

649

2-644/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 008405

1.518.00
11/03/2024
Q. 8000676851/2024

ment is admitted to registration. The Signat
et and the Endorsement sheet attached to this
document are part of the document.

Additional District Sub Registrar
Sadar, Paschim Medinipur

1 1 MAR 2024

PEOPLE CONSTRUCTION

Proprietor

**DEVELOPMENT POWER OF ATTORNEY AFTER
DEVELOPMENT AGREEMENT**

KNOW ALL NEW BY THESE PRESENTS WE



SMT. MOUSUMI ADAK DEO, wife of : Shri Amritendu Adak, by
faith : Hindu, by Nationality – Indian, by Occupation – House hold
works, aged 44 years residing at Mirzabazar, P.O – and P.S –Midnapore,
West Bengal –721101.PAN –ATHPA0469M. Aadhar - 930347110638.

Adak Deo

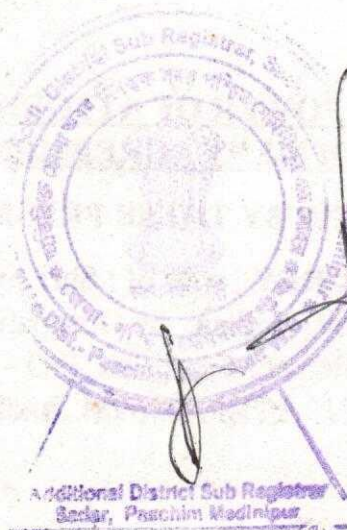
Signature of Mousumi Adak Deo

11 MAR 2024

ক্র: নং 22665 180,
তার 11 MAR 2024 ঢাকা
জেলা-পশ্চিম মেদিনীপুর
নাম Globe Construction Don Imman Khan
সং Minzabara
পোষ্ট Minzabara
থানা Minzabara
স্বাক্ষর D.O.

11 MAR 2024
এ.ডি.এস. অফিসে প্রেরণ
11 MAR 2024

50X 1.50



11 MAR 2024



2. **SMT. JAYITA BURMAN**, wife of : Shri Dhiman Burman, daughter of – Ahangjit Adak, by faith : Hindu, by Nationality – Indian, by Occupation – House hold works, aged 50 years residing at Dhalua North, P.O- Dhalua ,Kolkata, Dist – South 24 Parganas, West Bengal – 700152. PAN – AZVPB5983H. Aadhar- 456044802237.



do hereby authorize and constitute, appoint, nominate **“GLOBLE CONSTRUCTION”**, a proprietor firm having its registered office at Mirzabazar, P.O- Midnapore, P.S – Kotwali, Dist – Paschim Medinipur, West Bengal, Pin – 721101, PAN No – AWIPK6708M only represented by its Proprietor **“IMRAN KHAN”**, Son of Lt.Mujibur Rahaman Khan residing at Mirzabazar, P.O – Midnapore, P.S – Kotwali, District – Paschim Medinipur, West Bengal – 721101, as our time and lawful attorney for us in acute and perform or caused to be done executed and acts, deeds and things in the circumstances as stated below

That the plot of land mentioned in the schedule below
All the piece and parcel of land measuring 11.60 decimals lying and situated within the district – Paschim Medinipur, P.O and P.S – and Municipality -- Midnapore, old ward no. – 11, Holding no – 163/219/2 (Full), 162 (Part), 164 (Part), A.D.S.R sadar Midnapore, Mouza – Mirzabazar, J.L no – 179, Khatian no – 178,367, 285,284, L.R Khatian No – 100, 1555, 66, present L.R – khatian no – 4928 and 4935, R.S Plot No – 875, 876, and L.R Plot No – 1139 be the same or little more or less more fully described in schedule below.

AND WHEREAS the developer/our constituted attorney coming to know about our intention has approached as with an offer to develop the land described in the Schedule below by constructing a Multi-storied buildings thereon on the basis of building plan to be sanctioned by the Midnapore Municipality and the said sanctioned plan shall form a part of this Power of Attorney duly executed and registered amongst us and the side plan has been sanctioned by the

Jayita Burman.

