

Sl. No.:- 10020004437/2023

L-4640/23



पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

Certified that this document is admitted to registration. The signature sheet and the endorsement sheets attached here with are the parts of this document

AH 036019

District Sub Registrar-II
Paschim Medinipur

21 JUN 2023

**DEVELOPMENT POWER OF ATTORNEY AFTER
EXECUTION OF DEVELOPMENT AGREEMENT**

THIS GENERAL POWER OF ATTORNEY is made in favour of M/s. **MAA YASHODA DEVELOPERS**, a Proprietorship Firm having registered office at: Sujaganj, Post & P.S. – Midnapore, District: Paschim Medinipur, Pin Code: 721101, being represented by its Proprietor Nayan Kumar Mishra (PAN: AKRPM1775D, Aadhaar No. 5012-4563-2949) son of Sri Ashok Kumar Mishra, by faith – Hindu, Citizen of India, by occupation – Business, residing at: Sujaganj, Post & P.S. – Midnapore, District: Paschim Medinipur, Pin Code: 721101, (hereinafter referred to as the ATTORNEY) on this the 15th day of June, 2023 (Two Thousand Twenty three)



M/s. MAA YASHODA DEVELOPERS

Nayan Kumar Mishra
Proprietor

L.T.I of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of

Sanjay Kumar



15 JUN 2023

2713 37

15 JUN 2023

Ashok Kumar Mishra @ Ashok Mishra,

Sujangarh
Mishrapur

ডেভার অফিস
Rajmani
রিজ ওয়ান আলি মল্লিক
কালেক্টেট মেদিনীপুর

বীতা মিশ্র

বীতা মিশ্র



V.C.T.I. NO. 347

L.T.I. of Ashok Kumar Mishra
@ Ashok Mishra by the
Pan of Sanjeev Pan.

V.C.T.I. NO. 348

District Sub Registrar-II
Paschim Medinipur

Napan Jan Mishra

15 JUN 2023

V.C.T.I. NO. 349

Sanjeev Pan
s/o Brahmananda Pan
Sachkuber, Medinipur,
Paschim Medinipur.



Ashok Kumar Mishra
by the
Pen of
Sanyasir.

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) **SRI ASHOK KUMAR MISHRA @ ASHOK MISHRA** (PAN:CLFPM5350K, AADHAAR No.6726-8926-0914), Son of Late Radhyashyam Mishra, by faith: Hindu, by nationality: Indian, by occupation: Business, at present residing at: Sujaganj, Post & P.S. - Midnapore, District: Paschim Medinipur, Pin Code: 721101;

AND

(2) **Smt. RITA MISHRA** (PAN: DQEPM6968L, Aadhaar No. 2578-3963-9663), Wife of Sri Ashok Mishra, by faith - Hindu, Citizen of India, by occupation - House Wife, residing at: Sujaganj, Post & P.S. - Midnapore, District: Paschim Medinipur, Pin Code: 721101;

; all hereinafter jointly called and referred to as the PRINCIPALS (Which expression shall unless excluded by or repugnant to the Context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) **SEND GREETINGS.**

WHEREAS the Principal No (1) **SRI ASHOK KUMAR MISHRA** is the Owner of Total 0.0248 Acre land (0.0044 Acre Land in R.S Plot No 355 and Corresponding to L.R Plot No 1001 AND 0.0204 Acre Land in R.S Plot No 355/943 and Corresponding to L.R Plot No 1004 under MOUZA MAHATABPUR) and Principal No (2) **Smt. RITA MISHRA is the** owner of Total 0.0234 Acre Land in R.S Plot No 355 and Corresponding to L.R Plot No 1001 under MOUZA MAHATABPUR (hereinafter also referred to as the **LAND OWNERS**) and they are the jointly owned the above

श्री अशोक मिश्रा

M/s MAHABHARATI DEVELOPERS

Nrupam Mishra
Proprietor

L.T.I of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of

Sanyasir.



