

Sr. No:- 10020001657/2022

P- 1653/22



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

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

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District Sub Registrar - II
Paschim Medinipur

01 APR 2022

Pratik Pal

Sanghamita Ghosh

Sanjukta Pal (Montal)

Shubam Pal

Sharmistha Pal

Samadita Pal

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME,
WE:

ADW

INTRO DEVELOPERS LLP
Partner
PARTNER



Soumitra Biswas



Sharmistha Pal



Sanjukta Pal (Mondal)



Anirban Pal



Sanghamitra Ghosal



Samadrita Pal

*Samadrita Pal
Prati Pal*

1. SHARMISTHA PAL [AHPPP1237N; AADHAAR NO. 3042 4163 1807] wife of Soumitra Biswas residing at Abash, P.S.-Kotwali P.O. Abash, District Paschim Medinipur Pin 721101, West Bengal;

2. SANJUKTA PAL MONDAL [PAN: AMWPP6872D; AADHAAR NO. 9545 9412 2737] wife of Sabyasachi Mondal resident of Andal, P.S. Andal P.O- Andal , Dist-Paschim Bardhaman 713321

3. SANGHAMITRA GHOSAL [PAN: AMWPG7436Q; AADHAAR NO. 7480 6967 2314] wife of Sankar Prasad Ghosal, residing at Colonelgola, Midnapore, P.S. Kotwali, P.O. Midnapore District Paschim Medinipur, Pin 721101, West Bengal;

4. SAMADRITA PAL [PAN: BSUPP1322D; AADHAAR NO. 4863 7661 5795] daughter of Late Sasanka Sekhar Pal, residing at Rajabazar, Medinipur, P.S. Kotwali, P.O. Midnapore, District Paschim Medinipur, Pin 721101, West Bengal;

*Sanjukta Pal (Mondal)
Anirban Pal
Sharmistha Pal
Sanghamitra Ghosal*

INTRO DEVELOPERS LLP
Anirban
PARTNER

Anirban



Arati Pal

5. ARATI PAL [PAN: APCPP2821D; AADHAAR NO. 6173 1818 7799] wife of Late Mriganka Sekhar Pal alias Mriganka Pal, residing at Rajabazar, Medinipur, P.S. Kotwali, P.O. Midnapore, District Paschim Medinipur, Pin 721101, West Bengal;

Sanghamita Ghosal.
Samadita Pal
Arati Pal

6. ANIRBAN PAL [PAN: AKTPP6276A; AADHAAR NO. 6872 8413 8244] son of Late Mriganka Sekhar Pal alias Mriganka Pal, 30, Paryatan Vihar, B-4, Opposite Dharmshila Hospital, Vasundhara Enclave, East Delhi, Delhi, P.O. New Ashok Nagar Vasundhara Enclave, P.S.- New Ashok Nagar, Vasundhara Enclave, Pin 110096;

Sanjayta Pal (Mondal)
Anirban Pal
Sharmistha Pal

hereinafter referred to as "**THE PRINCIPALS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors-in-interest and/or successors-in-office and/or assigns) **SEND GREETINGS:**

I. **DEFINITIONS:** Unless in this power there be something contrary or repugnant to the subject or context:-

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Anirban Pal
PARTNER

- i) **"Attorneys"** shall mean the Developer, **Sri Ankur Lodha [PAN: ABYPL1796P; Aadhaar No. 5163 5499 3115]**, son of Late Late Kamal Kishore Lodha, residing at, P.S. Salboni, P.O. Salboni, District Paschim Medinipur, West Bengal, Pin 721147 **carrying on Business under the name and style of 'Mitro Developers LLP'** (a Limited Liability Partnership Firm).
- ii) All other terms or expressions (including the Capitalised Terms) used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as ascribed to it in the Development Agreement being No. **1636** dated 1st day of April, 2022. In the office of D.S.R.-II, Paschim Medinipur.

II. RECITALS:

WHEREAS by a Development Agreement dated 1st April, 2022 (hereinafter referred to as 'the said Development Agreement'), the parties thereto have agreed, inter alia, that the Developer shall be entitled to the exclusive and absolute right to develop the Subject Property on the terms and conditions morefully agreed upon by and between the Principals and the Developer as morefully contained therein.

