



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 574334

Verified that the Document  
is Admitted to Registration the  
Signature Sheet and the End-  
orsements Attached with this  
Documents are the Part of this  
Document.

A.D.S.R. Durgadas  
Bardhaman

4 MAR 2024

## DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SMT. LILY SARKAR (PAN-AKQPS6476A) W/o Sri. Subrata Sarkar, aged about 50 years, by faith- Hindu, by occupation- Housewife resident of Village & P.O.- Kajora Gram, P.S.- Andal, Dist- Paschim Bardhaman, State- West Bengal, India, PIN- 713338, do hereby state and declare as follows:-

*[Handwritten signature]*

Sl No. 1330 Date 16/01/24  
Sold to Lily Sarkar  
Address Kajore, Andul, Pin  
Value of Stamp 50  
Date of Purchase of the stamp 28 DEC 2023  
Prepared from Treasury  
Name of the Treasury from Durgapur

*Chatterjee*  
Somnath Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Durgapur-16  
Licence No.-1/2016-17



**Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman**

**14 MAR 2024**

**WHEREAS** Axis Multi Developers Ltd was the L.R. Recorded owner of schedule mentioned land. Axis Multi Developers Ltd transferred land measuring more or less 3.3 Katha or 5.44 decimal land in favour of present owner vide deed No- 7060 for the year 2015 of A.D.S.R. Durgapur.

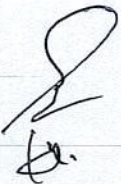
**AND WHEREAS** Subrata Sarkar purchased from Axis Multi Developers Ltd land measuring more or less 9 Katha or 14.85 decimal land vide deed No- 370 for the year 2015 and thereafter 9 Katha or 14.85 decimal land, Subrata Sarkar transferred the in favour of present owner by way of gift vide deed No- 1721 for the year 2016 of A.D.S.R. Durgapur and after that entire land is mutated by present owner in her own name in L.R. Record of Rights.

**AND WHEREAS** I entered into a Development Agreement with "**SRI KRISHNA INFRASTRUCTURE & HOUSING (DGP) PRIVATE LIMITED**" [PAN- AAQCS1283A] A Company having its Office at Holding No. 59/61/1/S, Road No. 35, Salbagan, Durgapur- 713213, Dist- Paschim Bardhaman represented by its **Directors namely (1) SRI. SUBHASIS RAY (PAN -ADJPR8196C)**, S/o. Late Ram Gopal Ray, by faith- Hindu, by occupation- Business, Resident of 1 Nos. Shalbagan Road, Benachity, Durgapur- 713213, P.S.-Durgapur, Dist.- Paschim Bardhaman, State- West Bengal, India, **(2) SRI. DEBASISH RAY (PAN- AGRPR8799L)** , Late Ram Gopal Ray, by faith- Hindu, by occupation- Business, Resident of 1 Nos. Shalbagan Road, Benachity, Durgapur- 713213, P.S.- Durgapur, Dist.- Paschim Bardhaman, State- West Bengal, India, and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I-020605227 for the year 2018, Serial**

No- 5577 for the year 2018, Page no. 94751 to 94773, Volume No. 0206-2018.

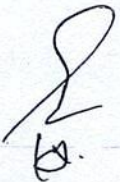
AND WHEREAS I do hereby nominate, constitute and appoint, "SRI KRISHNA INFRASTRUCTURE & HOUSING (DGP) PRIVATE LIMITED" [PAN- AAQCS1283A] A Company having its Office at Holding No. 59/61/1/S, Road No. 35, Salbagan, Durgapur- 713213, Dist- Burdwan presently Paschim Bardhaman represented by its **Directors namely (1) SRI. SUBHASIS RAY (PAN - ADJPR8196C)**, S/o. Late Ram Gopal Ray, by faith- Hindu, by occupation- Business, Resident of 1 Nos. Shalbagan Road, Benachity, Durgapur- 713213, P.S.-Durgapur, Dist.- Burdwan presently Paschim Bardhaman, West Bengal, India, **(2) SRI. DEBASISH RAY (PAN- AGRPR8799L)** , Late Ram Gopal Ray, by faith- Hindu, by occupation- Business, Resident of 1 Nos. Shalbagan Road, Benachity, Durgapur- 713213, P.S.-Durgapur, Dist.- Burdwan presently Paschim Bardhaman, West Bengal, India, as my Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property either solely or jointly :

1. To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Municipal corporation or B.L.& L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at




the cost of the Developer i.e. **“SRI KRISHNA INFRASTRUCTURE & HOUSING (DGP) PRIVATE LIMITED”**.