[Handwritten signature]

District Sub Registrar-II
Paschim Medinipur

15 JUN 2023

mentioned property / land (referred to as the **SUBJECT LAND**) measuring a total area of 0.0482 Acre as per Deed and 0.0456 Acre land as per record and conversion (morefully described in Schedule-"A" hereto attached) in R.S plots no. 355 & 355/943 and Corresponding to L.R Plot No 1001 & 1004 respectively at Mouza- Mahatabpur, J.L. No.178 under Ward No 18(New), Locality/ Street SUJAGANJ, Holding no 1747, P.S. Midnapore, Block-Midnapore Sadar, Dist.-Paschim Medinipur- 721101;

AND WHEREAS the Land Owners have entered into a Development Agreement (herein referred to as the **Agreement**) with M/s. **MAA YASHODA DEVELOPERS**, a Proprietorship Firm having registered it's office at: Sujaganj, Post & P.S. – Midnapore. District: Paschim Medinipur, Pin Code: 721101, being represented by its Proprietor Nayan Kumar Mishra (hereinafter referred to as the **DEVELOPER**), registered with the District Sub-Registrar-II Paschim Medinipur at Midnapore, in Book No. I, Volume No. 1002-2023, Being No. 4368 for the year 2023

AND WHEREAS in terms of the said Agreement, the Land Owners and the Developer have agreed, inter alia, that the Developer would be entitled to the exclusive right and authority to develop the Subject Land upon the terms and conditions as morefully contained therein.

AND WHEREAS in terms of the said Agreement the Principals/ Land Owners are executing this Power of Attorney in favour of their Attorney as well as Developer to do all acts deeds and things as and for the purposes relating to the Subject Land and the Project and the related purposes hereinafter contained.

AND WHEREAS all terms and expressions herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

NOW KNOW YE BY THESE PRESENTS, we the Principals/Land Owners above named do hereby nominate Nayan Kumar Mishra Proprietor of M/s. **MAA YASHODA DEVELOPERS**, constitute and appoint the Attorney as our true and lawful Attorney for in the name and on behalf of the Principals to do, execute, act,

Handwritten signature

M/s. MAA YASHODA DEVELOPERS
Nayan Kumar Mishra
Proprietor

L.T.I of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of
Ashok Mishra



Handwritten signature



A handwritten signature in black ink, appearing to be 'S. S.', is written above the official title.

District Sub Registrar,
Paschim Medinipur

15 JUN 2023

exercise and perform and cause to be done and perform with effect from the date of execution, all or any of the following acts, deeds matters and things relating to the Subject Land and the Project and related purposes i.e. to say:-

- a. To cause survey, measurement, soil test, planning and other related works at the Subject Land.
- b. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or any other correction, modification, alteration or other recording in respect of the Subject Land in the records of any authority and to do all acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney.
- c. To deal any claim of any third party in respect of the Subject Land and to oppose or settle the same.
- d. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanction by the concerned appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same or the Building Plans already sanctioned, as may be modified revalidated revised altered and/or renewed.
- e. To process the application for the sanction of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions for the Building Plans for construction at the Subject Land.
- f. To sign and submit applications, declarations, undertakings, Affidavits, Statements, Returns to the Government and/or the Authorities under any statute and to obtain necessary clearances, exemptions, sanctions and permissions required for development and construction as per the laws of the State;

[Handwritten signature]

L.T.J. ASHOKA DEVELOPERS

Nupur Mishra
Proprietor

L.T.J of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of

[Handwritten signature]

[Handwritten signature]



District Sub Registrar-II
Paschim Medinipur

15 JUN 2023

- g. To apply for and obtain from all statutory authorities concerned the required Licenses, Consents/ Permissions/ No-Objection Certificates/ Commencement Certificates for development and construction of buildings on the Subject Land and to apply for and obtain electrical, water and sanitary connections and in this regard to sign and execute all applications, affidavits, declarations, indemnities, plans and other documents;
- h. To appoint and terminate the appointment of Architects, Engineers, Legal Practitioners, Chartered Accountants, Contractors, Workers for development and other purposes connected with the Project;
- i. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Land and every part thereof and do all acts deeds and things in connection therewith.
- j. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them.
- k. To accept or object to the assessments made from time to time of property taxes or valuation in respect of the Subject Land or the building or buildings that may be constructed thereon or any part thereof by the competent authorities and to attend all hearings and have the same finalized.
- l. To pay all charges, rates, taxes, land revenue, and other outgoings with regard to the Subject Land and development thereon and obtain receipts therefor and to pay all deposits/ charges/ fees, payable for obtaining liceneces/ sanctions/ clearances/ permissions with regard to the Project and also to receive refund of the excess amounts, if any from the concerned authorities and to grant receipts and discharges in respect thereof;