AND WHEREAS in terms of the said Development Agreement, the Principals are executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Subject Property,

Ghoshal
Pal
Sanghmitra
Samadrita
Ankita Pal

(Mondal)
Pal
Anubam Pal
Sharmistha Pal

MITRO DEVELOPERS LLP
Ankur Lodha
PARTNER

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the Development thereof, Transfer of the Transferable Areas in the Project Site and other purposes hereinafter contained:

III. NOW KNOWN : BY THESE PRESENTS, We the Principals abovenamed do hereby jointly and/or severally nominate constitute and appoint the said Attorney as the true and lawful attorneys for in the name and on behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters and things in respect of the Subject Property, the Development thereof, Transfer of the Transferable Areas in the Project Site and other purposes hereinafter contained i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Subject Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. 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 or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Subject Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Subject Property or any part thereof or the boundary of the

Sanjivita Pal (Mondal) Surghavita Ghosh.
 Anubam Pal Samadita Pal
 Sharmistha Pal Arati Pal

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Subject Property in the records of the B.L. & L.R.O., the D.L. & L.R.O., Municipal authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.

5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Subject Property 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.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Subject Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject Property or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.

Sanghamitra Ghosal.
Samadrita Pal
Anvita Pal

Sanjayta Pal (Monsal)
Anubha Pal
Sharmistha Pal

TRO DEVELOPERS LLP
Anuraj Sune
PARTNER

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- 8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
- 9. To process the application for the sanction of building plans, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the plans for any construction at the Subject Property.
- 10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/ alteration/renewal of the plans for any construction at the Subject Property.
- 11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s), and/or other purposes as required or deemed fit and proper.
- 12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Subject Property in respect of the Building Complex.
- 13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.

Sanghmitra Ghorad.
 Samodita Pal
 Anshu Pal
 Sharmistha Pal
 Anshu Pal (Mondal)



PRO DEVELOPERS LLP
 Partner
 PARTNER

- 14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP 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.
- 15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
- 16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Subject Property and to amalgamate the plots or share any facilities, utilities, infrastructure, boundary, floor area ratio, sanction area etc., in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.
- 17. To apply for and obtain permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any

Sanglenita Ghoshal.
 Samadita Pal
 Anati Pal

Sanjay Pal (Monsal)
 Anubam Pal
 Shaemistha Pal

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 Partner
 PARTNER

development activity or other purposes connected with the Subject Property.

18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of Development at the Subject Property and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate Development laws, including the Real Estate (Regulation and Development Act) 2016 and rules framed thereunder including but not limited to The West Bengal Real Estate (Regulation and Development) Rules, 2021 and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Subject Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user

Sarghomintra Ghosal.
Samadrita Pal
Arati Pal

Sanjaykanta Pal (Monsal)
Anubam Pal
Shesomistha Pal



TRO DEVELOPERS LLP
Anubam
PARTNER

or change of user thereof or any part thereof) and also for other purposes connected with the Development at the Subject Property.

22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Development at the Subject Property.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Building and other Developments or any part thereof 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 attorneys or any of them and to pay all premium therefor.

Sarghonda Ghosal,
Samadhita Pal
Arati Paul

Sanjayita Pal (Monsal)
Anubam Pal
Sharmistha Pal

ITRO DEVELOPERS LLP
Partner
PARTNER



- 27. To obtain loans and finance from any Banks and/or the Financial Institutions by mortgaging and charging the land and/or the portion of the Developers' Allocation attributable to the Developer under the said Development Agreement, and for the said purpose to directly deposit the title deeds of the Principals to Banks/Financial Institutions as per their requirement as permitted under the clause 17 of the Development Agreement but without however creating any obligation upon the Principals for repayment of the financial accomodation received from banks and/or financial institutions.
- 28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including proportionate land share) to obtain loan or finance from any Banks or Financial Institutions.
- 29. To deal with banks and financiers and/or their officers and/or assigns in connection with the repayment of dues and to obtain any no objection certificates, consents, conditional consents, clearances, releases, redemptions from them.
- 30. To produce or give copies of any original title deed or document relating to the Subject Property and/or the Complex to any person or financier or others.
- 31. 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.

