

1648/23

12-12/2023

I-1735/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 361184



ADMITTED INTO REGISTRATION
THE SIGNATURE SHEETS AND
THE ENDORSEMENT SHEETS
ATTACHED WITH THIS DOCUMENT
ARE PART OF THIS DOCUMENT

Dilip Pramanik
District Sub-Registrar
Cooch Behar

03 MAR 2023

Dilip Pramanik

DEVELOPER'S POWER OF ATTORNEY

KNOW ALL MEN by these presents I, **SRI DILIP PRAMANIK**, PAN-BCHPP2110G, S/O. Late Krishna Lal Pramanik, residing at West Khagrabari Road, Near Gouria Math, P.O. Khagrabari, P.S. Pundibari, Dist. Cooch Behar, do hereby nominate constitute and appoint, **CREATIVE CONSTRUCTION AND DEVELOPER**, Represented by its Sole Proprietor **Sri Nirmalya Dey Sarkar**, S/O. Lt. Naresh Chandra Dey Sarkar, residing at S. N. Road Bye Lane, Dharmatala, Sahar Cooch Behar, P.S. Kotwali, P.O. & Dist. Cooch Behar, Pin-736101, my true and lawful Attorney for me, in my names and on my behalf in respect of the landed property described in the schedule below to do and to execute all or any of the acts, deeds and things as mentioned here-in-below.

Serial No. 886 Date 28 FEB 2023
Name of Vendee.....
Address of Vender.....
Stamp Purchased from Cooch Behar Treasury-I
Date of Purchased from Treasury.....

Dilip Pramanik
Cooch Behar

09 JAN 2023

ASIM DAS
Stamp Vendor, Cooch Behar Sadar
Licence No. - 01/2022-2023
Date.....

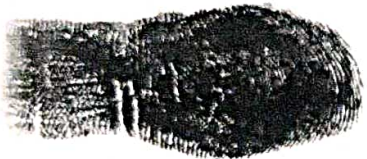
28 FEB 2023

Dilip Pramanik



L.T.I- 411
date: 28-02-2023

Dilip Pramanik



L.T.I- 412



Active Construction & Developer
Nirmalya Dey Sarkar
Proprietor

J

District Sub-Registrar
Cooch Behar



L.T.I- 413

28 FEB 2023

am kar
si Gobinda kar
charaker kuthi Dewambosh,
Fapurhat, P.s-kotwali
Cooch Behar.

1/11/2023

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Dilip Pramanik

1. That Sri Dilip Pramanik herein (LANDLORD) is the absolute owner and are seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 0.05 Acres of land be the same a little more or less appertaining to Thak No. 963, J.L.No.89, Mouja - Khagrabari, Annual Rent Rs.0.27 Paisa, Total Land was recorded in L.R.Khatian No.13919 dated 29.10.2021., R.S. Plot No.3827 corresponding to L.R. Plot No. 4818, in P.S.Pundibari Previously Kotwali, Dist. Cooch Behar was owned and possessed by Dilip Kumar Rakshit who has acquired the said land through registered Sale Deed being No.I-9953 dated 03.11.1978 and more particularly described in the schedule given herein under.
2. That Dilip Kumar Rakshit also sold out his total 3 Katha 05 Dhurs of land infavour of Kalpana Pramanik through a registered Sale Deed being No.I-7940 dated 14.07.1980.,Executed before the Sadar Joint Sub Registry Office,Cooch Behar and delivered possession to her and more particularly described in the schedule given herein under.
3. That Kalpana Pramanik also gifted out her total 5 Decimel locally 3 Katha of land infavour of Sri Dilip Pramanik through a registered Gift Deed being Book No.I,Deed No.4420,Vol.No.0801-2021,Page No.74116 to 74134, dated 29.04.2021.&05.05.2021.,Executed before District Sub Registry Office,Cooch Behar and possession to him and more particularly described in the schedule given herein under.
4. That Dilip Pramanik herein (LANDLORD) is the absolute owner and are seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 0.07 Acres of land be the same a little more or less appertaining to Thak No. 963, J.L.No.89, Mouja - Khagrabari, Annual Rent Rs.0.27 Paisa, Total Land was recorded in L.R.Khatian No.13919 dated 29.10.2021., R.S. Plot No.3827 corresponding to L.R. Plot No.4818, in P.S.Kotwali, Dist.Cooch Behar was owned and possessed by Renuka Rakshit who has acquired the said land through registered Gift Deed being No.I-10294 dated 17.11.1978. and more particularly described in the schedule given herein under.