Das

MAA YASHODA DEVELOPERS

MAA YASHODA DEVELOPERS

N. S. Mishra

Proprietor

L.T.I of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of

Ashok Mishra



[Handwritten signature]

District Sub Registrar-1
Paschim Medinipur

15 JUN 2023

- m. To construct or reconstruct or repair boundary walls, fencing, dividers etc., at the Subject Land and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds , Structures etc for storage of building materials or site offices.
- n. To give notice to all concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
- o. To apply for and obtain quotas/ permits/ allocations of cement, bricks, steel and other Building Materials, in respect of the Project;
- p. To carry out excavation, demolition, piling, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Land in respect of the Project.
- q. To inform all concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in any plans in terms of the applicable rules and to get the same regularized.
- r. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, bore well, generator, transformers, Lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections etc. and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
- s. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Subject Land in connection with the Project in such manner and on such terms and conditions as the said attorney may deem fit and proper.

वेदिका मिश्रा

M.S.A. YASHODA DEVELOPERS

Nepankha Mishra

Proprietor

L.T.I. of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of

Sanjay S. S.

Das



District Sub Registrar - Diphchim Medinipur

15 JUN 2023

- t. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
- u. To apply for and obtain in the name of the Developer the registration under all Real Estate Laws and to obtain all registrations, licenses and permissions under the said Act and all other acts and statutes, as applicable.
- v. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
- w. To insure and keep insured the New Building or any other part of the Project or any materials equipments or machineries against loss or damage by fire earthquake and or other risks if and as be deemed necessary and/or desirable by the said Attorney and to pay all premium therefor.
- x. To obtain loans and finance from any Banks and/ or the Financial Institutions in terms of the Development Agreement and in the manner permitted under the Development Agreement by Mortgaging the under mentioned Schedule A Property but without however creating any financial obligation of repayment upon the Principals.
- y. To grant consent and NOCs and permit the Transferees to take home loans and/ or home finances from any Bank or Financial Institutions and deal with the banks/Financial Institution or Institutions / FIs and/or their officers and/or assigns in connection with the NOC, consents, etc. from them.
- z. To produce or give copies of the original title deeds or documents relating to the Subject Land to any person in accordance with the Development Agreement.

Qare

REGISTRATION

M/s. MISHRA DEVELOPERS
N. K. Mishra
Proprietor

L.T.I of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of
Mishra



District Sub Registrar-II
Medinipur

15 JUN 2023

- aa. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, Sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
- bb. Upon sanction of the Building Plans, to negotiate with the person or persons interested in obtaining Transfer and/ or otherwise acquiring Transferable Areas in the Project attributable to Developer's Allocation and take and accept bookings and applications for allotment of Units, parking spaces and other Transferable Areas and enter into agreements for Transfer and to Transfer and or part with possession of all or any such Units, Parking Spaces and other Transferable Areas under Developer's Allocation along with undivided proportionate share in the Subject Land attributable thereto or any portion thereof to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Development Agreement and in connection therewith:
- To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Land or part thereof:
 - To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law and in such manner as may be required.
 - To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except the Areas identified and forming part of the allocation of the Principals) in the manner and as per the terms and conditions of the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.

Qaro

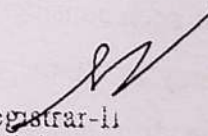
11/01/2020

M/s MAA Y.P.
Notarised
Mishra
11/01/2020

L.T.I of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of

Ashok Mishra




District Sub Registrar-II
Medinipur

15 JUN 2023

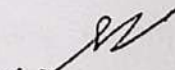
- To cancel or terminate any booking and terminate any contract agreement with any Transferee as per the terms and conditions of the Development Agreement.
- cc. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer thereunder.
- dd. Upon completion of the construction, to Transfer and or part with possession of all or any Units and Parking Spaces under Owners' Allocation along with undivided proportionate share in the Subject Land attributable thereto or any portion thereof to the respective Owners as per the Development Agreement.
- ee. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney may deem fit and proper.
- ff. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Common Areas and Installations as Maintenance in Charge and for the purpose to form a non-profit making company or association or society as per the terms of the Development Agreement.
- gg. For all or any of the purposes herein stated to prepare, sign, execute, modify, alter, draw, approve, rectify, and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, assignments, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorney and as per the terms and conditions of the Development Agreement.