Sarghamita Ghosal.
Sahadrita Pal
Arati Pal

Sanjayta Pal (Monsal)
Anubam Pal
Shamistha Pal

TRO DEVELOPERS LLP
Anindya
PARTNER

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- 32. To Transfer the Developer's Allocation with the proportionate share in land and other appurtenances thereof to such person or persons and at such consideration as the Developer may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharge therefor to fully exonerate the person or persons paying the same;
- 33. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Building Complex, take and accept bookings and applications, deal with, Transfer and/or part with possession of the Transferable Areas in the Developer's Allocation, alongwith or independent of or independently the land comprised in the Subject Property attributable thereto or any portion thereof or any undivided share therein 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.
- 34. 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 in the manner and as per the terms and conditions of the Development Agreement and to deposit the amount receivable by the Principal in terms of the Development Agreement to the account (including bank account) of the Principal and to issue receipts to the Transferees

Sanghmita Ghoshal.
 Samadita Pal
 Prati Pal

Sanjayta Pal (Monsel)
 Anubam Pal
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TRO DEVELOPERS LLP
 Partner
 PARTNER

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accordingly which shall fully exonerate the person or persons paying the same.

- 35. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Transferable Areas and/or undivided shares in the land comprised in the Subject Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
- 36. To join in as party to agreements for Transfer of the Transferable Areas and/or undivided share in the land comprised in the Subject Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
- 37. 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 in such manner as may be required.
- 38. 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, conveyances, leases, supplementary agreements, nominations, assignments, licenses, 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 Attorneys in respect of the Transfer in

Sanghoshita Ghosal,
 Samadita Pal
 Ananti Pal

Sanghita Pal (Mondal)
 Anirban Pal
 Sharmistha Pal

PRO DEVELOPERS LLP
 Anirban Pal
 PARTNER

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the manner and as per the terms and conditions of the Development Agreement.

- 39. 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.
- 40. To ask, demand, sue for, recover, realize and collect any Extras and Deposits which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
- 41. 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 or Attorneys may deem fit and proper.
- 42. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
- 43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex as Maintenance In-Charge.
- 44. To form a non-profit making association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act).

Sarghomiya Gheral.
 Samadrita Pal
 Anati Pal

Sanjivta Pal (Mondal)
 Anubam Pal
 Sharmistha Pal

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 Anuraj Sree
 PARTNER

- 45. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Building Complex.
- 46. For all or any of the purposes hereinstated to apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, and appear and represent the Principals before the concerned B.L. & L.R.O., D.L. & L.R.O., and other authorities / officers under the Land laws, MED, Collector, District Magistrate, ADM, Municipality, Kolkata Metropolitan Development Authority, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers/ Authorities under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and/or the Real Estate (Regulation and Development) Act, 2016 and/or The West Bengal Real Estate (Regulation and Development) Rules, 2021, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police

Sargamita Ghosal.
Samadita Pal
Anali Pal

Sonjivita Pal (Mondal)
Anurupa Pal
Sharmistha Pal

TRO DEVELOPERS LLP
Partner
PARTNER

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Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi-Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc. (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Subject Property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

47. To appear and represent the Principals before any Notary Public, Registrar of Assurance Kolkata, District Registrar, Sub Registrar, Additional Registrar, Paschim Medinipur 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

Sanghamitra Ghosal.
Sanghamitra Pal
Prati Pal

Sanjayta Pal (Mondal)
Anurupa Pal
Sharmista Pal

TRO DEVELOPERS LLP
Anurupa
PARTNER

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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 Attorneys by virtue of the powers hereby conferred.

- 48. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought 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, any other Tribunal, Collector, Judicial or Quasi-Judicial authorities, and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, 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.

- 49. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

Sarghmita Ghosal.
Sahodita Pal
Arati Pal

Sanjyuta Pal (Monsal)
Anubam Pal
Shamistha Pal

TRO DEVELOPERS LLP
Ajay Dore
PARTNER

50. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.

51. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.

52. To grant right of way, easement, access and user rights over a common passage running across the Property as shown in the plan annexed with the Development Agreement.

53. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtars and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Building Complex and the Project and related purposes which the Principals themselves could have lawfully done under their own hands and seal, if personally present.

V. **AND** the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.

VI. **AND** it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals

Sarghanitra Ghoshal,
Samadrita Pal,
Arati Pal

Sanjuxta Pal (Mouzaal)
Arunban Pal
Sharmistha Pal

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PRO DEVELOPERS LLP
Ami Sene
PARTNER

and 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.

VII. AND it is understood that to facilitate the construction and Transfer of the Building Complex, various acts deeds matters and things not specified in the Development Agreement may be required to be done by the Developer and for which the Developer may need the authority of the Principal and various applications and other documents may be required to be signed or made by the Principals relating to which specific provisions may not have been mentioned in the Development Agreement. The Principals hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Principals shall execute any such additional Power of Attorney and/or authorisation as may be reasonably required by the Developer for the purpose and the Principal also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Principal.

Sanghamitra Ghosal.
Samaanita Pal
Anati Pal

Sanjyota Pal (Monzaal)
Anindam Pal
Shamistha Pal

VIII. AND it is understood that all receivables of the Principals under the Development Agreement shall be properly deposited in the Bank Accounts to the Principal.

URO DEVELOPERS LLP
Vijay Jha
PARTNER

IX. AND it is further understood that no monetary or other transaction has been taken place against this Power of Attorney and no party will not be able to revoke the instant Power of Attorney unilaterally and the same can be cancelled only with the consent of both the parties i.e mutually.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece of land admeasuring 12.8 decimals (As per land records) and 12.50 Dec.(As per physical measurement) of Bastu land in L.R Plot No. 405 (corresponding to RS Plot No. 102/906 corresponding to C.S Dag No. 102) in L. R Khatians No. 3774, 3775, 3776 and 3777 (formerly in L.R Khatian No. 749 and corresponding to R.S. Khatian No. 390) and L. R. Khatians No. 3772 and 3773 (formerly in LR Khatian No. 608 and corresponding to R.S. Khatian No. 390) Mouza- Kamarara, J.L. No. 187, Police Station and Registration Office- Medinipur District- Paschim Medinipur within the local limits of Midnapore Municipality and in Ward No. 09 thereof and having being assigned Assessment No. 2310002326103, Old No. 14405, and Holding No. 1110 therein and delineated in the Plan annexed hereto duly shown thereon in **RED** wash and the same is butted and bounded as follows:

On the **North** : By Two Storied house of Subrata Goswami and Asima Goswami

On the **South** : By Two Storied House of Parimal Chowdhury

On the **East** : By 23'.3" Municipal Road


On the **West** : By Three Storied House of Sankar Kundu.

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 1st day of April, 2022.

Sandhya Ghosal.
Sahadrita Pal
Prati Pal

Sanjayta Pal (Monsal)
Anubam Pal
Shamistha Pal

PRO DEVELOPERS LLP
Anubam
PARTNER



Drafted by me:

Sudip Dr. Chakraborty

(Advocate)

Enrollment No. WB/2498/1999

District Judges Court

Midnapore,

Witnesses

Subrata vs Ban
Spot Kanai Lal Ban
At - Antan Bazar, Midnapore

Jatagwhan

Vill - Jamkenda
P.O - Harushpur
P.S - Midnapore

Computerised BY ME:

Pradip Sen.

(Pradip Sen). M/s. Medini Infotech, Old LIC More, Midnapore

This Power of Attorney contained in 21 pages including one Stamp paper. And 20demy paper Three extra page for Finger prints of executants. This page Treated as one part of this deed.

