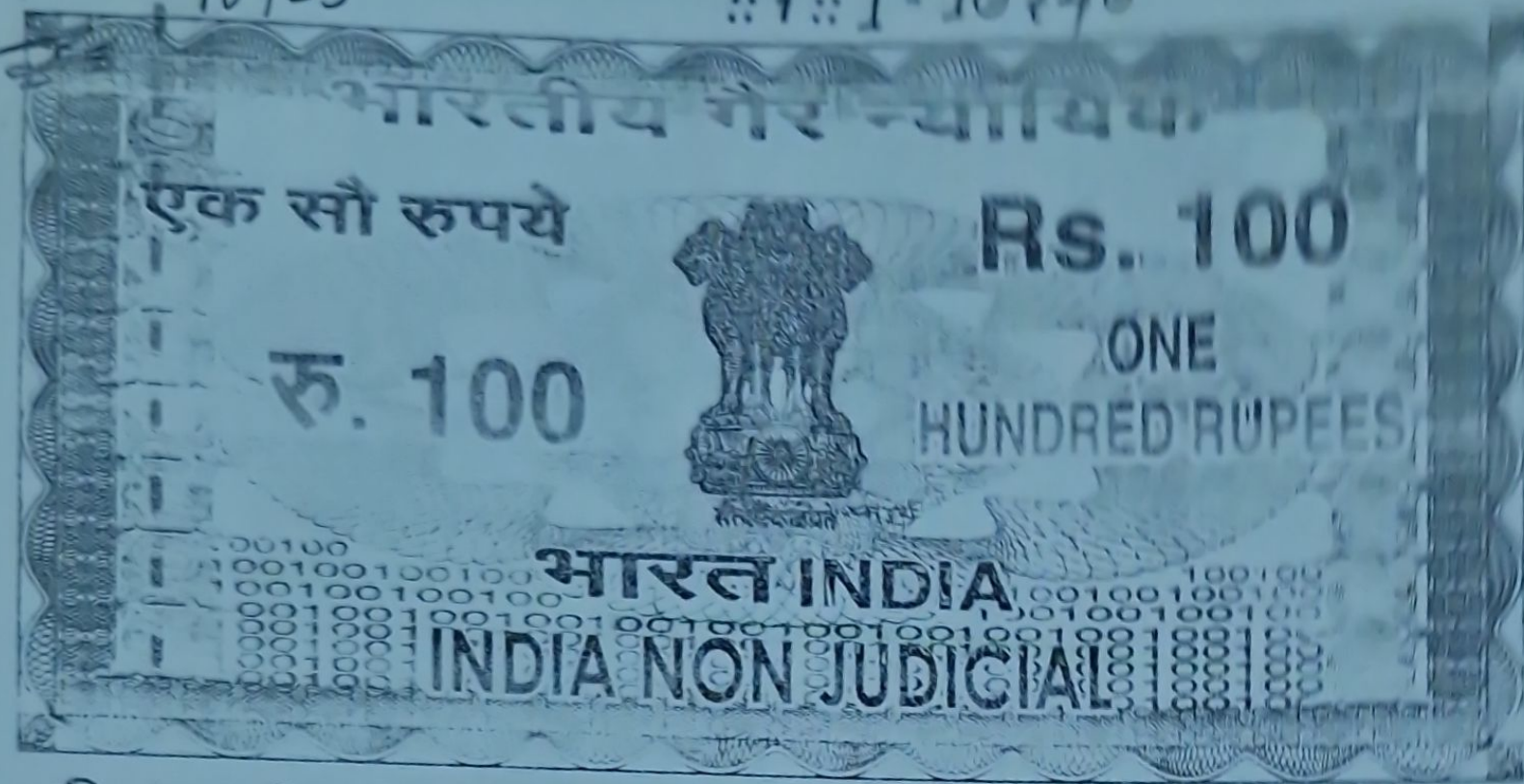


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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AH 910734

8-8-3801464/2022
10.11.2022
14.00

The document is admitted to registration
The endorsement sheet/s and Signature
Sheet/s attached to this document are
the part of this document.