Dilip Pramanik

5. That Renuka Rakshit also sold out her total 4 Katha 05 Dhurs of land infavour of Kamana Pramanik through a registered Sale Deed being Deed No.1-690 dated 22.01.1981, Executed before Sadar Joint Sub Registry Office, Cooch Behar and possession to her and more particularly described in the schedule given herein under.
6. That Kamana Pramanik also gifted away her total 4 Katha 05 Dhurs of land infavour of Naba Kumar Pramanik through a registered Gift Deed being Deed No.1-4421 dated 29.04.2021 & 05.05.2021, Executed before District Sub Registry Office, Cooch Behar and possession to him and more particularly described in the schedule given herein under.
7. That Naba Kumar Pramanik has also gifted away his total 4 Katha 05 Dhurs of land by his Power of Attorney Holder Debjit Pramanik infavour of Sri Dilip Pramanik through a registered Gift Deed being Book No.1, Deed No.8218, Vol. No.0801-2021, Page No.143953 to 143972, dated 18.09.2021 & 23.09.2021, Executed before District Sub Registry Office, Cooch Behar and possession to him and more particularly described in the schedule given herein under.
8. That Sri Dilip Pramanik (LANDLORD) acquiring the said land and after acquiring and possessing the said landlord has also mutated and recorded the said land in the settlement records and he has also got separate L.R. Khatian being No. 13919 dated 29.10.2021 and he has also recorded 0.12 Acres in L.R. Plot No. 4818 which is described in schedule below.
9. That We have Executed one registered Development Agreement being Book No.1, S.L. No. 1606, dated 28.02.2023, Executed before the District Sub-Registrar, Cooch Behar P.S. Kotwali, P.O. & Dist. Cooch Behar, Pin-736101 for Development/Construction of Multistoried building on my below scheduled land as per aforesaid agreement with the said company, for Development/Construction of Multistoried building with the said Sole Proprietorship Firm.

That as per agreement I have decided and are liable to handed over my below schedule land along with all original documents related to my land to the Developer CREATIVE CONSTRUCTION AND DEVELOPER, Represented by its Sole Proprietor Sri Nirmalya Dey Sarkar, S/O. Late Naresh

Dilip Pramanik

Chandra Dey Sarkar for Development/Construction of Multistoried building on my below schedule land.

That I have also empowered CREATIVE CONSTRUCTION AND DEVELOPER, Represented by its Sole Proprietor Sri Nirmalya Dey Sarkar, S/O. Late Naresh Chandra Dey Sarkar to sale/mortgage etc. he will prepared flats, Parking spaces and commercial etc. to the intending buyers as per their desire and absolute decision.

That I have also agreed to sign in all papers relating to construction of proposed multistoried building as per approved plan of appropriate authority.

That I have also agreed to sign in all tripartite sale agreements among the land lords, intending purchasers sale deed of conveyance infavour of the purchasers.

That due to all those acts and whereas I shall not be available all the time as and when required and for this reason I nominated and appointed CREATIVE CONSTRUCTION AND DEVELOPER, Represented by its Sole Proprietor Sri Nirmalya Dey Sarkar, S/O. Late Naresh Chandra Dey Sarkar, residing at S.N.Road Bye Lane, Dharmatala, Sahar Cooch Behar, P.S. Kotwali, P.O. & Dist. Cooch Behar, Pin-736101, to represent me to all authority through this Developer Power of Attorney and to do all or any of the following acts on behalf of me.