M/s. MAAYASHODA DEVELOPERS
Nandan Mishra
Proprietor

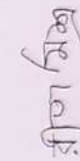
L.T.I of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of
Sanjay Sen



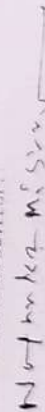

District Sub-Registrar-II
Paschim Medinipur

15 JUN 2023

- hh. To appear and represent the Principals before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/ or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents, instruments and writings including the bank finance documents, mortgage deeds, if any, executed by the said Attorney by virtue of the power hereby conferred.
- ii. To commence prosecute enforce defend answer and oppose all actions Suits writs, appeals revisions, reviews, arbitration proceedings, and other legal proceedings and demands, civil criminal or revenue, concerning and/or touching any of the matters here in and if though fit to compromise settle, refer to arbitration , abandon , submit to judgment or become non suited in any such action or proceedings as aforesaid before any court, Civil or criminal or revenue, arbitration tribunal, debt recovery tribunal, any other tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, Presiding officers, authorized officers and to sign declare verify and or affirm any plaint written statement, petition, consent petition, affidavit, vakalatnama , warrant of attorney, Memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and or as the said attorney or attorneys may think fit and proper.
- jj. To appear and represent the Principals before any Relevant Authority, in connection with the terms and conditions of this Power of Attorney and to affirm all deeds, documents and writings executed by the said Attorney by virtue of the power hereby conferred.



M/s. MAA YASHODA DEVELOPERS




Page 1

L.T.I of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of






District Sub Registrar-II
West Medinipur

15 JUN 2023

- kk. To receive all letters parcels or other postal articles and documents in respect of the Subject Land or relating to the Project and to grant proper and effectual receipt thereof.
- ll. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and engage Advocates, Pleaders, Solicitors, Mukhtars and to revoke such appointments.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Land and the Project and the Transfers and related purposes which the Principals themselves could have lawfully done under their own respective hands and seals, if personally present.

AND the Principals/ land Owners do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the premises aforesaid.

AND it is clarified that while exercising the power hereby conferred on the said Attorney, he shall not do any act or deed which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals and by executing this Power of Attorney, the obligations of the Principals under the Development Agreement shall not be absolved or diluted and further by executing this Power of Attorney the obligations of the Principals or the Developer or consequences for non-compliance under the Development Agreement shall not be affected.

SCHEDULE "A"

SUBJECT LAND

ALL THAT a piece and parcel of land measuring about 0.0044 Acre Land in R.S Plot No 355 and Corresponding to to L.R Plot No 1001 AND 0.0204 Acre Land In R.S Plot No 355/943 and Corresponding to L.R Plot No 1004 Total 0.0248 Acre land situate and lying at Mouza: Mahatabpur, J.L No. 178, Khatian No. 3543, situated within Midnapore Municipality, Ward No 18(New), Locality/ Street SUJAGANJ, Holding no 1747 Police Station: Midnapore, District: Paschim Medinipur owned by Land Owner/ Principal No 1.