Additional District Sub-Registrar
Sutahala
10 NOV 2022

Sunil Kumar Bhowmik
@sunil Bhowmik

NEW DAS DEVELOPER
Sourav Das
Partner

NEW DAS DEVELOPER
Souvik Das
Partner

DEVELOPMENT POWER OF ATTORNEY

(After a regd. Development Agreement)

This Power of Attorney is made on 9th day of November, 2022
corresponding to 22nd day of Kartik 1429 B.S.

Sunil Kumar Bhowmik
@ Sunil Bhowmik

NEW DAS DEVELOPER

Sourav Das
Partner

NEW DAS DEVELOPER

Saikat Das
Partner

KNOW ALL MEN BY THESE PRESENT I, SUNIL KUMAR BHOWMIK @ SUNIL BHOWMIK having Aadhaar No.- 7584 8887 1613 and PAN No.- ADGPB7755A Son of Late Bishnuhari Bhowmik Nationality- Indian by faith- Hindu, by Occupation- Business residing at Brajanathchak, P.O.- Haldia Port, Block- Haldia, P.S. - Haldia, Purba Medinipur, Pin Code - 721607 hereinafter called and referred to as the "LAND OWNER" or PRINCIPAL / EXECUTANT do hereby nominate, constitute and appoint to MR. SOURAV DAS son of Krishna Prasad Das having PAN AQGPD1042D and MR. SAIKAT DAS having PAN No.- CUZPD5643R son of Krishna Prasad Das by faith -Hindu, by occupation - business, residing at Brajanathchak, P.O.- Haldia Port, Block- Haldia, P.S. - Haldia, Purba Medinipur, Pin Code - 721607 who are partner of M/S- NEW DAS DEVELOPER at Brajanathchak, P.O.- Haldia Port, P.S- Haldia, Dist.- Purba Medinipur, Pin- 721607, hereinafter called and referred to the Power of Attorney and my authorized and lawful Attorney for me in my name on my behalf and to exercise, execute and perform all and every/ any of the acts, deeds, matters and things.

WHEREAS the land I, the land owner SUNIL KUMAR BHOWMIK @ SUNIL BHOWMIK Son of Late Bishnuhari Bhowmik is owning and possessing of Bastu land measuring an area of 17.000 Decimal more or less laying and situated under Mouza- Brajanathchak, J.L. No.- 196, Plot No.-350 which were noted following mentioned Deeds but in ROR under Khatian No.- 489/3 noted/scribed as Plot No.- 350/787 under P.S- Haldia in the district Purba Medinipur. The aforesaid owner obtained the landed property of 17.000 Decimal of Plot No.- 350 of Mouza- Brajanathchak J.L. No.- 196 by way of four sale deeds vide being Nos.- 4396, 4398, 4399 & 4401 on 23-05-1988 duly regd. at the office of Sub-registrar Sutahta. I also enjoying the right title and interest peacefully without any claim and demand from any other corner till now. The said landed property was recored in my name as per W.B.L.R. Act-1955 as Plot No.- 350/787 of Mouza- Brajanathchak J.L. No.- 196 and finally published my name having L.R. Khatian No.- 498/3.

I also obtained another piece of land of 2.500 Decimal land more or less laying and situated under Mouza- Brajanathchak, J.L. No - 196, Sub Plot No.- C-10, under P.S- Haldia, from Haldia Municipality by way of a Lease Deed for a period of 90 yrs being No.- 2537/2012 dated 18-04-2012 duly regd. at the Office of the ADSR Sutahta.

[Handwritten signature]

Sam Kumar Bhattacharya
(G) Samit Bhattacharya

NEW DAS DEVELOPER

Sourav Das
Partner

NEW DAS DEVELOPER

Saikat Das
Partner

I the aforesaid land owner also possessing, enjoying peacefully of 17.000+2.500 =19.500 decimal landed property without any claim and demand from any other corner till now.

AND WHEREAS I, the Land owner or Executant entered into a registered Development Agreement being No.-10710, serial No.- 10694 dated 10-11-2022 duly Regd. at the office of the ADSR Sutahata in respect of the aforesaid land and more fully described in the schedule hereinafter written with the **New Das Developer** at Vill. Brajanathchak, P.O.- Haldia Port, P.S- Haldia, Dist.- Purba Medinipur Pin 721607.