TRO DEVELOPERS LLP
Partner

Sanjukta Pal (Mondal)
Anindam Pal
Sharmistha Pal
Sarghonda Ghosal.
Samadita Pal
Anati Pal

Ghosal.
Sarghonda
Samadita Pal
Anati Pal

Sanjukta Pal (Mondal)
Anindam Pal
Sharmistha Pal

TRO DEVELOPERS LLP
Partner

Left Hand finger Impression



Right Hand finger Impression



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Signature

Left Hand finger Impression



Right Hand finger Impression



Sharmistha Pal
Signature

Left Hand finger Impression



Right Hand finger Impression



Sanjivita Pal (Mondal)
Signature

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Right Hand finger Impression



Sanghamita Ghosal.
Signature

Left Hand finger Impression



Right Hand finger Impression

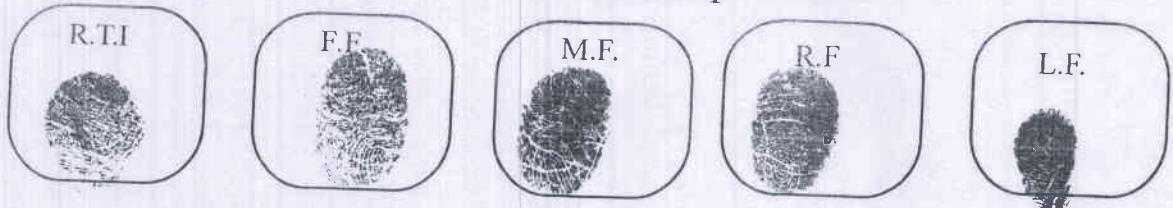


Samadita Pal
Signature

Left Hand finger Impression



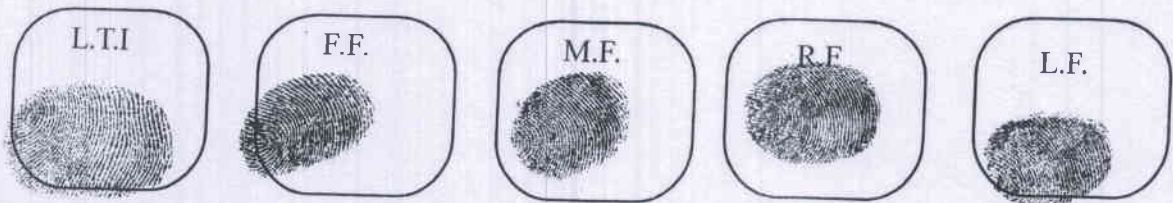
Right Hand finger Impression



Hate Pal

Signature

Left Hand finger Impression



Right Hand finger Impression



Anujam Pal

Signature

Major Information of the Deed



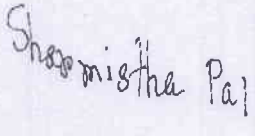


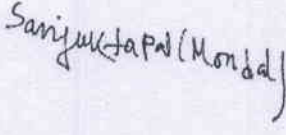


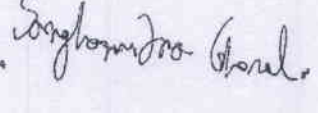
Deed No :	I-1002-01653/2022	Date of Registration	01/04/2022
Query No / Year	1002-8001030221/2022	Office where deed is registered	D.S.R. - II PASCIM MIDNAPORE, District: Paschim Midnapore
Query Date	01/04/2022 12:59:52 PM	Applicant Name, Address & Other Details	
S Dutta Judges Court Medinipur, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 7478578365, Status : Advocate		Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		Additional Transaction	
Set Forth value		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Stampduty Paid(SD)		Market Value	
Rs. 100/- (Article:48(g))		Rs. 2,04,67,857/-	
Remarks		Registration Fee Paid	
Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100201636/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		Rs. 53/- (Article:E, E, M(b))	



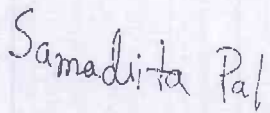


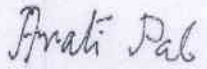



Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Kamarara Municipal Road, Mouza: Kamararah, , Ward No: 9 Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-405	LR-3772	Commercial	Vastu	2.1333 Dec		34,11,256/-	Width of Approach Road: 23 Ft., , Project Name :
L2	LR-405	LR-3773	Commercial	Vastu	2.1333 Dec		34,11,256/-	Width of Approach Road: 23 Ft., , Project Name :
L3	LR-405	LR-3774	Commercial	Vastu	2.1333 Dec		34,11,256/-	Width of Approach Road: 23 Ft., , Project Name :
L4	LR-405	LR-3775	Commercial	Vastu	2.1333 Dec		34,11,256/-	Width of Approach Road: 23 Ft., , Project Name :
L5	LR-405	LR-3776	Commercial	Vastu	2.1333 Dec		34,11,256/-	Width of Approach Road: 23 Ft., , Project Name :
L6	LR-405	LR-3777	Commercial	Vastu	2.1335 Dec		34,11,577/-	Width of Approach Road: 23 Ft., , Project Name :
TOTAL :					12.8Dec	0 /-	204,67,857 /-	
Grand Total :					12.8Dec	0 /-	204,67,857 /-	