1. That the constituted Attorney CREATIVE CONSTRUCTION AND DEVELOPER, Represented by its Sole Proprietor Sri Nirmalya Dey Sarkar, S/O. Late Naresh Chandra Dey Sarkar, residing at S. N. Road Bye Lane, Dharmatala, Sahar Cooch Behar, P.S. Kotwali, P.O. & Dist. Cooch Behar, Pin-736101, shall sign in all papers/documents on behalf of the land owner as and when required by the Developer.
2. That the constituted Attorney shall sign in all tripartite sale agreements, as and when required in respect of developers allocation.

Atul Pramanik

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3. That the constituted Attorney shall sign on the title deed of conveyance in favour of the purchaser of Flats, Parking-Spaces, stalls etc. after final payment of consideration money by the purchasers to the developer and as and when required in respect of developers allocation.
4. That the constituted Attorney shall appear and represent on behalf of myself as land lord before all authority and sign in all papers/documents and required by the developer relating to construction of multistoried building and for sale of flats, Parking space and commercial etc. of the proposed building "CREATIVE KRISHNA" except land lords allocations as detailed in the registered Development Agreement being Book No.I,S.L.No.1606,dated 28.02.2023., Executed before the District Sub Registrar,Cooch Behar.
5. That the constituted Attorney shall also supply of any papers required by the developer relating to the construction of the proposed building "CREATIVE KRISHNA" AND GENERALLY to do execute and perform any other acts and things whatsoever which are in the opinion of my said Attorney ought to have done or execute or performed in respect of our said Attorney as Lawfully and effectually as me do the same.

AND I do hereby rectify and agree to ratify and confirm all the acts and deeds performed may be performed by my said Attorney in pursuance of these presents, as if the same were done by me personally.

SCHEDULE OF LAND

District-Cooch Behar,P.S.Pundibari Previously Kotwali, Thak No.963,J.L. No.89, Mouja-Khagrabari,Annual Rental of which Rs.0.27 Paisa, Total Land was recorded in L.R.Khatian No.13919,R.S.Plot No.3827 corresponding to L.R. Plot No. 4818, Total Area of land - 0.12 Acres,Classified as -"Bastu".Particulars of Land to be handed over by the land Lord to the Developer (by the 1st part to the 2nd Part) for developement/construction of Multistoried building etc.

TOTAL LAND IS BUTTED AND BOUNDED AS FOLLOWS:

- To the North : Common Goli Path ;
- To the South : House of Tamal Dey Sarkar & Others ;
- To the East : House of Manindra Nath Adhikari ;
- To the West : Metal Road.

Dilip Pramanik

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IN WITNESS WHEREOF me as a land lord extended my hands of co-operation and sign this Developer's Power of Attorney infavour of CREATIVE CONSTRUCTION AND DEVELOPER, Represented by its Sole Proprietor Sri Nirmalya Dey Sarkar, this the 28th day of February, 2023.

Creative Construction & Developer

Nirmalya Dey Sarkar.
Proprietor

Signature of Constituted Attorney

The above signature attested by me :

Dilip Pramanik

Witness :

1. Goutam Kar
S/o - Sri Gobinda Kar
Vill - Charaker Kuthi Bawanbosh
P.O - Tapurhat, P.S - Kotwali
Dist - Cooch Behar.

2. Dhananjay Ray
S/o Late Boam Nath Ray
P.O/Dist Cooch Behar Kotwali
Res - F36101 Wood - 8
N.N. Road.

Dilip Pramanik

Signature of the Executor.

Signature Identified by me

Sunil Datta
Advocate, Cooch Behar.

Enrolment No.F-1003/1014 of 2002.