20/10/2019

M/s. MAA YASHODA DEVELOPERS
Nupur Mishra

Project

L.T.I of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of
[Signature]

[Signature]



District Sub Registrar-II
Paschim Medinipur

15 JUN 2023

ALL THAT a piece and parcel of land measuring about 0.0208 Acre Land as per Record & Conversion and 0.0234 Acre Land as per Deed and Physical Possession in R.S Plot No 355 and Corresponding to L.R Plot No 1001 situate and lying at Mouza: Mahatabpur, J.L No. 178, Khatian No. 3542, situated within Midnapore Municipality, Ward No 18(New), Locality/ Street SUJAGANJ, Holding no 1747 Police Station: Midnapore, District: Paschim Medinipur owned by Land Owner/ Principal No 2. Total Land 0.0482 Acre as per Deed and 0.0456 Acre land as per record and conversion more or less situate and lying at Mouza: Mahatabpur, J.L No. 178, Khatian No. 3543 & 3542, and R.S Plot No 355 & 355/943 and Corresponding to L.R. Plot No 1001, 1004 respectively, more or less and adjacent to each other situated within Midnapore Municipality, Ward No 18(New), Locality/ Street SUJAGANJ, Holding no 1747, Police Station: Midnapore, District: Paschim Medinipur.

Total Land Butted and bounded as follows:-

- ON THE NORTH : Rest Part of R.S Plot No 355 & 355/943 i.e. House of Ashok Kumar Das.
- ON THE SOUTH : Rest Part of R.S Plot No 355 & 355/943 i.e. House of Tarak Pradhan.
- ON THE EAST : Rest Part of R.S Plot No 355 i.e. Vacant Land of Ashok Kumar Das.
- ON THE WEST : PWD Road.

Particulars of various plots of lands owned by the respective Owners herein are as below:

- (a) ALL THAT piece and parcel of free hold Land measuring about 0.0248 Acre, be the same a little more or less situate within Mouza –Mahatabpur, under Midnapore Municipality, Ward No 18(New), Locality/ Street SUJAGANJ, Holding no 1747, Block-Midnapore Sadar, J.L. No. 178, Khatian No. 3543, R.S Plot No 355 & 355/943 and Corresponding to L.R Plot No 1001 & 1004 under Police Station - Midnapore, District – Paschim Medinipur more fully and particularly described in SCHEDULE “A” herein below; was originally belong to Asim Kumar Das. AND WHEREAS while said Asim Kumar Das possessing the said property in Khas sold, transferred and conveyed 0.0044 Acre Land In R.S Plot No 355 and Corresponding to L.R Plot No 1001 AND 0.0204 Acre Land In

লেখা
কো
র.
Ms. MAAYASHODA DEVELOPER
Asim Kumar Das
Proprietor

L.T.I of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of
Ashok Mishra

Das



District Sub Registrar-II
Medinipur

15 JUN 2023

R.S Plot No 355/943 and Corresponding to L.R Plot No 1004, Total 0.02480 Acre Land under MOUZA MAHATABPUR to ASHOK KUMAR MISHRA the First Party/Owner/Occupier No. 1 herein upon valuable consideration mentioned therein by way of a Deed of Sale Being No. 2671/1991 dated 28/06/1991 which was registered in the Office of the Additional District Sub-Registrar, Midnapore. And after that Ashok Kumar Mishra recorded the said 0.0044 Acre land under L.R Plot No 1001 and 0.0204 Acre land under L.R Plot No 1004 total 0.0248 Acre Land under Mahatabpur Mouza in his name in LR Settlement vide L.R Khatian No 3543 of Mahatabpur Mouza. And thereafter on 01/11/2021 Ashok Kumar Mishra after getting Land Compatibility Certificate from MKDA, Converted the said 0.0044 Acre land under L.R Plot No 1001 and 0.0204 Acre land under L.R Plot No 1004 total 0.0248 Acre Land under Mahatabpur Mouza into Vastu and said Conversion Certificate has been issued by B.L.L.R.O Sadar Midnapore in the name of Ashok Kumar Mishra. Now Said 0.0044 Acre Land In R.S Plot No 355 and Corresponding to L.R Plot No 1001 AND 0.0204 Acre Land In R.S Plot No 355/943 and Corresponding to L.R Plot No 1004 total 0.0248 Acre Land under Mouza Mahatabpur is the subject matter of the Agreement;