Principal Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs Sharmistha Pal (Presentant) Wife of Mr Soumitra Biswas Executed by: Self, Date of Execution: 01/04/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office</p>	<p>Photo</p>  <p>01/04/2022</p>	<p>Finger Print</p>  <p>LTI 01/04/2022</p>	<p>Signature</p>  <p>01/04/2022</p>
<p>Abash, City:- , P.O:- Abash, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ahxxxxx7n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/04/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs Sanjukta Pal Mondal Wife of Mr Sabyasachi Mondal Executed by: Self, Date of Execution: 01/04/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office</p>	<p>Photo</p>  <p>01/04/2022</p>	<p>Finger Print</p>  <p>LTI 01/04/2022</p>	<p>Signature</p>  <p>01/04/2022</p>
<p>Andal, City:- , P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: amxxxxx2d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/04/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office</p>				
3	<p>Name</p> <p>Mrs Sanghamitra Ghosal Wife of Mr Sankar Prasad Ghosal Executed by: Self, Date of Execution: 01/04/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office</p>	<p>Photo</p>  <p>01/04/2022</p>	<p>Finger Print</p>  <p>LTI 01/04/2022</p>	<p>Signature</p>  <p>01/04/2022</p>
<p>Colonelgola, City:- , P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: amxxxxx6q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/04/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office</p>				

4	Name	Photo	Finger Print	Signature
	Miss Samadrita Pal Daughter of Late Sasanka Sekhar Pal Executed by: Self, Date of Execution: 01/04/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office	 01/04/2022	 LTI 01/04/2022	 01/04/2022
Rajabazar, City:- , P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bsxxxxx2d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/04/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs Arati Pal Wife of Late Mriganka Sekhar Pal Alias Mriganka Pal Executed by: Self, Date of Execution: 01/04/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office	 01/04/2022	 LTI 01/04/2022	 01/04/2022
Rajabazar, City:- , P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: apxxxxx1d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/04/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mr Anirban Pal Son of Late Mriganka Sekhar Alias Mriganka Pal Executed by: Self, Date of Execution: 01/04/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office	 01/04/2022	 LTI 01/04/2022	 01/04/2022
30 Paryatan Vihar B-4 Opposite Dharmashila Hospital Vasundhara Enclave, City:- , P.O:- New Ashok Nagar, P.S:-NEW ASHOK NAGAR, District:-East, Delhi, India, PIN:- 110096 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: akxxxxx6a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/04/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mitro Developers LLP Pragati Complex, City:- , P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: abxxxxx9q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ankur Lodha Son of Late Kamal Kishore Lodha Date of Execution - 01/04/2022, , Admitted by: Self, Date of Admission: 01/04/2022, Place of Admission of Execution: Office	 Apr 1 2022 1:28PM	 LTI 01/04/2022	 01/04/2022
Salbani, City:- , P.O:- Salbani, P.S:-Salbani, District:-Paschim Midnapore, West Bengal, India, PIN:- 721147, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxx6P,Aadhaar No Not Provided Status : Representative, Representative of : Mitro Developers LLP (as LLP)				

Identifier Details :

Name	Photo	Finger Print	Signature
Subrata Kumar Basu Son of Late Kanai Lal Basu Nutan Bazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101	 01/04/2022	 01/04/2022	 01/04/2022
Identifier Of Mrs Sharmistha Pal, Mrs Sanjukta Pal Mondal, Mrs Sanghamitra Ghosal, Mr Ankur Lodha, Miss Samadrita Pal, Mrs Arati Pal, Mr Anirban Pal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Arati Pal	Mitro Developers LLP-2.1333 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Anirban Pal	Mitro Developers LLP-2.1333 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Miss Samadrita Pal	Mitro Developers LLP-2.1333 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mrs Sanjukta Pal Mondal	Mitro Developers LLP-2.1333 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mrs Sharmistha Pal	Mitro Developers LLP-2.1333 Dec