3. To represent me before the concerned Registrar Office for registering, Sale/Sale/agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule save and except that portion which is allotted in my favour through Development Agreement **A.D.S.R. Durgapur vide deed no. I-020605227 for the year 2018, Serial No- 5577 for the year 2018, Page no. 94751 to 94773, Volume No. 0206-2018.**
4. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.
5. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned property.
6. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in their behalf.



7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
8. To appear before any office or authority of the Govt. or Durgapur Municipal Corporation or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
9. To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Durgapur Municipal Corporation or B.L.& L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
10. To deposit any fees or charges in the office of Durgapur Municipal Corporation or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
11. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
12. To receive the any building plan or revised plan after sanction from the competent authority.
13. To apply for any type of connection either in their own name or in the name of firm.



14. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
15. To bring any proceeding or any suit on my behalf in connection with my said plot against any persons or any authorities before any court of law.
16. To appear and act in all court or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in my name or in the name of firm.
17. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
18. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
19. To execute any affidavit or bond or any documents in favour of customer or office.
20. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
21. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
22. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed



By,

before respective registration office for purpose of Registration in respect of Developer allocation.

23. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

**AND** I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him/them.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

All that piece of parcel of Baid Land admeasuring about **20 (Twenty) Decimal**, under Durgapur Municipal Corporation, Sub-Division and Police Station- Kanksa, Dist.: Paschim Bardhaman, Sub-Registry Office- A.D.S.R, Durgapur under **Mouza: Khatpukur, J.L No. 059, R.S Plot No. 236, L.R. Plot No. 167, L.R. Khatian No. 1140,**

That the Land is and butted and bounded by-

ON THE North - Plot No. 235

ON THE South - Nala

ON THE East- Plot No. 236

ON THE west- 30 Ft. Road



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 14<sup>th</sup> Day of March, 2024 before A.D.S.R. Durgapur in free and fare state of mind and health.

**WITNESSES :**

① *Suman Mondal*

*Lily Sarkar*

**EXECUTANT**

*sls*  
① Apurba Sain  
510 Anon Kn. Sain  
Vill - Punsha  
P.S - Durgapur-7

*Subhasis Reay*  
Director

**Signature of Representative of Attorney**

*Debasish Reay*  
Director

*Lily Sarkar*

**Attested by the Executant**

② *Suman Mondal*  
*sls*  
v/v Angara Dr 15  
P.S. Cera. Dr. Bura  
Pun. Kany. Bura.

Drafted by me and Typed at my office &  
I read over & Explained in Mother Languages to all  
Parties to this deed and all of them admit that the  
Same has been correctly written as per their instruction.

*Subrata Mukherjee*

SUBRATA MUKHERJEE  
ADVOCATE  
Durgapur Court  
Enroll No.- WB/506/2007

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Name of the  
Executants/presentation



*Lily Sankar*

**(LEFT HAND)**

Little	Ring	Middle	Fore	Thumb

**(RIGHT HAND)**

Thumb	Fore	Middle	Ring	Little

Signature:- *Lily Sankar*

Name of the  
Executants/presentation



*Debansh Ray*

**(LEFT HAND)**

Little	Ring	Middle	Fore	Thumb

**(RIGHT HAND)**

Thumb	Fore	Middle	Ring	Little

Signature:- *Debansh Ray*

Name of the  
Executants/presentation



*Subhasis Ray*

**(LEFT HAND)**

Little	Ring	Middle	Fore	Thumb

**(RIGHT HAND)**

Thumb	Fore	Middle	Ring	Little

Signature:- *Subhasis Ray*

## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : APURBA SAIN
2. FATHER/ HUSBAND NAME : Anwn Kn. Sain  
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : law clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Purusha  
POST OFFICE (পোস্ট অফিস) DTPS  
POLICE STATION (থানা) Durgam PIN 713207  
DISTRICT(জেলা) paschim STATE (রাজ্য) WB  
Bardhaman
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) other
6. AADHAR NO 6484 8850 5039  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

