 713303

Indetified by Mr JOYDEV TEWARY, , , Son of Late Ananda Tewary, Aradanga, P.O: Asansol, Thana: Asansol, ,  
City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession  
Others



**Debasish Sahoo**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Paschim Bardhaman, West Bengal**

**On 02-12-2025**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962) .**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48  
(g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 400.00/- ( E = Rs 400.00/- ) and Registration  
Fees paid by by online = Rs 400/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/11/2025 5:07PM with Govt. Ref. No: 192025260365146008 on 28-11-2025, Amount Rs: 400/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 2284491217739 on 28-11-2025, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 02/12/2025 4:47PM with Govt. Ref. No: 192025260370305386 on 02-12-2025, Amount Rs: 0/-, Bank:  
SBI, Ref. No. 23058003205413/01/2025 on 02-12-2025, Head of Account 0030-03-104-001-16

of Registration under section 60 and Rule 69.

in Book - I

number 2305-2025, Page from 249774 to 249790

no 230509240 for the year 2025.



*Manoj*

**(Manoj Kumar Mandal) 19/12/2025**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**West Bengal.**

Digitally signed by MANOJ KUMAR MANDAL  
Date: 2025.12.19 14:41:01 +05:30  
Reason: Digital Signing of Deed.