- b) ALL THAT piece and parcel of free hold Land measuring about 0.0234 Acre, be the same a little more or less situate within Mouza -Mahatabpur, under Midnapore Municipality, Ward No 18(New), Locality/ Street SUJAGANJ, Holding no 1747, Block-Midnapore Sadar, J.L. No. 178, Khatian No. 3542, R.S Plot No 355 and Corresponding to L.R Plot No 1001 under Police Station - Midnapore, District - Paschim Medinipur more fully and particularly described in SCHEDULE "A" herein below; was originally belong to Asim Kumar Das. AND WHEREAS while said Asim Kumar Das possessing the said property in Khas sold, transferred and conveyed 0.0234 Acre Land In R.S Plot No 355 and Corresponding to L.R Plot No 1001 Land under MOUZA MAHATABPUR to RITA MISHRA the First Party/Owner/Occupier No. 2 herein upon valuable consideration mentioned therein by way of a Deed of Sale Being No. 2058/1993 dated 30/04/1993 which was registered in the Office of the Additional District Sub-Registrar, Midnapore. And after that Rita Mishra recorded the said 0.0208 Acre land under L.R Plot No 1001 Land under Mahatabpur Mouza in her name in LR Settlement vide L.R Khatian No

Handwritten signature

YASHODA DEVELOPERS
Ashok Kumar Mishra
Proprietor

L.T.I. of Ashok Kumar Mishra
@ Ashok Mishra by the Pen of
sanjeet Das

Handwritten signature



District Sub Registrar-II
Paschim Medinipur

15 JUN 2023

3542 of Mahatabpur Mouza. And thereafter on 01/11/2021 Rita Mishra after getting Land Compatibility Certificate from MKDA, Converted the said 0.0208 Acre land under L.R Plot No 1001 Land under Mahatabpur Mouza into Vastu and said Conversion Certificate has been issued by B.L.L.R.O Sadar Midnapore in the name of Rita Mishra. And Now Said 0.0208 Acre Land as per Record and 0.0234 Acre Land as per Deed and Physical Possession in R.S Plot No 355 and Corresponding to L.R Plot No 1001 Land under Mouza Mahatabpur is subject matter of the Agreement;

IN WITNESSESS WHEREOF WE THE SAID "PRINCIPALS" have here unto Signed, Set and Subscribed our hands Seal, on this 15th Day of June 2023.

রীতামিষ্ত্র

SIGNATURE OF EXECUTANTS

L.T.I of Ashok Kumar Mishra @ Ashok Mishra by the Pen of Sanjeeb Ray

M/s. MAA YASHODA DEVELOPERS

Nopurika Mishra

Proprietor

DRAFTED BY :-

Sanjeeb Ray

Sanjeeb Ray (Advocate)
Enrollment No. WB/902/2005
Midnapore Judges Court.

witnesses:

Sanjeeb Ray
s/o Brahmananda Ray
Sachin Mishra
Rashmi Mishra

2) Ananda Das
Barua
Midnapore

M/s. MAA YASHODA DEVELOPERS
Nopurika Mishra
Proprietor

Computerised BY ME:

Pradip Sen

(Pradip Sen). M/s. Medini Infotech, Old LIC More, Midnapore
This Development Power of attorney contained in 15 pages including One Stamp paper. And 14 demy paper One extra pages for Finger prints of Executants and Attorney holder. This page Treated as one part of this deed.

M/s. MAA YASHODA DEVELOPERS

Nopurika Mishra

Proprietor

L.T.I of Ashok Kumar Mishra @ Ashok Mishra by the Pen of Sanjeeb Ray

রীতামিষ্ত্র

L.T.I of Ashok Kumar Mishra @ Ashok Mishra by the Pen of

Sanjeeb Ray



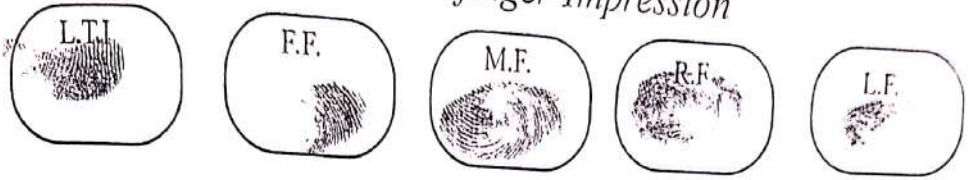
[Handwritten signature]

District Sub Registrar-II
Medinipur

15 JUN 2023

::

