

1/ S 420-1982/22

I-010202057/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 129299

Certified that the document is admitted for registration. The signature sheet and the endorsement sheet (s) attached with the document are the part of this document.

  
Additional District Sub-Registrar  
Bankura

05 APR 2022

## DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS WE, 1) PRABIR DEY, son of Lt. Sankarnath Dey, by faith Hindu, by nationality Indian, by Profession Business, and 2) PRADIP KUMAR DEY, son of Lt. Sankarnath Dey, by faith Hindu, by nationality Indian, by Profession Business both are residing at Rampur, Monohortola, Bankura, P.O., P.S. & Dist. Bankura, West Bengal- 722101, do hereby state and declare as follows:-



ক্রমিক নং ..... ৫৫৩ .....  
ইং তার ..... ৭/৪/২০২২ .....  
নাম ..... ডাঃ এম এম আমিন .....  
বাসস্থান ..... টিএম এম এম .....  
থানা ..... সুলতান ..... জেলা .....  
পূর্ণা .....  
সিদ্ধান্ত কেন্দ্রের প্রাক্ত



৪

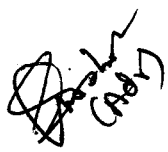
Additional District Sub-Registrar  
Bankura  
U 5 APR 2022

Sifat Barok  
Spa - Seelab Barok  
Daugajem  
om Sa.  
Bankura.  
৩২২১৪৪.

Whereas, I am absolute owner of the "Bastu" Land measuring area of 0.13 acres, under Plot No.- 3058 (LR), L.R. Khatian No.- 14561 & 14562, J.L. No.- 211 of Mouza Bankura, PO, P.S. & Dist. Bankura, word No-10 under Bankura Municipality (Particularly mentioned and described in First Schedule)

And Whereas I entered into a Development Agreement with **M/S NIRMAYAK BUILDERS PVT. LTD. (CIN-U45309WB2016PTC217676)**, being a company incorporated according to Company's Act 2013 hereby its registered office at Chandmaridanga (Near Kali Mondir), P.O. ,P.S. and Dist- Bankura, PIN-722101, (W.B) and the same has been duly registered before the **A.D.S.R. Bankura** vide deed no. 010201698 And Whereas we do hereby nominate, constitute and appoint, **SMT. CHANDRANI SENGUPTA** by faith Hindu, by nationality Indian, by Profession Business, resident of Arabindanagar, By-Pass more Bankura , PIN-722101 (W.B) **Director** of **M/S NIRMAYAK BUILDERS PVT. LTD.**, as my Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with my Landed property:

1. To apply, receive and modify sanctioned plan from Bankura Municipality and/or such other authority or authorities.
2. To manage and supervise the construction of multi storied building to be raised on my landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **M/S NIRMAYAK BUILDERS PVT. LTD.**
3. To represent me before the D.S.R./A.D.S.R Bankura, to present agreement for Sale/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

Handwritten signature and initials, possibly 'Smt. Chandrani Sengupta', in black ink.

which will be constructed over and above my Landed Property mentioned in the schedule save and excepts those Flats which are allotted in favor of Land Owner's in the Development Agreement the same has been duly registered before the A.D.S.R. Bankura vide deed no. 010201698 To book the flats/Apartments/Parking Spaces/Commercial etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.

4. 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.
5. 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 us 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 that behalf.
6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
7. To appear before any office or authority of the Govt. or Municipal Corporation or labor dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.

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

  
(R.D.)



**IN WITNESS WHEREOF** the executants and the attorney set and subscribed their respective hands on this the **5<sup>th</sup> day of April, 2022** before A.D.S.R Bankura in free and fare state of mind and health.