AND WHEREAS refereeing the above Registered Development Agreement and for smooth development work we the Principal/ Land owner appointing the SAID ATTORNEY HOLDER as my true authorized and lawful attorney for my name and on behalf me to do exercise and perform all and every or any of the Deed, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Haldia Development Authority, Haldia Municipality, Fire Authority, PWD Office, CESC Ltd. / W.B.S.E.D.C.L, and before all other statutory and local bodies as and when necessary for the purpose of construction of new multistoried building and do all the needful as per the terms and conditions mentioned in the aforesaid Registrar Development Agreement.
2. To apply, obtain fire, electricity, gas, water, sewerage permissions and orders from the necessary authorities for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of little deeds concerning the said premises and also other paper and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plan/s for multi storied building deeds, documents and papers in respect of my said premises before concern authority (Haldia Municipality, Haldia Development Authority PWD Office etc) or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of multistoried building over and above the said premises and also submit the application form to the Fire Authority for clearance certificate for making of multi storied building.

Sunil Kumar Bhowmik
@sunil Bhowmik

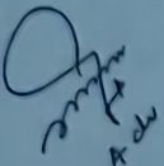
NEW DAS DEVELOPER

Sourav Das
Partner

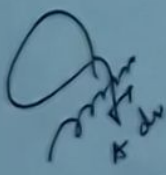
NEW DAS DEVELOPER

Souikat Das
Partner

5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premise on my behalf and in my name as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbour's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in the firm's name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages including with undivided proportionate share of land from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instrument and document in respect of sale of flat/s, units and / or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.
7. To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, shop / garage/s or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement / contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such paper as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking space in the said building's relating to Developer's Allocation in our said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof on behalf of me.


Sunil Kumar Bhowmik

11. To sign, declare and / or affirm any Plan, Written Statement, Petition, Affidavit, Verification, Vokatnama, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That my Attorney will take all the necessary steps before the proper Registering Officer such as Assurance of Calcutta, District Registrar, Additional District Sub-Registrar etc. by signing, presenting and executing proper Agreements for Sale / Deed of Conveyance or sale deed in favour of any intending purchaser according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me.
13. That for all or any of the purposes herein before stated and to appear and represent as before all concerned authorities having jurisdiction over my said premises as per the condition mentioned in the said Registered Development Agreement.
14. That the Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.
15. That for all or any of the purposes arising out of the said Registered Development Agreement and herein before stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.
16. That my Attorney do act in relation to all matters touching my said property and on behalf of me to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.
17. That if cancellation or revocation of this power of attorney is need then we the both parties means principal/ land owners and attorney enter into another deed of cancellation or revocation of power of attorney through the registration deed only.
18. That we hereby ratify and confirm and agree or undertake the act whatsoever my said Attorney appointed under this Power shall do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Development Agreement.



THE SCHEDULE ABOVE REFERRED TO

(Description of Land)

1) ALL THAT piece and parcel of Bastu land measuring an area of 17.000 (Seventeen) decimal more less laying and situate under Mouza – Brajanathchak, J.L.No.-196, of Plot No.- 350/787 (Three Hundred Fifty Bata Seven Hundred Eighty Seven) which was noted as per L.R. Khatian Nos.-498/3 and it is scribed as Plot No.- 350 as per mentioned deeds and landed property is situated under the P.S.-Haldia in the District-Purba Medinipur, together with right to use of existing common passage to the said property on which the owner/s shall have every right to take all sorts of connection in or underneath said common passage to the land. The land is butted and bounded by :

BY NORTH: - owner of Bhim Halder, BY SOUTH:- Sub-Plot No. - C-10

BY EAST : - Krishna Prasad Das BY WEST: - Plot No. - owner of Tapan Patra

2) ALL THAT piece and parcel of Bastu land measuring an area of 2.500 (Two Point Five) Decimal more less laying and situate under Mouza – Brajanathchak, J.L.No.-196, Sub-Plot No.- C-10 under the P.S.-Haldia in the District- Purba Medinipur, together with right to use of existing common passage to the said property on which the owner/s shall have every right to take all sorts of connection in or underneath said common passage to the land. The land is butted and bounded by :

BY NORTH: - Plot No.-350/787, BY SOUTH:- 12M wide road

BY EAST : Sub-Plot C-11, BY WEST: Sub-Plot No. - C-9

IN WITNESS WHERE OF we the parties hereto have set and subscribed our respective hands and seals on the 9th day of November, 2022 corresponding to 22nd day of Kartik, 1429 B S.