Affix recent photo here

Left Hand

Right Hand

Thumb	Four Finger	Middle Finger	Ring Finger	Little Finger



Left Hand

Right Hand

Dilip Pramanik

Dilip Pramanik



Left Hand

Right Hand

Creative Construction & Developer
Himmatji Desai

Creative Construction & Developer

Himmatji Desai
Proprietor

Affix recent photo here

Left Hand

Right Hand





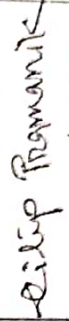


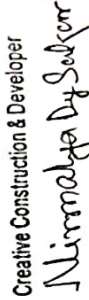
Government of West Bengal

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



OFFICE OF THE D.S.R. COOCHBEHAR, District Name :Coochbehar

Signature / LTI Sheet of Query No/Year 08018000551781/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri DILIP PRAMANIK West Khagrabari Road, Near Gouria Math, Village.- Khagrabari, P.O.- Khagrabari, P.S.- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736179	Principal			 28/02/2023
2	Shri NIRMALYA DEY SARKAR S. N. Road Bye Lane, Dharmatala, City:- Coochbehar, P.O:- Cooch Behar, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736101	Represent ative of Attorney [CREATIV E CONSTR UCTION AND DEVELOP ER]			 28/02/23 Creative Construction & Developer Nirmalya De Sarkar Proprietor

Digitally signed by
Dilip Pramanik
DN: cn=Dilip Pramanik, o=

Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
Mr GOUTAM KAR Son of Mr GOBINDA KAR CHARAKERKUTHI DEWANBOSH, City:- . P.O - TAPURHAT, P.S -Coochbehar, District -Coochbehar, West Bengal, India, PIN - 736170	Shri DILIP PRAMANIK, Shri NIRMALYA DEY SARKAR			Goutam Kar 28-02-2023

Tulsi Lama

(Tulsi Lama)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.
COOCHBEHAR
Coochbehar, West Bengal

**District Sub-Registrar
Cooch Behar**

Major Information of the Deed

Deed No	I-0801-01730/2023	Date of Registration	02/03/2023
Year	0801-8000551781/2023	Office where deed is registered	
Date	28/02/2023 5:13:22 PM	D.S.R. COOCHBEHAR, District: Coochbehar	
Presentant Name, Address and other Details	SURAJIT DUTTA COOCHBEHAR, Thana : Coochbehar, District : Coochbehar, WEST BENGAL, PIN - 736101, Mobile No. : 9434201959, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 12]		
Set Forth value	Market Value		
	Rs. 1,96,36,344/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 170/- (Article:48(g))	Rs. 123/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 080101634/2023		

Land Details :

District: Coochbehar, P.S:- Coochbehar, Gram Panchayat: KHAGRABARI, Mouza: Khagrabari, Pin Code : 736179

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-4818	LR-13919	Commercial Bastu	0.12 Acre		1,96,36,344/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				12Dec	0 /-	196,36,344 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri DILIP PRAMANIK (Presentant) Son of Late Krishna Lal Pramanik West Khagrabari Road, Near Gouria Math, Village:- Khagrabari, P.O:- Khagrabari, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:-736179 Sex: Male, By Caste: Hindu Occupation: Others, Citizen of: India, PAN No.:: BCxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2023 , Admitted by: Self, Date of Admission: 28/02/2023 ,Place : Pvt. Residence

s :

Address, Photo, Finger print and Signature

CREATIVE CONSTRUCTION AND DEVELOPER

Road Bye Lane, Dharmatala, City:- Coochbehar, P.O:- Cooch Behar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101, PAN No.:: ahxxxxx2a, Aadhaar No Not Provided by UIDAI, Status : Representative, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri NIRMALYA DEY SARKAR Son of Late Naresh Chandra Dey Sarkar S. N. Road Bye Lane, Dharmatala, City:- Coochbehar, P.O:- Cooch Behar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2A, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE CONSTRUCTION AND DEVELOPER (as SOLE PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOUTAM KAR Son of Mr GOBINDA KAR CHARAKERKUTHI DEWANBOSH, City:- , P.O:- TAPURHAT, P.S:-Coochbehar, District -Coochbehar, West Bengal, India, PIN:- 736170			

Identifier Of Shri DILIP PRAMANIK, Shri NIRMALYA DEY SARKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri DILIP PRAMANIK	CREATIVE CONSTRUCTION AND DEVELOPER-12 Dec

Land Details as per Land Record

District: Coochbehar, P.S:- Coochbehar, Gram Panchayat: KHAGRABARI, Mouza: Khagrabari, Pin Code : 736179

