

Sl. No. 3299/2023.

T- 3239/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 167553

8/3046280/2023

VC-539/2023

Chyangan

17.90

11.12.23

Sagambh, Inw

M. P. DEVELOPERS

Pradip Saha
Partner

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS 11th DAY
OF DECEMBER, TWO THOUSAND TWENTY THREE

BETWEEN

539 2023

As per the order
of the Court
in the case of
the State of West Bengal

2023
400

6500
11/12/2023
13/11/2023

CERTIFIED THAT THE DOCUMENT IS ADMITTED
TO REGISTRATION THE SIGNATURE SHEET AND
THE ENDORSEMENT SHEETS ATTACHED TO THIS
DOCUMENT ARE THE PART OF THIS DOCUMENT

Contd.....P/2

ADDL. DIST. REGISTRAR
SRIGOURI

13/11/2023

NON JUDICIAL STAMP

Sl. No. 3392 Dated 30/11/23
Name M. P. Developers
Of Singur
Value Rs. 100 (Rupees)

Sandhya Saha Goon
GOVT. STAMP VENDOR
Siliguri Court
L/No.- 174RM OF 2015

Scqarsubhb. 1m

TAK- 1970

Scqarsubhb. 1m

TAK- 1971

M. P. DEVELOPERS

Sandhya Saha
Partner



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

11/12/23

Manoj Saha

Manik. ch. Saha

Subhash Pally

Siliguri

PIN- 734001

DIS- DARJEELING

Sagar Saha

M.P. DEVELOPERS
Pradipta Saha
Partner

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KNOW ALL MEN BY THESE PRESENTS THAT I, SRI SAGAR SAMBHABA SARKAR, Son of Late Samir Kumar Sarkar, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of B-I/186 Kalyani, P.O. & P.S. Kalyani, Pin No. 741235, District Nadia (W.B.), do hereby state as follows:

WHEREAS I am the owner of a piece of Bastu Land measuring 6 Katha, recorded in R.S. Khatian No. 2542, appertaining to R.S. Plot No. 11693, Situated within Mouza Siliguri, J.L. No. 110(88), Touzi No. 3 (Ja), Pargana Baikunthapur, Under Siliguri Municipal Corporation Area Ward No. 30, Road Zone - Deshbandhu Para, Registry office at Additional District Sub-Registrar Siliguri, Within the jurisdiction of P.S. Siliguri, District Darjeeling, in the state of West Bengal, more fully described in the schedule hereunder written (herein after referred to as "the said premises")

AND WHEREAS I have decided to develop the said premises by constructing Multi-Storied Residential Building thereon and sell the units comprised therein to prospective purchasers and have for such purpose entered into a registered Development Agreement on 11.12.2023, being No. I-3215/2023, registered in the office of the Additional District Sub-Registrar **Siliguri**, with "**M.P. DEVELOPERS**", a Partnership Firm, having its office of A.P.C. Sarani, Siliguri, Ward No. 30 of S.M.C., P.O. Siliguri Town, P.S. Siliguri, Pin No. 734004, District Darjeeling, West Bengal, represented by one of its partner namely **SRI PRADIPTA SAHA**, Son of Sri Prosenjit Saha, Hindu by Religion, Indian by Nationality, Business by Occupation, resident at A.P.C. Sarani, Siliguri, P.O. & P.S. Siliguri, Pin No. 734004, District Darjeeling (W.B.) - for the Development/Construction of a Multi-Storied Residential Building at the said premises at his own cost upon terms and conditions as mentioned therein.

WHEREAS in terms of the said agreement I have further agreed to confer certain necessary powers upon the promoter for facilitating the construction of the proposed Multi-Storied Residential Building at the said premises and to do the matters related and incidental thereto.

NOW THEREFORE BY THESE PRESENTS I, SRI SAGAR SAMBHABA SARKAR, Son of Late Samir Kumar Sarkar, do constitute and appoint **SRI PRADIPTA SAHA**, Son of Sri Prosenjit Saha, partner of "**M.P. DEVELOPERS**", a Partnership Firm, having its office of A.P.C. Sarani, Siliguri, Ward No. 30 of S.M.C., P.O. Siliguri Town, P.S. Siliguri, Pin No. 734004, District Darjeeling - as my true and lawful attorney for me, in my name and on my behalf to inter alia, do and perform the following acts, deeds and things:-

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed Multi-Storied Residential Building and

Sagun Kumar, Iyer

M.P. DEVELOPERS
Bhadrak Saha
Partner

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construction on the below schedule property as per sanction plan, approved by the appropriate authority, and other sanctioning authorities.