WITNESS ① *Swagat Das, S/o. Mr. Sachindramall Das, V.K. Sibrannagar, P.S. Bhabanipur.*
② *Anshi Chattopadhyay S/o Mr. Barin with U. Shikram Nagar PS-Bhabanipur*

Sabitabrata Brahmachari
Sabitabrata Brahmachari
Advocate
Haldia Sub-Divisional Court
En. No -WB/1132/2013
Bar Council of West Bengal

Drafted by :

[Signature]
The deed contains 6 sheet including of one stamp paper. there are 2 witnesses in this deed

Sunil Kumar Bhowmik
@ Sunil Bhowmik

NEW DAS DEVELOPER

Sourav Das
Partner

NEW DAS DEVELOPER

Saikat Das
Partner

Finger Impression of Land Owner/Principal SUNIL KUMAR BHOWMIK @ SUNIL BHOWMIK

Sunil Kumar Bhowmik
@ Sunil Bhowmik



Left hand's Fingers impression				
Thumb	Fore	Middle	Ring	Little

Right hand's Fingers impression				
Thumb	Fore	Little	Middle	Ring

[Handwritten signature]

Sunil Kumar Bhowmik
@ Sunil Bhowmik

Sunil Kumar Bhunia
@ Sunil Bhunia

NEW DAS DEVELOP
Sourav Das

Part

NEW DAS DEVELOP

Saikat Das

Part

Finger Impression of Attorney namely SOURAV DAS

Left hand's Fingers impression				
Thumb	Fore	Middle	Ring	Little
				



Sourav Das

Right hand's Fingers impression				
Thumb	Fore	Little	Middle	Ring
				

Sourav Das

Finger Impression of Attorney namely SAIKAT DAS

Left hand's Fingers impression				
Thumb	Fore	Middle	Ring	Little
				



Saikat Das

Right hand's Fingers impression				
Thumb	Fore	Little	Middle	Ring
				

Saikat Das

Major Information of the Deed

No / Year	I-1106-10740/2022	Date of Registration	10/11/2022
Deed No	1106-8003201464/2022	Office where deed is registered	
Deed Date	10/11/2022 2:03:31 PM	A.D.S.R. SUTAHATA, District: Purba Midnapore	
Applicant Name, Address & Other Details	Sabitabrata Brahmachari Dakshin Gobindapur, Thana : Sutahata, District : Purba Midnapore, WEST BENGAL, Mobile No. : 7001220705, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,33,76,458/-		
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]:- 110610710/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

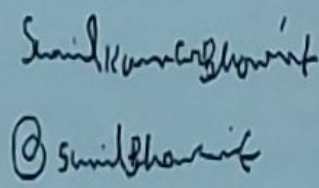
Land Details :

District: Purba Midnapore, P.S:- Haldia, Municipality: HALDIA, Mouza: Brojonath chak, Pin Code : 721607

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-350/787	LR-498/3	Commercial	Bastu	17 Dec		1,25,67,864/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-10		Commercial	Bastu	2.5 Dec		8,08,594/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			19.5Dec	0 /-	133,76,458 /-	
		Grand Total :			19.5Dec	0 /-	133,76,458 /-	

ills :

,Address,Photo,Finger print and Signature

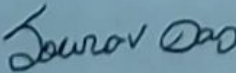
Name	Photo	Finger Print	Signature
Mr Sunil Kumar Bhowmik, (Alias: Mr Sunil Bhowmik) (Presentant) Son of Late Bishnuhari Bhowmik Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office			
10/11/2022	LTI 10/11/2022	10/11/2022	