আমি (শনাক্তকারী) \_\_\_\_\_ অএ দলিলের (Query No.) \_\_\_\_\_  
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Apurba Sain as identifier identifying the executants  
of the concerned deed (Query No.) 8000 713 884 /2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Apurba Sain

IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)

### Major Information of the Deed



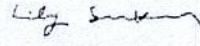
Deed No :	I-2306-02804/2024	Date of Registration	14/03/2024
Query No / Year	2306-8000713884/2024	Office where deed is registered	
Query Date	14/03/2024 12:21:17 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Subrata Mukherjee Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8101891226, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 36,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230605227/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur), Mouza: Khatpukur, Pin Code : 713212

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-167 (RS )	LR-1140	Bastu	Baid	20 Dec	1/-	36,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					20Dec	1 /-	36,00,000 /-	

### Principal Details :



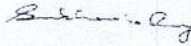



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt LILY SARKAR (Presentant)</b> Wife of Mr SUBRATA SARKAR Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	 <small>14/03/2024</small>	 Captured <small>LTI 14/03/2024</small>	 <small>14/03/2024</small>

Kajora Gram, City:- Not Specified, P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713338 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx6A, Aadhaar No: 45xxxxxxxx6660, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024  
 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED</b> Shalbagan Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SUBHASIS RAY</b> Son of Late RAM GOPAL RAY Date of Execution - 14/03/2024, , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office	<b>Photo</b>  <small>Mar 14 2024 3:15PM</small>	<b>Finger Print</b>  <small>LTI 14/03/2024</small>	<b>Signature</b>  <small>14/03/2024</small>
No. 1 Salbagan Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6C, Aadhaar No: 73xxxxxxxx0988 Status : Representative, Representative of : SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED (as DIRECTOR)				
2	<b>Name</b> <b>Mr DEBASISH RAY</b> Son of Late RAM GOPAL RAY Date of Execution - 14/03/2024, , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office	<b>Photo</b>  <small>Mar 14 2024 3:16PM</small>	<b>Finger Print</b>  <small>LTI 14/03/2024</small>	<b>Signature</b>  <small>14/03/2024</small>
No. 1 Salbagan Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx9L, Aadhaar No: 48xxxxxxxx8738 Status : Representative, Representative of : SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Apurba Sain</b> Son of Mr. Arun Kumar Sain Vill Pursha, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713207	 <small>Mar 14 2024 3:16PM</small>	 <small>LTI 14/03/2024</small>	

14/03/2024

14/03/2024

14/03/2024

Authorizer Of Smt LILY SARKAR, Mr SUBHASIS RAY, Mr DEBASISH RAY

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt LILY SARKAR	SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED-20 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur),  
Mouza: Khatpukur, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 167, LR Khatian No:- 1140		Seller is not the recorded Owner as per Applicant.

**Endorsement For Deed Number : I - 230602804 / 2024**

On 14-03-2024

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:44 hrs on 14-03-2024, at the Office of the A.D.S.R. DURGAPUR by Smt LILY SARKAR, Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 36,00,000/-

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

Execution is admitted on 14/03/2024 by Smt LILY SARKAR, Wife of Mr SUBRATA SARKAR, Kajora Gram, P.O: Andal, Thana: Andal, Paschim Bardhaman, WEST BENGAL, India, PIN - 713338, by caste Hindu, by Profession House wife

Identified by Mr Apurba Sain, , Son of Mr Arun Kumar Sain, Vill Pursha, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Others

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

Execution is admitted on 14-03-2024 by Mr SUBHASIS RAY, DIRECTOR, SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED, Shalbagan Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr Apurba Sain, , Son of Mr Arun Kumar Sain, Vill Pursha, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Others

Execution is admitted on 14-03-2024 by Mr DEBASISH RAY, DIRECTOR, SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED, Shalbagan Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr Apurba Sain, , Son of Mr Arun Kumar Sain, Vill Pursha, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 1330, Amount: Rs.50.00/-, Date of Purchase: 16/01/2024, Vendor name: SOMNATH CHATTERJEE

*Santanu Pal*

**Santanu Pal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 54547 to 54562

being No 230602804 for the year 2024.



2

Digitally signed by SANTANU PAL  
Date: 2024.03.20 17:13:44 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pal) 20/03/2024

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