2. To appear and to represent us before all Courts, Civil, Criminal, Revenue Collectorate, Settlement, Land Reforms, L.A, Collectorate, Municipal Office, SJDA, Treasury, Registry and Sub Treasury Office, GST, Income Tax, Marketing Tax, Turn Over Tax, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Corporation and before all other offices of Government both Central/State, statutory bodies, agencies, business houses in respect of any matter related to the developing and/or construction of the Multi-Storied Residential Building over the aforesaid below scheduled land by the Developer, the attorney shall sign, execute, deposit, submit all such necessary and required papers, documents in our name and on our behalf.
3. To prepare, sign and submit/deposit the site plan, building plan before the sanctioning authorities namely Siliguri Jalpaiguri Development Authority (SJDA), Siliguri Municipal Corporation, Aviation Department, Fire Department and other government departments, bodies, agencies and thereafter obtain the respective consents, licenses, permissions, authorizations, certifications and approvals and after getting the building plan sanctioned shall start the construction works on the aforesaid below scheduled land.
4. To pay all charges, fees as may be levied either by Municipal Office, Siliguri Jalpaiguri Development Authority and other government department, bodies, agencies for getting the building plan/s sanctioned of the aforesaid below scheduled land.
5. To deposit Municipal Taxes, Ground taxes, before the appropriate authority and concerned office in respect of my below described landed-property in my name and on my behalf.
6. To make all sorts of arrangements for the purpose of constructional work and to develop the below property by engaging labour, masons, engineer and other persons in respect of the scheduled property and to carry out all costs, charges and expenses in all respects for all the items of works for the development of said property including laying-out of drainage, other layout, cables, water pipe and other connection and lightening of passage/roads of the building and other items as per the terms and conditions imposed by the Siliguri Municipal Corporation while sanctioning the plan/s and also other items of works as may be required to be carried out for the purpose of making the below scheduled land fit for construction of Multi-Storied Residential Building thereon.

Sagunwala, Mr

M. P. DEVELOPERS

Bridgeth Sala
Partner

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7. To bear all costs for the purpose of the constructional work as per sanction plan/s on the below schedule land which will not be payable to the Attorney at any point of time by me or by my any legal heirs.
8. To negotiate on terms for and to agree and enter into and conclude any agreement of Sale/Transfer and to sell/transfer with respect to Developer's allocation in the proposed Multi-Storied Residential Building at the said premises comprising the area covering the below "A" scheduled land as per the provision of the Development Agreement unto and in favour of any purchaser or purchasers or transferee/s at such price which our said attorney and in their absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s.
9. To receive any amount, either as *baina*/Earnest money or the entire sale-consideration in respect of the Developer's allocation of proposed Multi-Storied Residential Building as per the aforesaid Development Agreement, according to the terms of the agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration money from the intending purchaser or purchasers and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of said purchasers of the Multi-Storied Residential Building.
10. After completion of the construction works of proposed building, to apply for and obtain part occupancy/occupancy and completion certificate in respect of the new building or parts thereof from the planning authorities.
11. To handover the actual, physical land khas possession of Developer's Allocation of the proposed construction as per the Agreement to be raised on the below described land to those intending purchasers.
12. To inspect any document, to enter into the agreement in relation to the Developer's Allocation, units with the intending Purchaser/s of the proposed building with respect to the below schedule property.
13. To execute and register from time to time Agreement for Sale, Lease or any other documents in connection with the transfer of the undivided proportionate share in the land comprised in the said property in respect of the Developer's Allocation and to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.