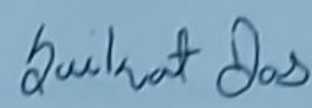
Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5A, Aadhaar No: 75xxxxxxxx1613, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022
 , Admitted by: Self, Date of Admission: 10/11/2022 ,Place : Office

Attorney Details :

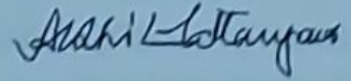
SI No	Name,Address,Photo,Finger print and Signature
1	New Das Developer Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Sourav Das Son of Mr Krishna Prasad Das Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 10/11/2022, Place of Admission of Execution: Office				
Nov 10 2022 3:06PM		LTI 10/11/2022	10/11/2022	
Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2D, Aadhaar No: 50xxxxxxxx5982 Status : Representative, Representative of : New Das Developer (as PARTNER)				

Das Mr Krishna Prasad Das Date of Execution - 10/11/2022, Admitted by: Self, Date of Admission: 10/11/2022, Place of Admission of Execution: Office	 Nov 10 2022 3:07PM	 LTI 10/11/2022	 10/11/2022
Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CUxxxxxx3R, Aadhaar No: 54xxxxxxxx5580 Status : Representative, Representative of : New Das Developer (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Akhil Pattanayak Son of Late Bankim Pattanayak Kismat Sibrannagar, Village:- Kismat Sibrannagar, P.O:- Sibrannagar, P.S:- Bhabanipur, District:-Purba Midnapore, West Bengal, India, PIN:- 721635			
	10/11/2022	10/11/2022	10/11/2022
Identifier Of Mr Sunil Kumar Bhowmik, Mr Sourav Das, Mr Saikat Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Kumar Bhowmik	New Das Developer-17 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Kumar Bhowmik	New Das Developer-2.5 Dec

Land Details as per Land Record

District: Purba Midnapore, P.S:- Haldia, Municipality: HALDIA, Mouza: Brojonath chak, Pin Code : 721607

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 350/787, LR Khatian No:- 498/3	Owner:সুনীল ভোমিক, Gurdian:বিক্রম হরি, Address:নিজ, Classification:জল, Area:0.17000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 10		Owner Name not selected by applicant.

State 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 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 10-11-2022, at the Office of the A.D.S.R. SUTAHATA by Mr Sunil Kumar Bhowmik Alias Mr Sunil Bhowmik, 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 1,33,76,458/-

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

Execution is admitted on 10/11/2022 by Mr Sunil Kumar Bhowmik, Alias Mr Sunil Bhowmik, Son of Late Bishnuhari Bhowmik, Brajanathchak, P.O: Haldia Port, Thana: Haldia, , City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721607, by caste Hindu, by Profession Business

Indetified by Akhil Pattanayak, , Son of Late Bankim Pattanayak, Kismat Sibramnagar, P.O: Sibramnagar, Thana: Bhabanipur, , Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Others

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

Execution is admitted on 10-11-2022 by Mr Sourav Das, PARTNER, New Das Developer, Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607

Indetified by Akhil Pattanayak, , Son of Late Bankim Pattanayak, Kismat Sibramnagar, P.O: Sibramnagar, Thana: Bhabanipur, , Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Others

Execution is admitted on 10-11-2022 by Mr Saikat Das, PARTNER, New Das Developer, Brajanathchak, City:- Haldia, P.O:- Haldia Port, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721607

Indetified by Akhil Pattanayak, , Son of Late Bankim Pattanayak, Kismat Sibramnagar, P.O: Sibramnagar, Thana: Bhabanipur, , Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Others

Payment of Fees

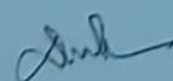
Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 501, Amount: Rs.100.00/-, Date of Purchase: 09/11/2022, Vendor name: Surjya Kumar Roy



Debashis Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SUTAHATA
Purba Midnapore, West Bengal

in Book - I
number 1106-2022, Page from 211294 to 211307
ig No 110610740 for the year 2022.



Sub

Digitally signed by DEBASHIS GHOSH
Date: 2022.11.11 14:29:35 +05:30
Reason: Digital Signing of Deed.

(Debashis Ghosh) 2022/11/11 02:29:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SUTAHATA
West Bengal.

(This document is digitally signed.)