

E 9137/23.

9242/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 207846

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sements Attached to the
Documents are the Part of the
Document

A.D.S.R. Durgam
Bardwan

19 SEP 2023

DEVELOPMENT POWER OF
ATTORNEY
AFTER REGD. DEVELOPMENT
AGREEMENT DEED NO. I-230609109
FOR THE YEAR OF 2023

Hmaji
M

S.No. 3301 Date 28.7.23
Set No. Omkar Builders
Address Dgb-13
Value of Stamp 100
Date of Purchase of the stamp
Paper from Treasury
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-18
Licence No.-1/2016-17

20 JUL 2023



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

19 SEP 2023

POWER OF ATTORNEY
RECORDED
19 SEP 2023

THIS DEVELOPMENT POWER OF ATTORNEY is made after Development Agreement on this the 19th day of September, 2023.

KNOW ALL MEN BY THESE PRESENTS I,

MRS. PRATIMA PAL [PAN – AWWPP8396B] [AADHAAR NO. 6995 2782 2021],

Wife of Sri Sridam Pal, Daughter of Ganesh Ghosh, By Caste. Hindu, by nationality Indian, by Occupation– Housewife, resident of Vill.– Raghunathpur, Ambagan, P.O.– Kamalpur, P.S.– Durgapur, Dist– Paschim Bardhaman, West Bengal, Pin– 713204, hereinafter referred to and called as **"LANDOWNER"** do hereby state and declare as follows.–

WHEREAS I, on 19/09/2023 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R., Office, Durgapur, vide Regd. Deed No. I-230609109 for the year of 2023 with **"OMKAR BUILDERS"** [PAN– AAIFO6489K], a Partnership Firm having its registered Office at 1/4/7 Sukanta Sarani, Subashpally, P.O.– Benachity, P.S.– Durgapur, Dist– Paschim Bardhaman (W.B.), Pin–713213, represented by its partners namely

(1) **MR. NILKANTA CHAND** [PAN-ATUPC6488M] son of Sri Pradip Chand, by Nationality = Indian, by faith –Hindu, by Occupation= Business, Resident of Vill.– Baidyanathpur, P.O.– Amdahi, P.S.– Faridpur, Laudoha, District – Paschim Bardhaman, West Bengal, India–713381 and

(2) **MR. DEBASIS MONDAL** [PAN-AFEP1735M], Son of Basanta Kumar Mondal, by Nationality – Indian, by faith –Hindu, by Occupation– Business, Resident of Birbhanpur, Kandarkona, Durgapur–713202, P.S.– Coke Oven, District – Paschim Bardhaman, West Bengal, India–713202, hereinafter jointly & severally called as the **"DEVELOPER(S)"**.

AND whereas I do hereby nominate, constitute and appoint, **"OMKAR BUILDERS"** [PAN– AAIFO6489K], a Partnership Firm having its registered Office at 1/4/7 Sukanta Sarani, Subashpally, P.O.– Benachity, P.S.– Durgapur, Dist– Paschim Bardhaman (W.B.), Pin–713213, represented by its partners namely

(1) **MR. NILKANTA CHAND [PAN-ATUPC6488M]** son of Sri Pradip Chand, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Vill.- Baidyanathpur, P.O.- Amdahi, P.S.- Faridpur, Laudoha, District - Paschim Bardhaman, West Bengal, India-713381 and

(2) **MR. DEBASIS MONDAL [PAN-AFEP1735M]** Son of Basanta Kumar Mondal, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Birbhanpur, Kandarkona, Durgapur-713202, P.S.- Coke Oven, District - Paschim Bardhaman, West Bengal, India-713202, as our Lawful Attorney to do and perform the following acts, deeds and things **either solely or jointly** on our behalf in connection with our Landed property:-

1. To apply, receive and modify sanctioned plan from Durgapur Municipal Corporation and/or such other authority or authorities.
2. To work, manage, control and supervise the management of the entire project of said development on or over the land in question and to develop the same.
3. To manage and supervise the construction of multi storied building to be construct on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e., **"OMKAR BUILDERS" [PAN- AAFO6489K]**.
4. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I could have done for the completion of the said development work.
5. To represent me before the A.D.S.R. Durgapur or DSR Office Paschim Bardhaman and to execute present Agreement for Sale/Sale Deeds/lease Deeds and to execute all such Deeds of Conveyances in favour of intending purchasers for Selling of the Flats/Apartment/Parking Spaces etc. of which will be constructed over and above our landed Property mentioned in the schedule below, save & except allocation of Landowner, those Flats /parking space/commercial space/structure which are allotted in favour of Land Owner in the Development Agreement, which was duly registered before the A.D.S.R.O. Durgapur, vide **Regd. Deed No. I-230609109 for the year of 2023, dated 19/09/2023.**
6. To accept and withdrawal on our behalf any compensation payable to me for acquisition of the said land by the Government or by any competent authority.