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4818, LR Khatian No:- 13919		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 080101730 / 2023

02-2023

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

Presented for registration at 19:30 hrs on 28-02-2023, at the Private residence by Shri DILIP PRAMANIK ,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 1,96,36,344/-

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

Execution is admitted on 28/02/2023 by Shri DILIP PRAMANIK, Son of Late Krishna Lal Pramanik, West Khagrabari Road, Near Gouria Math, P.O: Khagragari, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736179, by caste Hindu, by Profession Others

Identified by Mr GOUTAM KAR, , , Son of Mr GOBINDA KAR, CHARAKERKUTHI DEWANBOSH, P.O: TAPURHAT, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736170, by caste Hindu, by profession Others

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

Execution is admitted on 28-02-2023 by Shri NIRMALYA DEY SARKAR, SOLE PROPRIETOR, CREATIVE CONSTRUCTION AND DEVELOPER, S. N. Road Bye Lane, Dharmatala, City:- Coochbehar, P.O:- Cooch Behar, P.S:- Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101

Identified by Mr GOUTAM KAR, , , Son of Mr GOBINDA KAR, CHARAKERKUTHI DEWANBOSH, P.O: TAPURHAT, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736170, by caste Hindu, by profession Others

M. Lama

Tulsi Lama
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

On 02-03-2023

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 123.00/- (E = Rs 91.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 123/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2023 10:50PM with Govt. Ref. No: 192022230317410868 on 01-03-2023, Amount Rs: 123/-, Bank: SBI EPay (SBlePay), Ref. No. 5721561723735 on 01-03-2023, Head of Account 0030-03-104-001-16

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 170/- and Stamp Duty paid by Draft Rs 120.00/-, by Rs 50.00/-, by online = Rs 0/-
Description of Stamp
Stamp: Type: Court Fees, Amount: Rs.10.00/-
Stamp: Type: Impressed, Serial no 886, Amount: Rs.50.00/-, Date of Purchase: 28/02/2023, Vendor name: A Das
Description of Draft
1. Draft(8554) No: 975625000443, Date: 01/03/2023, Amount: Rs.120/-, Bank: STATE BANK OF INDIA (SBI), COOCH BEHAR BAZAR
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/03/2023 10:50PM with Govt. Ref. No: 192022230317410868 on 01-03-2023, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 5721561723735 on 01-03-2023, Head of Account

M. S. Das

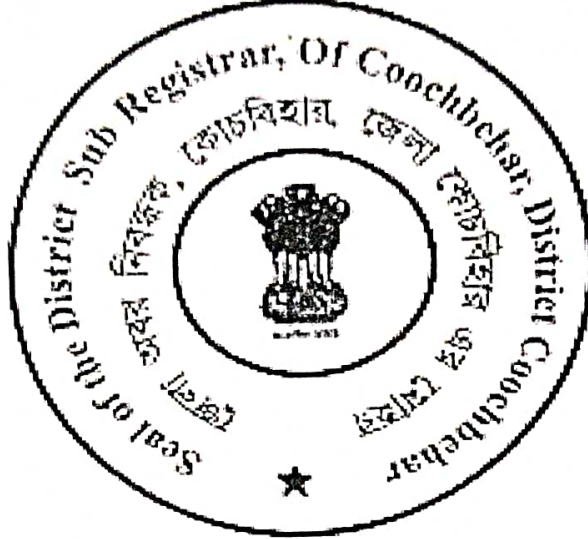
Tulsi Lama
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
Coochbehar, West Bengal

ite of Registration under section 60 and Rule 69.

ered in Book - I

ne number 0801-2023, Page from 27508 to 27523

o 080101730 for the year 2023.



Digitally signed by TULSI LAMA
Date: 2023.03.13 13:29:56 +05:30
Reason: Digital Signing of Deed.

-
Tulsi LAMA

(Tulsi Lama) 2023/03/13 01:29:56 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. COOCHBEHAR
West Bengal.

(This document is digitally signed.)