Sagunwari, MN

M. P. DEVELOPERS

Bridgeth Sala
Partner

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7. To bear all costs for the purpose of the constructional work as per sanction plan/s on the below schedule land which will not be payable to the Attorney at any point of time by me or by my any legal heirs.
8. To negotiate on terms for and to agree and enter into and conclude any agreement of Sale/Transfer and to sell/transfer with respect to Developer's allocation in the proposed Multi-Storied Residential Building at the said premises comprising the area covering the below "A" scheduled land as per the provision of the Development Agreement unto and in favour of any purchaser or purchasers or transferee/s at such price which our said attorney and in their absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s.
9. To receive any amount, either as *baina*/Earnest money or the entire sale-consideration in respect of the Developer's allocation of proposed Multi-Storied Residential Building as per the aforesaid Development Agreement, according to the terms of the agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration money from the intending purchaser or purchasers and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of said purchasers of the Multi-Storied Residential Building.
10. After completion of the construction works of proposed building, to apply for and obtain part occupancy/occupancy and completion certificate in respect of the new building or parts thereof from the planning authorities.
11. To handover the actual, physical land khas possession of Developer's Allocation of the proposed construction as per the Agreement to be raised on the below described land to those intending purchasers.
12. To inspect any document, to enter into the agreement in relation to the Developer's Allocation, units with the intending Purchaser/s of the proposed building with respect to the below schedule property.
13. To execute and register from time to time Agreement for Sale, Lease or any other documents in connection with the transfer of the undivided proportionate share in the land comprised in the said property in respect of the Developer's Allocation and to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.

Sagunwar, Imr

M. P. DEVELOPERS
Rajesh Saha
Partner

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14. To execute any Agreement for Sale, Deed of Conveyance or any transfer deed in my name and on my behalf in respect of the Developer's Allocation of the Multi-Storied Residential Building along with the proportionate share of the said premises (land as described herein below) and to present such Deed and any document in respect thereof at the concerned Sub-Registry Office and to complete the sale in all respects, including delivery of possession of the units thus sold as per the Development Agreement. Apart from the above clear stipulation, it has been clearly understood and noted that for the purpose of execution and registration of the proposed Deeds of Sale (Conveyance) in respect of Developer's Allocation or units of the proposed Multi-Storied Residential Building, the signature of the Principal will not be required at any point of time and the signature of the Attorney Holder will suffice all purpose and respect.
15. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said Multi-Storied Residential Building construction and pay their remunerations etc.
16. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed building and make necessary payments /expenses thereof.
17. To deliver vacant possession for said flats/units/parking space of the proposed Multi-Storied Residential Building in relation to the Developer's Allocation to the intending purchasers/transferees after or before the completion of the required registered instruments/deeds for ourselves and on our behalf.
18. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the Developer's Allocation or units for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd. in the name of those intending Buyer(s)/ Purchasers as per the choice of the intending Buyer(s)/Purchasers.
19. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of Developer's Allocation as per aforesaid Development Agreement in my name.

AND GENERALLY for me and on my behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents, and I hereby ratify and agree to ratify and confirm all acts whatsoever my said Attorney shall do or cause to be done by virtue of this Power of Attorney, shall be construed as acts done by me personally.

SCHEDULE "A"
LAND PROPOSED TO BE DEVELOPED

ALL THAT PIECE OR PARCEL of Bastu Vacant Land measuring 6 Katha, recorded in R.S. Khatian No. 2542, appertaining to R.S. Plot No. 11693, Situated within Mouza Siliguri, J.L. No. 110(88), Touzi No. 3 (Ja), Pargana Baikunthapur, Under Siliguri Municipal Corporation Area Ward No. 30, Road Zone – Deshbandhu Para, Registry office at Additional District Sub-Registrar Siliguri, Within the jurisdiction of P.S. Siliguri, District Darjeeling, in the state of West Bengal.

The said land is butted and bounded as follows:-

North : Land of Pradip Mondal & Tapas Bose House;
South : Sunil Chaya Apartment;
East : 24.8 Ft. Wide S.M.C. Road known as A.P.C. Sarani;
West : 18 Ft. Wide S.M.C. Road known as Pankaj Ray Sarani.

IN WITNESSES WHEREOF, the Principal/Executor of this indenture executes this Development Power of Attorney do hereby set and subscribe his hands, seals & signatures on this the day of 11th Day of December 2023.

WITNESSES:-

1. *Manikendra Shee*
Manikendra Shee
Subhash Pathy
Siliguri
Pin- 734001
Dist- Darjeeling

2. *Arghyadiptra Roy*
S/o Biplab Roy
Babupara,
Siliguri, 734005
District Darjeeling

Sagawabhusi Roy

(PRINCIPAL/EXECUTOR)

M. P. DEVELOPERS
Pradeep Saha
Partner

(ATTORNEY HOLDER)

Drafted as per the instruction of the Executants, readover and explained to the parties by me and printed in my chamber:

(Chinmay Sarkar)
(CHINMAY SARKAR)

Advocate, Siliguri
Enrolment No. WB/523/2003.