Moumine Adak Beg

GLOBLE CONSTRUCTION

Imran Khan
Proprietor

Midnapore Municipality in my favour of us to construct the side Multi-storied Buildings and shall have our consent and concurrence.

AND WHEREAS we have requested our Attorney i.e. the developer to develop our land described in the Schedule below by investing the money for the development on the terms i.e. the developer would construct Multi-storied Buildings containing several self-contained flats each flat having their own separate numbers allotted earmarked in the sanctioned plan of Midnapore Municipality as referred to above and hence this power of attorney end for the purpose of this Power of Attorney the said property as referred to as a more fully described in the Schedule below shall hereinto for the convenience be referred to as our Estate and our Attorney shall do or cause to be done all the below mentioned deeds and acts in the below mentioned manners.

1. To look after control, manage and supervise the administration of the said property.
2. To mutate the property as described in the Schedule in the records of Midnapore Municipality and in the records of the Block Land & Land Reforms Officer and / or in the land department and Electric Connection from the WBSEDCL and put necessary signature on our behalf in our name in respect of the said property and also do execute and affirm all papers, affidavits and declaration by the Midnapore Municipality as well as by the Land Department, Govt. Of West Bengal, State Electricity Board.
3. To represent us before the Midnapore Municipality in all respects and

for the purpose of the above mentioned
Mousumi Adak Dey

GLOBAL CONSTRUCTION
Pranab Kumar
Proprietor

sign on our behalf in our names for sanction of building plan or modified or any revised and / or drainage and sewage plan and / or to take water connection on our behalf in our name in the side premises and to do all the acts for the same and to get delivery of the same on our behalf in connection with the matter of the Midnapore Municipality and our Attorney shall be duly bound to abide by all the Rules & Regulations of Midnapore Municipality and the M.K.D.A. and in the event of any dispute arising out of the same Attorney as the Developer shall be fully responsible for the same.

4. To execute and register any kind of deed of declaration to be required for sanctioning the Building Plan or drainage or sewage plan for our said property.
5. To swear any affidavit on our behalf to be required for sanctioning the building plan and / or sewerage or drainage plan from the Midnapore Municipality.
6. To engage on our behalf, pleaders, advocates and solicitors and to discharge their services in respect of our/property to do the work as per our requirement, to be required in the matter of the Midnapore Municipality.
7. To take water connection in our said premises and to sign and do all the works on our behalf.
8. To take Electric Connection or separate meter (s) in the side premises and put signature on my behalf for doing the side acts at WBSEDCL.
9. To represent before the Judge, Munsiff, Collector, Board of Revenue, State of West Bengal, Bharat Sanchar Nigam Limited. Other

Sanjay Kumar
Moumita Adak Dey

ROSE CONSTRUCTION
Suman Khan
Proprietor

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- Luan Kher*
Proprietor

advance.

14. To execute Deed of Sale in favour of the intending purchasers or the flats being the Developer's allocation and to receive from the intending purchaser/s any earnest money, advance and sale proceeds being the consideration as he may in his capacity as our constituted Attorney deem fit and proper.
15. To sign and execute all other deeds, instruments and assurances, which they shall consider necessary and to enter into and / or agree to such covenant and conditions, as may be required for fully and effectively conveying the said properties as we could do ourselves, if personally present.

AND we do hereby agree to rectify and confirm and whatsoever other Act or Acts our side Attorney shall execute and perform in connection with our joint proportionate shares of the property described in schedule below by virtue of these presents.

That we the both parties have been read over the contents of this Power of Attorney and after understanding the contents of the same we admitted the same to have been correctly written and after understanding the contents of the same we admitted the same to have been correctly written as per our instructions and the contents of the same are true to the best of our knowledge and behalf and after the same we put our signatures on this Power of Attorney on this day.