Left Hand finger Impression



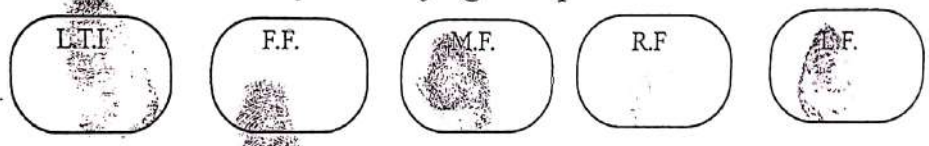
Right Hand finger Impression



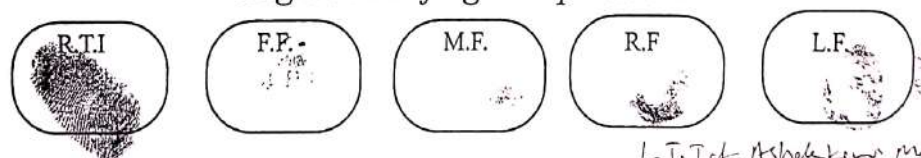
Nandini Mishra

 Signature

Left Hand finger Impression



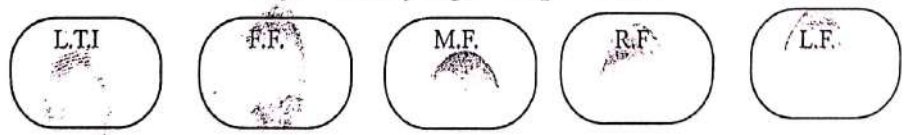
Right Hand finger Impression



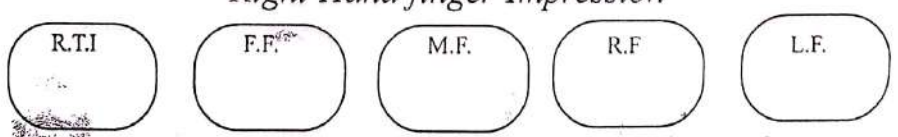
L.T. Ich Ashok Kumar Mishra
 @ *Ashok Mishra*

 Signature

Left Hand finger Impression



Right Hand finger Impression



राज मिश्रा

 Signature



District Sub Registrar-II
Paschim Medinipur

15 JUN 2023



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE, District Name :Paschim Midnapore
Signature / LTI Sheet of Query No/Year 10028001554361/2023



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

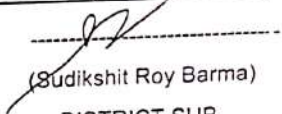
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Ashok Mishra Alias Shri Ashok Kumar Mishra Sujaganj, City:- Midnapore, P.O:- Midnapore, P.S:- Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101	Principal			L. T. Id. Ashok Kumar Mishra @ Ashok Mishra by the Scan & Stamp Revenue 15/6/23
2	Smt Rita Mishra Sujaganj, City:- Midnapore, P.O:- Midnapore, P.S:- Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101	Principal			15/6/23 15.06.2023
3	Nayan Kumar Mishra Sujaganj, City:- Midnapore, P.O:- Midnapore, P.S:- Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101	Representative of Attorney [MS MAA YASHOD A DEVELOPERS]			15/6/23 15/06/23



District Sub Registrar-11
Paschim Medinipur

15 JUN 2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Sanjeeb Ray Son of Shri Brhmananda Ray Judges Court Medinipur, City:- Midnapore, P.O:- Midnapore, P.S:- Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101	Shri Ashok Mishra, Smt Rita Mishra, Nayan Kumar Mishra			<i>Sanjeeb Ray</i> 15/6/2023


(Sudikshit Roy Barma)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
II PASCIM MIDNAPORE
Paschim Midnapore, West
Bengal



[Handwritten signature]