(EXECUTANT SHEET)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Sagansubho. Inw	LEFT HAND					
	RIGHT HAND					

Sagansubho. Inw

Sagansubho. Inw
(SIGNATURE)

(ATTORNEY SHEET)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 Pradeep Saha	LEFT HAND					
	RIGHT HAND					

M. P DEVELOPERS
Pradeep Saha
Partner

Pradeep Saha
(SIGNATURE)
Partner

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Mamoi Saha

Signature of Identifier



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04028003046280/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SAGAR SAMBHABA SARKAR Kalyani, City:- Not Specified, P.O:- Kalyani, P.S:-Kalyani, District:- Nadia, West Bengal, India, PIN:- 741235	Principal			<i>Sagar Saha</i> 11.12.2023
2	Shri PRADIPTA SAHA A.P.C. SARANI, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734004	Representative of Attorney [M.P. DEVELOPERS]			<i>Pradipta Saha</i> 11.12.2023
SI No.	Name and Address of identifier	Identified by	Photo	Finger Print	Signature with date
1	Mr Manoj Saha Son of Shri Manik Chandra Saha Subhash Pally, Ward No. 18, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	Shri SAGAR SAMBHABA SARKAR, Shri PRADIPTA SAHA			<i>Manoj Saha</i> 11.12.2023

(Sangha Ratna Syangden)

ADDITIONAL DISTRICT
SUB-REGISTRAR

Major Information of the Deed

Deed No :	I-0402-03239/2023	Date of Registration	13/12/2023
Query No / Year	0402-8003046280/2023	Office where deed is registered	
Query Date	11/12/2023 3:57:46 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Chinmay Sarkar Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9475024583, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,13,39,997/-		
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]:- 040203215/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: DESHBANDHU PARA, Road Zone : (Ward No.30 -- Ward No.30) , Mouza: Siliguri, , Ward No: 30 Pin Code : 734004

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-11693	RS-2542	Bastu	Bastu	6 Katha		1,13,39,997/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					9.9Dec	0 /-	113,39,997 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SAGAR SAMBHABA SARKAR (Presentant) Son of Late Samir Kumar Sarkar Kalyani, City:- Not Specified, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxx5C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/12/2023 , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2023 , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M.P. DEVELOPERS A.p.c. SARANI, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 , PAN No.:: abxxxxxx7h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri PRADIPTA SAHA Son of Shri PROSENJIT SAHA A.P.C. SARANI, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx8Q,Aadhaar No Not Provided Status : Representative, Representative of : M.P. DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manoj Saha Son of Shri Manik Chandra Saha Subhash Pally, Ward No. 18, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Shri SAGAR SAMBHABA SARKAR, Shri PRADIPTA SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SAGAR SAMBHABA SARKAR	M.P. DEVELOPERS-9.9 Dec

Endorsement For Deed Number : I - 040203239 / 2023

On 11-12-2023

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

Presented for registration at 17:40 hrs on 11-12-2023, at the Private residence by Shri SAGAR SAMBHABA SARKAR ,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 1,13,39,997/-

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

Execution is admitted on 11/12/2023 by Shri SAGAR SAMBHABA SARKAR, Son of Late Samir Kumar Sarkar, Kalyani, P.O: Kalyani, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Business

Indetified by Mr Manoj Saha, , , Son of Shri Manik Chandra Saha, Subhash Pally, Ward No. 18, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Private Service

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

Execution is admitted on 11-12-2023 by Shri PRADIPTA SAHA, Partner, M.P. DEVELOPERS, A.p.c. SARANI, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI TOWN, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004

Indetified by Mr Manoj Saha, , , Son of Shri Manik Chandra Saha, Subhash Pally, Ward No. 18, P.O: Siliguri Town, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Private Service



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 13-12-2023

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.

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 3392, Amount: Rs.100.00/-, Date of Purchase: 30/11/2023, Vendor name: S S Goon



Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 80569 to 80583

being No 040203239 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA SYANGDEN
Date: 2023.12.14 16:07:38 +05:30
Reason: Digital Signing of Deed.

**(Sangha Ratna Syangden) 14/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.**