IN WITNESSES WHEREAS SMT. MOUSUMI ADAK DEY and SMT. JAYITA BURMAN hereby put our signatures and shall on the 11th day of March 2024 out of free will and consent and in sound State of mind before

Jayita Burman,
Mousumi Adak Dey

LOPTE CONSTRUCTION
Suman Khan
Proprietor

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the available witnesses.

SCHEDULE OF PROPERTY PERTAINING TO WATCH
POWER OF ATTORNEY IS GIVEN

All the piece and parcel of land measuring 11.60 decimals lying and situated within the district – Paschim Medinipur, P.O and P.S – and Municipality – Midnapore, old ward no. – 11, New – 22, Holding no – 163/219/2 (Full), 162 (Part), 164 (Part), New Holding No.- 642 and 642/A. A.D.S.R sadar Midnapore, Mouza – Mirzabazar, J.L no – 179, Khatian no – 178, 367, 285, 284, L.R Khatian No – 100, 1555, 66, present L.R – khatian no – 4928 and 4935, R.S Plot No – 875, 876, and L.R Plot No – 1139 be the same or little more or less on a bounded by:

BUTTED AND BOUNDED BY:-

TO THE NORTH – House of Sk. Sahajahan

TO THE SOUTH – 8 feet Municipality Road

TO THE EAST – House of Julfikar Ali

TO THE WEST – 24 feet Municipality Road

DIMENSIONS OF THE LAND: -

NORTH - 76 feet

SOUTH - 84 feet

EAST – 48 feet

WEST – 89 feet

Mousumi Adak Dey
Jyoti Bhattacharya

SCHEDULE OF OWNERS' ALLOCATION

40% (Forty percent) of the entire construction, i.e. the saleable area of the said Multi- storied building along with the inseparable proportionate share of the said land. No advance monetary transaction is made except this 40% allocation as mentioned hereby.

Shree K.
GLOBAL CONSTRUCTION
Proprietor

**SCHEDULE OF DEVELOPER'S
ALLOCATION**

60% (Sixty percent) of the entire construction i.e. the saleable area of the said Multi- storied building along with the inseparable proportionate share of the said land.

This Development power of Attorney after Development consists ten pages including one number of non-judicial stamp paper, along with two pages of sharers impression of the Excitants and the Attorney Holders has been annexed hereto, forming part of the Deed.

Drafted by

Syed Nowsar Ali

Syed Nowsar Ali
M.A., LL.B, B.Ed, Kovid
Advocate
Mirzabazar, Midnapur

Regd. No.- F 1081/1053 of 1981

1) *Yatrapada Mandal*
Or. laka Kedar Nath Mandal
Nutanbazar
Midnapur

2) *Amritendu Adak.*
S/O Lt. Ahangjit Adak.
Mirzabazar.
P.O. - Midnapore.
Dist- Paschim Medinipur

LOBLE CONSTRUCTION

Anwar Khan
Proprietor

Signature of the Executant

1. *Mousumi Adak Dey*

2. *Jayjib D Swamee*

Signature of the Attorney

PHOTOGRAPHS & FINGER PRINTS OF THE PARTIES



Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature

Mousumi Adak Dey



Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature

Jyoti Bhowmik

PHOTOGRAPHS & FINGER PRINTS OF THE PARTIES

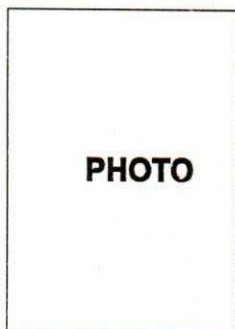


Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature

LOPTE CONSTRUCTION

Iwan Khan
Proprietor



Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb

Signature

Major Information of the Deed

Deed No :	I-1003-00644/2024	Date of Registration	11/03/2024
Query No / Year	1003-8000676851/2024	Office where deed is registered	
Query Date	11/03/2024 1:49:53 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	T P Mandal Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9434321485, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,26,47,057/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100300634/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