Transfer of property for L6

SI.No	From	To. with area (Name-Area)
1	Mrs Sanghamitra Ghosal	Mitro Developers LLP-2.1335 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Kamarara Municipal Road, Mouza: Kamararah, , Ward No: 9 Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 405, LR Khatian No:- 3772	Owner:আরতী পাল, Gurdian:মৃগাক শেখর, Address:নিজ , Classification:বাস্ত, Area:0.03200000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 405, LR Khatian No:- 3773	Owner:অনির্বান পাল, Gurdian:মৃগাক শেখর, Address:নিজ , Classification:বাস্ত, Area:0.03200000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 405, LR Khatian No:- 3774	Owner:সমাদৃত্তা পাল, Gurdian:পুলক ঘোষ, Address:নিজ , Classification:বাস্ত, Area:0.01600000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 405, LR Khatian No:- 3775	Owner:সংযুক্তা পাল (মন্ডল), Gurdian:সব্যসাচী মন্ডল, Address:নিজ , Classification:বাস্ত, Area:0.01600000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 405, LR Khatian No:- 3776	Owner:শর্মিষ্ঠা পাল, Gurdian:সৌমিত্র বিশ্বাস, Address:নিজ , Classification:বাস্ত, Area:0.01600000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 405, LR Khatian No:- 3777	Owner:সংঘমিত্রা ঘোষাল, Gurdian:শংকর প্রসাদ, Address:নিজ , Classification:বাস্ত, Area:0.01600000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 100201653 / 2022

On 01-04-2022

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 13:00 hrs on 01-04-2022, at the Office of the D.S.R. - II PASCIM MIDNAPORE by Mrs Sharmistha Pal , 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 2,04,67,857/-

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

Execution is admitted on 01/04/2022 by 1. Mrs Sharmistha Pal, Wife of Mr Soumitra Biswas, Abash, P.O: Abash, Thana: Kotwali, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 2. Mrs Sanjukta Pal Mondal, Wife of Mr Sabyasachi Mondal, Andal, P.O: Andal, Thana: Andal, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession House wife, 3. Mrs Sanghamitra Ghosal, Wife of Mr Sankar Prasad Ghosal, Colonelgola, P.O: Midnapur, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 4. Miss Samadrita Pal, Daughter of Late Sasanka Sekhar Pal, Rajabazar, P.O: Midnapur, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business, 5. Mrs Arati Pal, Wife of Late Mriganka Sekhar Pal Alias Mriganka Pal, Rajabazar, P.O: Midnapur, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business, 6. Mr Anirban Pal, Son of Late Mriganka Sekhar Alias Mriganka Pal, 30 Paryatan Vihar B-4 Opposite Dharmashila Hospital Vasundhara Enclave, P.O: New Ashok Nagar, Thana: NEW ASHOK NAGAR, East, DELHI, India, PIN - 110096, by caste Hindu, by Profession Service

Indetified by Subrata Kumar Basu, , Son of Late Kanai Lal Basu, Nutan Bazar, P.O: Midnapore, Thana: Medinipur, City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 01-04-2022 by Mr Ankur Lodha, LLP, Mitro Developers LLP, Pragati Complex, City:-, P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Subrata Kumar Basu, , Son of Late Kanai Lal Basu, Nutan Bazar, P.O: Midnapore, Thana: Medinipur, City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Law Clerk

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26558, Amount: Rs.100/-, Date of Purchase: 24/03/2022, Vendor name: Satya Charan Ghosh



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 1002-2022, Page from 34061 to 34107
being No 100201653 for the year 2022.



Digitally signed by Sudikshit Roy Barma
Date: 2022.04.06 14:46:38 +05:30
Reason: Digital Signing of Deed.

Sudikshit Roy Barma

(Sudikshit Roy Barma) 2022/04/06 02:46:38 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE
West Bengal.

(This document is digitally signed.)