Ad-

7. To appoint, engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.
8. To compromise, compound or withdraw cases or be non- suited to refer to arbitration all disputes & differences.
9. To withdraw, and received documents or money from any court, office or opposite party, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any such cases.
10. To negotiate and receive from the intending purchaser or purchasers any earnest money and / or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same.
11. To book the Flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to execute any Sale Agreement(s) and to collect the advances partly and/or in full consideration over the allocated portion of the Developer from the prospective buyers.
12. To make, sign and verify all documentation, 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 property.
13. 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 me 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.
14. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
15. To appear or engage on our behalf any pleader, Advocate before any office or authority of the Govt. or Court or Labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
16. To sign declarations as may be required under section 269 of the income- tax Act, 1961 and application under section 230(A) of income- tax Act, 1961 and to appear before any tax authority on many behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income- Tax Act, 1961.

(Hamez)
Aor

17. For all or any of the purposes of and power, authorities and discretion conferred by these presents to use and sign in our names or in which I may be in any way interested or to use and sign his/their name as our attorney(S) shall think fit without any reference or recourse to us.
18. To appear for & represent me in all courts, civil, criminal or revenue, including Labour, tribunals, Original, revisional, or appellate, in any Registration office, and to sign, execute, verify and file complaints, written statements and petitions and also to represent appeals in our Durgapur court and to accept services of all summonses notices and other processes of laws.
19. To sign, transfer forms documents and writing for transferring the property in the records of Government or Municipal authorities and other public authorities and to do all other acts in connection therewith.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him.

That by virtue of this power of attorney our said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the all Flats to the prospective buyers.

FIRST SCHEDULED ABOVE REFERRED TO
DESCRIPTION OF LAND

Ad-
All that piece and parcel of Baid land measuring an area 10.5 Katha or more or less 17.325 Decimal comprising in R.S. Plot No. 451 corresponding to L.R. Plot No. 1347, under R.S. Khatian No. 1089, L.R. Khatian No. 1089/1, situated at Rammohan Sarani, Sabujnagar, District - Paschim Bardhaman, Additional District Sub - Registrar Office & Sub - Division - Durgapur, P.S. - Durgapur, Pin Code - 713203, within the limit of Durgapur Municipal Corporation, under Mouza- Kururia, J.L. No. - 56, Classification of land is Baid and proposed use for Residential Housing Complex.

BUTTED & BOUNDED BY:-

North , Vacant Land;
South , 40 Feet Wide C.S. Metal Road;

East , 12 Feet Wide Kancha Road;
West , Vacant Land.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holders is/are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHERE OF the executants and the attorney set and subscribed their respective hands on this the day, month and year stated above before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES:

1) Sanjay Roy
Ho. Ho. Roy
Ho. Rangab Bera
P.M. 7/3/98.

[Signature]

Signature of Executants

OMKAR BUILDERS
Nilekanta Chandel
Partner

2) Chandan Chatterjee
S/o at. Narayan Chatterjee
Bidhanagar
Durgapur - 06

OMKAR BUILDERS
Debarshi Mondal
Partner

Signature of Attorney

[Signature]

Attested by one of the Executants

Drafted and Typed at my office & I have read over & Explained in Mother languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Hiranya Maji

Hiranya Maji
Advocate, Durgapur Court
Enrolment No. F/363/128/2019

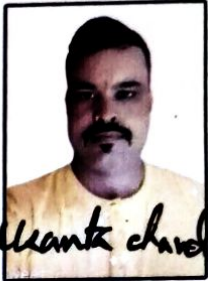
ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

মতিমা দাস

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					

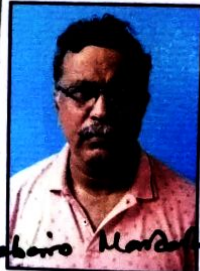


Nilkanta chand

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Nilkanta chand

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



Debari Mondal

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Debari Mondal

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Souvik Roy
2. FATHER/ HUSBAND NAME Alok Roy
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) OTHERS
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Dangakh Bazar
POST OFFICE (পোস্ট অফিস) Dangakh Bazar
POLICE STATION (থানা) Kanana PIN 713148
DISTRICT(জেলা) Panchen Barchan STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 4338 2382 4531
PAN _____
EPIC NO _____