District Sub Registrar-II
Paschim Medinipur

15 JUN 2023



Major Information of the Deed

Deed No	I-1002-04640/2023	Date of Registration	21/06/2023
Query No/Year	1002-8001554361/2023	Office where deed is registered	
Query Date	15/06/2023 3:17:49 PM	D.S.R. - II PASCIM MIDNAPORE, District Paschim Midnapore	
Applicant Name, Address & Other Details	Sanjeeb Roy Judges Court Medinipur, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9732064118, Status : Advocate		
Transaction	Additional transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 50,44,860/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100204368/2023 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: Mahatabpur, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	LR-1001	LR-3543	Commercial	Dhani Doyem	0.44 Dec	4,60,526/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, . Project Name :
L2	LR-1004	LR-3543	Commercial	Kala Doyem	2.04 Dec	21,35,169/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, . Project Name :
L3	LR-1001	LR-3542	Commercial	Dhani Doyem	2.34 Dec	24,49,165/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, . Project Name :
TOTAL :					4.82Dec	0 /-	50,44,860 /-
Grand Total :					4.82Dec	0 /-	50,44,860 /-

Principal Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	Shri Ashok Mishra, (Alias: Shri Ashok Kumar Mishra) Son of Late Radhashyam Mishra Sujaganj, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: clxxxxx0k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Pvt. Residence
2	Smt Rita Mishra (Presentant) Wife of Shri Ashok Kumar Mishra Alias Ashok Mishra Sujaganj, 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.:: dqxxxxx8l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/06/2023 , Admitted by: Self, Date of Admission: 15/06/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	MS MAA YASHODA DEVELOPERS Sujaganj, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: BHxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	Nayan Kumar Mishra Son of Shri Ashok Kumar Mishra Sujaganj, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx3A, Aadhaar No: 66xxxxxxx9294 Status : Representative, Representative of : MS MAA YASHODA DEVELOPERS (as Sole owner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sanjeeb Ray Son of Shri Brhmananda Ray Judges Court Medinipur, City:- Midnapore, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101			
Identifier Of Shri Ashok Mishra, Smt Rita Mishra, Nayan Kumar Mishra			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Ashok Mishra	MS MAA YASHODA DEVELOPERS-0.44 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Ashok Mishra	MS MAA YASHODA DEVELOPERS-2.04 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Rita Mishra	MS MAA YASHODA DEVELOPERS-2.34 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Mahatabpur, Pin Code : 721101

Sch No.	Plot & Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1001, LR Khatian No:- 3543	Owner: অশোক কুমার মিশ্র, Gurdian: রাধাশ্যাম, Address: সুজাগড়, Classification: ধানী দোয়েম, Area: 0.00440000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1004, LR Khatian No:- 3543	Owner: অশোক কুমার মিশ্র, Gurdian: রাধাশ্যাম, Address: সুজাগড়, Classification: কালা দোয়েম, Area: 0.02040000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1001, LR Khatian No:- 3542	Owner: রিতা মিশ্র, Gurdian: অশোক কুমার, Address: সুজাগড়, Classification: ধানী দোয়েম, Area: 0.02080000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 100204640 / 2023

On 15-06-2023

Presentation (Under Section 52 & Rule 22A(3) & 46(1) W.B. Registration Rules 1962)
Presented for registration at 18:30 hrs on 15-06-2023, at the Private residence by Smt Rita Mishra, 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 50,44,860/-

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

Execution is admitted on 15/06/2023 by 1. Shri Ashok Mishra, Alias Shri Ashok Kumar Mishra, Son of Late Radhashyam Mishra, Sujaganj, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business, 2. Smt Rita Mishra, Wife of Shri Ashok Kumar Mishra Alias Ashok Mishra, Sujaganj, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife

Indetified by Shri Sanjeeb Ray, , Son of Shri Brhmananda Ray, Judges Court Medinipur, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-06-2023 by Nayan Kumar Mishra, Sole owner, MS MAA YASHODA DEVELOPERS (Sole Proprietorship), Sujaganj, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Shri Sanjeeb Ray, , Son of Shri Brhmananda Ray, Judges Court Medinipur, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Advocate



Sudikshit Roy Barma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

On 21-06-2023

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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2713, Amount: Rs.50.00/-, Date of Purchase: 15/06/2023, Vendor name: R Ali Mallik



Sudikshit Roy Barma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1002-2023, Page from 77168 to 77191
being No 100204640 for the year 2023.



Digitally signed by Sudikshit Roy Barma
Date: 2023.06.21 16:35:32 +05:30
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 2023/06/21 04:35:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE
West Bengal.

(This document is digitally signed.)