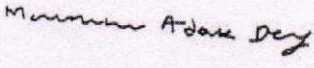
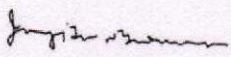
District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Mirjabajar, , Ward No: 11, Holding No:642 Pin Code : 721101

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-1139	LR-4928	Commercial Vastu	6.98 Dec		76,10,040/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Mirjabajar, , Ward No: 11, Holding No:642/A Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1139	LR-4935	Commercial Vastu	4.62 Dec		50,37,017/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				11.6Dec	0 -/-	126,47,057 -/-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Mousumi Adak Dey (Presentant) Wife of Shri Amritendu Adak Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office	Photo  11/03/2024	Finger Print  Captured 11/03/2024 LTI	Signature  11/03/2024
Mirzabazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: atxxxxxx9m, Aadhaar No: 93xxxxxxxx0638, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office				
2	Name Smt Jayita Burman Wife of Shri Dhiman Burman Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office	Photo  11/03/2024	Finger Print  Captured 11/03/2024 LTI	Signature  11/03/2024
Dhalua, Uttarpara, Dhalua North, Rajpur Sonarpur, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: azxxxxxx3h, Aadhaar No: 45xxxxxxxx2237, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office				

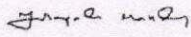
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GLOBLE CONSTRUCTION Mirzabazar, City:- , P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.: awxxxxxx8m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Imran Khan Son of Late Mujibur Rahaman Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	Photo  Mar 11 2024 2:22PM	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
Mirzabazar, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: awxxxxxx8m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GLOBLE CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Tarapada Mandal Son of Late Kedar Nath Mandal Natunbazar, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101	 11/03/2024	 Captured 11/03/2024	 11/03/2024
Identifier Of Smt Mousumi Adak Dey, Smt Jayita Burman, Imran Khan			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Mousumi Adak Dey	GLOBLE CONSTRUCTION-6.98 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Jayita Burman	GLOBLE CONSTRUCTION-4.62 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Mirjabajar, , Ward No: 11, Holding No:642 Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1139, LR Khatian No:- 4928	Owner:মৌসুমী আদক, Gurdian:অমৃতেন্দু , Address:নিজ , Classification:বাস্তু, Area:0.06980000 Acre,	Owner Name not selected by applicant.

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Mirjabajar, , Ward No: 11, Holding No:642/A Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1139, LR Khatian No:- 4935	Owner:জমিভা বর্মন, Gurdian:ধীমান , Address:তাপুয়া উত্তর পাঁচপোতা কলিকাতা , Classification:বালু, Area:0.04620000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 100300644 / 2024

On 11-03-2024

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 13:51 hrs on 11-03-2024, at the Office of the A.D.S.R. MIDNAPORE by Smt Mousumi Adak Dey , one 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 1,26,47,057/-

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

Execution is admitted on 11/03/2024 by 1. Smt Mousumi Adak Dey, Wife of Shri Amritendu Adak, Mirzabazar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 2. Smt Jayita Burman, Wife of Shri Dhiman Burman, Dhalua, Uttarpara, Dhalua North, Rajpur Sonarpur, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife

Indetified by Tarapada Mandal, , , Son of Late Kedar Nath Mandal, Natunbazar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 11-03-2024 by Imran Khan, Proprietor, GLOBLE CONSTRUCTION, Mirzabazar, City:- , P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Tarapada Mandal, , , Son of Late Kedar Nath Mandal, Natunbazar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Writer

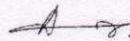
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 22665, Amount: Rs.100.00/-, Date of Purchase: 11/03/2024, Vendor name: Soumen Kr Dey



Ashim Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1003-2024, Page from 12153 to 12169
being No 100300644 for the year 2024.**



Ashim Das

Digitally signed by ASHIM DAS
Date: 2024.03.12 16:02:50 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 12/03/2024

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