**WITNESSES:**

1. Sital Barik  
S/o - Satab Barik  
Nakajeri, onda.  
Bankura. 722144.

2. Bipan Mukherjee  
S/O Sital Mukherjee  
Palashata, Bankura

1) Prabir Dey  
2) Pradip Kumar Dey  
Executants

1) Manobhavi Sanjyanta  
Signature of Attorney

1) Prabir Dey  
2) Pradip Kumar Dey  
Attested by the Executants

**Drafted and Typed at my office & I have 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**

**SPECIMEN FORM FOR TEN FINGER PRINTS**

**Signature of the Executants/presentation**

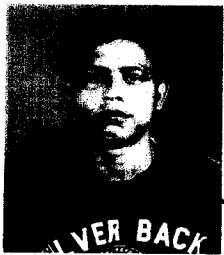


<b>(LEFT HAND)</b>				
Little	Ring	Middle	Fore	Thumb

<b>(RIGHT HAND)</b>				
Little	Ring	Middle	Fore	Thumb

Signature:- *Babis Day*

**Signature of the Executants/presentation**



<b>(LEFT HAND)</b>				
Little	Ring	Middle	Fore	Thumb

<b>(RIGHT HAND)</b>				
Little	Ring	Middle	Fore	Thumb

Signature:- *Pradip Kr Dey*

**Signature of the Executants/presentation**



<b>(LEFT HAND)</b>				
Little	Ring	Middle	Fore	Thumb

<b>(RIGHT HAND)</b>				
Little	Ring	Middle	Fore	Thumb

Signature:- *Abhanshuji Sanyal*

**Signature of the Executants/presentation**

<b>(LEFT HAND)</b>				
Little	Ring	Middle	Fore	Thumb

<b>(RIGHT HAND)</b>				
Little	Ring	Middle	Fore	Thumb

Signature:-

## Major Information of the Deed

<b>Deed No :</b>	I-0102-02057/2022	<b>Date of Registration</b>	05/04/2022
<b>Query No / Year</b>	0102-8001062296/2022	<b>Office where deed is registered</b>	
<b>Query Date</b>	05/04/2022 12:34:45 PM	A.D.S.R. BANKURA, District: Bankura	
<b>Applicant Name, Address &amp; Other Details</b>	Chandrani Sengupta JUnbedia,Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722155, Mobile No. : 8670171306, Status :Buyer/Claimant		
<b>Transaction</b>		<b>Additional Transaction</b>	
<b>[0138] Sale, Development Power of Attorney after Registered Development Agreement</b>			
<b>Set Forth value</b>		<b>Market Value</b>	
		Rs. 1,54,44,000/-	
<b>Stampduty Paid(SD)</b>		<b>Registration Fee Paid</b>	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
<b>Remarks</b>	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010201698/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



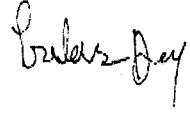
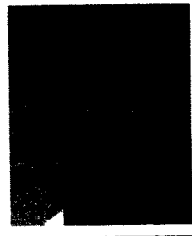

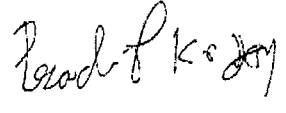
### Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Manohartala - Junbedia Road, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, Pin Code : 722101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3058 (RS :-)	LR-14561	Commerci al	Bastu	7.87 Dec		93,49,560/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-3058 (RS :-)	LR-14562	Commerci al	Bastu	5.13 Dec		60,94,440/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>13Dec</b>	<b>0 /-</b>	<b>154,44,000 /-</b>	
	<b>Grand Total :</b>				<b>13Dec</b>	<b>0 /-</b>	<b>154,44,000 /-</b>	






**Pal Details :**

No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Prabir Dey (Presentant )</b> Son of Late Sankarnath Dey Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office			
	05/04/2022	LTI 05/04/2022	05/04/2022	
Rampur Manohartala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CCxxxxxx5Q, Aadhaar No: 65xxxxxxxx8596, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office				
2	<b>Name</b> <b>Mr Pradip Kumar Dey</b> Son of Late Sankarnath Dey Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office			
	05/04/2022	LTI 05/04/2022	05/04/2022	
Rampur Manohartala Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2G, Aadhaar No: 52xxxxxxxx7127, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office				



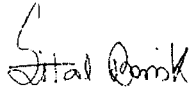
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Nirmayak Builders Private Limited</b> Chandmaridanga (Behind Kali Mandir) Bankura, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: AAxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Chandrani Sengupta</b> Wife of Mr Sourav Sengupta Date of Execution - 05/04/2022, , Admitted by: Self, Date of Admission: 05/04/2022, Place of Admission of Execution: Office			
		Apr 5 2022 5:38PM	LTI 05/04/2022	05/04/2022
Arabindanagar, By-Pass More Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDxxxxxx0H, Aadhaar No: 48xxxxxxx0119 Status : Representative, Representative of : Nirmayak Builders Private Limited (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Shital Barik</b> Son of Mr Sudeb Barik Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101			
	05/04/2022	05/04/2022	05/04/2022
Identifier Of Mr Prabir Dey, Mr Pradip Kumar Dey, Mr Chandrani Sengupta			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Dey	Nirmayak Builders Private Limited-7.87 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Dey	Nirmayak Builders Private Limited-5.13 Dec

**Land Details as per Land Record**

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Manohartala - Junbedia Road, Road Zone : (Ward no 10 -- Ward no 10) , Mouza: Bankura, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3058, LR Khatian No:- 14561		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3058, LR Khatian No:- 14562		Seller is not the recorded Owner as per Applicant.

05-04-2022

**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 13:55 hrs on 05-04-2022, at the Office of the A.D.S.R. BANKURA by Mr Prabir Dey , one of the Executants.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,54,44,000/-

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

Execution is admitted on 05/04/2022 by 1. Mr Prabir Dey, Son of Late Sankarnath Dey, Rampur Manohartala Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 2. Mr Pradip Kumar Dey, Son of Late Sankarnath Dey, Rampur Manohartala Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business

Identified by Mr Shital Barik, , Son of Mr Sudeb Barik, Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

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

Execution is admitted on 05-04-2022 by Mr Chandrani Sengupta, Director, Nirmayak Builders Private Limited, Chandmaridanga (Behind Kali Mandir) Bankura, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Identified by Mr Shital Barik, , Son of Mr Sudeb Barik, Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 552, Amount: Rs.100/-, Date of Purchase: 05/04/2022, Vendor name: Debdas Mukherjee



**Sankha Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BANKURA**  
**Bankura, West Bengal**

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2022, Page from 50595 to 50606  
being No 010202057 for the year 2022.



Digitally signed by Sankha  
Bandyopadhyay  
Date: 2022.04.21 16:31:45 +05:30  
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2022/04/21 04:31:45 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BANKURA  
West Bengal.

(This document is digitally signed.)