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

I, Souvik Roy as identifier identifying the executants
of the concerned deed (Query No.) 72023.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Souvik Roy
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

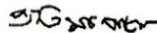
Deed No :	I-2306-09137/2023	Date of Registration	19/09/2023
Query No / Year	2306-8002386031/2023	Office where deed is registered	
Query Date	19/09/2023 2:34:41 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Hiranya Maji Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status : Advocate		
Transaction	Additional Transaction		
[0138] 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. 48,72,657/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230609109/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rammohun Sarani, Mouza: Kururia, Pin Code : 713206

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-1347 (RS :-)	LR-1089/1	Bastu	Baid	10.5 Katha		48,72,657/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					17.325Dec	0 /-	48,72,657 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Pratima Pal (Presentant) Wife of Shri Sridam Pal Executed by: Self, Date of Execution: 19/09/2023 , Admitted by: Self, Date of Admission: 19/09/2023 ,Place : Office			
		19/09/2023	LTI 19/09/2023	19/09/2023

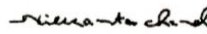
SBP N

Ambagan, Village:- Raghunathpur, P.O:- Kamalpur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx6B, Aadhaar No: 69xxxxxxxx2021, Status :Individual, Executed by: Self, Date of Execution: 19/09/2023
 , Admitted by: Self, Date of Admission: 19/09/2023 ,Place : Office

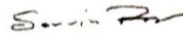
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OMKAR BUILDERS 1/4/7 Sukanta Sarani, Subashpally,, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Nilkanta Chand Son of Shri Pradip Chand Date of Execution - 19/09/2023, , Admitted by: Self, Date of Admission: 19/09/2023, Place of Admission of Execution: Office	Photo  Sep 19 2023 4:18PM	Finger Print  LTI 19/09/2023	Signature  19/09/2023
	Village:- Baidyanathpur, P.O:- Amdahi, P.S:-Faridpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713381, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx8M, Aadhaar No: 41xxxxxxxx7504 Status : Representative, Representative of : OMKAR BUILDERS (as PARTNER)			
2	Name Mr Debasis Mondal Son of Basanta Kumar Mondal Date of Execution - 19/09/2023, , Admitted by: Self, Date of Admission: 19/09/2023, Place of Admission of Execution: Office	Photo  Sep 19 2023 4:19PM	Finger Print  LTI 19/09/2023	Signature  19/09/2023
	Birbhanpur, Kandarkona, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713202, Sex: Male, By Caste: Sikh, Occupation: House wife, Citizen of: India, , PAN No.:: AFxxxxxx5M, Aadhaar No: 94xxxxxxxx8151 Status : Representative, Representative of : OMKAR BUILDERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Souvik Roy Son of Mr Alok Roy Durgapur Court, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216			

	19/09/2023	19/09/2023	19/09/2023
Identifier Of Smt Pratima Pal, Mr Nilkanta Chand, Mr Debasis Mondal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Pratima Pal	OMKAR BUILDERS-17.325 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rammohon Sarani, Mouza: Kururia, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1347, LR Khatian No:- 1089/1	Owner:প্রতিমা পাল, Gurdian:প্রীদাম , Address:45 b- zone nataji subhas road dgp 4 , Classification:বাইদ, Area:0.17000000 Acre,	Smt Pratima Pal

On 19-09-2023

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 13:30 hrs on 19-09-2023, at the Office of the A.D.S.R. DURGAPUR by Smt Pratima Pal, 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 48,72,657/-

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

Execution is admitted on 19/09/2023 by Smt Pratima Pal, Wife of Shri Sridam Pal, Ambagan, P.O: Kamalpur, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession House wife
Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, Durgapur Court, City Centre, P.O: City Centre, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-09-2023 by Mr Nilkanta Chand, PARTNER, OMKAR BUILDERS, 1/4/7 Sukanta Sarani, Subashpally,, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, Durgapur Court, City Centre, P.O: City Centre, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Advocate

Execution is admitted on 19-09-2023 by Mr Debasis Mondal, PARTNER, OMKAR BUILDERS, 1/4/7 Sukanta Sarani, Subashpally,, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, Durgapur Court, City Centre, P.O: City Centre, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Advocate

Payment of Fees

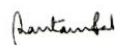
Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 14.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3301, Amount: Rs.100.00/-, Date of Purchase: 28/07/2023, Vendor name: SOMNATH CHATTERJEE



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 2306-2023, Page from 161133 to 161146
being No 230609137 for the year 2023.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2023.09.27 11:39:06 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 27/09/2023

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.