

16431/23

I-16889/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

The document is admitted to registration. The endorsement sheets and the signature sheet attached with this deed are part of the document.

Registrar, Malda
U/s 7(2) of the Registration Act.

29 DEC 2023

AK 262233

Chandana De Rubi
Md. Alfayed Ali

for MALDA PROJECTS (P) LTD
Kishan K. Bhagat
Director

DEVELOPMENT GENERAL POWER-OF-ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

We, 1) ANWAR ALI, PAN- AEKPA4600E, son of Late Idrish Saikh, by occupation – Business, 2) CHANDANA DE alias RUBI, PAN- AGQPD1071N, wife of Anwar Ali, by occupation – Business, 3) MD. ALFAYED ALI, PAN- CVPPA6899D, son of Anwar Ali, by occupation – Business, all are by faith – Muslim, residing at Vill. & P.O. Choto Sujapur, P.S. Kaliachak, District – Malda, PIN- 732206, (W.B.), all are Citizen of India, SEND GREETINGS.

Drafted by me

(Signature)

(Md. Ziaullah)

Advocate, Malda

Sl. No. 160 Date 01/12/23 Value 100/-
Name Anwar Ali & others
Address Choto Sujapur
P.S. Kaliachak Dist. Malda

Sadar Office, Malda
Signature

Manoranjan Poddar

MANORANJAN PODDAR
Sadar Stamp Vendor, Malda
Licence No. 73 Code No. 1



Registrar, Malda
U/s 7(2) of the Registration Act

29 DEC 2023

[2]



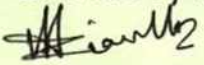
Chandan @ Rabi
Md. Anjayed Ali

for MALDA PROJECTS (P) LTD
Kishor K. Bhagat
Director

WHEREAS we are the OWNERS of a Bastu land measuring about **49 Decimal (28.88 Katha/20,800 Sq.Ft.)**, comprised in L.R. Plot No. 359, 360, 361 and 362 of L.R. Khatian no. 4943, 4942 and 10179, of Mouza- Chhoto Sujapur, J.L. No. 117, Dist. Malda, within P.S. Kaliachak, under Sujapur Gram Panchayet, **fully described in Schedule hereunder written and hereinafter referred to as the said Property/Premises.**

AND WHEREAS on 21st. day of Decemember, 2023, we, the executants of this Power of Attorney have entered into an "Agreement for Development" with "**MALDA PROJECTS PRIVATE LIMITED**", a Company incorporated under the Indian Companies Act, 1956, having it's Registered office at 52/69, Ravindra Avenue, P.O. & Dist. Malda (West Bengal) – 732101, PAN-AADCM8220C, GST NO. 19AADCM8220C1ZQ, represented by it's Director and Authorized person **Mr. Kishor Kumar Bhagat**, PAN-ADDPB4160E, S/O Late Sulal Ram Bhagat, resident of 52/69, Rabindra Avenue, P.O. & Dist. Malda, **Indian Citizen**, for Development of the below schedule property by way of construction of a multistoried building thereon upon on the terms, conditions and stipulations therein mentioned in the DEVELOPMENT AGREEMENT / CONSTRUCTION AGREEMENT and the same has been registered in D.S.R., Malda Office and registered in Book – I, Volume No. 0901-2023, page No. 350175 to 350203, bearing Deed No. I-16468 for the year 2023.

AND WHEREAS as per the said agreement we have agreed to grant a General Power of Attorney in favour of **MR. KISHOR KUMAR BHAGAT**, the Director and Authorized person of "**MALDA PROJECTS PRIVATE LIMITED**", in order to enable the developer to do all the acts, deeds and things necessary in connection with the development of the said land and construction of the proposed building thereon and its disposal as fully mentioned therein.

Drafted by me

(Md. Ziaullah)
Advocate, Malda

WHEREAS the OWNER of a 18500 land measuring
about 19 Decimals (2,888 Kathas) 800 Sq.Ft., comprised in P.R. Plot
No. 350, 360, 370 and 380 of P.R. Khatia no. 1913, 1914 and 1915 of
Taluka Choto Sripur, J.L. No. 117 Dist. Malda, within P.S.
Khatia under Sripur Taluka, fully described in Schedule
attached hereto and hereinafter referred to as the
Property, and

AND WHEREAS on the day of December, 2023, the
contents of the Power of Attorney have entered into an agreement
the Development with MALDA PROJECTS PRIVATE
LIMITED, a Company incorporated under the Indian Companies Act
1956, having its registered office at 201, Khatia Avenue, P.O. &
Dist. Malda (West Bengal) - 731011 PAN-ADCM/200/02/NO
19/ADCM/2023/02, represented by its Director and Authorized
Person Mr. Khatia Bhagat, PAN-ADCM/200/02/NO 19/ADCM/2023/02
Khatia Avenue, P.O. & Dist.
Malda, India, by way of the Power of Attorney on the
terms and conditions mentioned in the
Schedule attached hereto and registered
in the Office of the Registrar, Malda.





Registrar, Malda
U/s 7(2) of the Registration Act

29 DEC 2023

AND WHEREAS the Development has agreed to
grant a General Power of Attorney in favour of MR. KISHOR KUMAR
BHAGAT, the Director and Authorized Person of MALDA
PROJECTS PRIVATE LIMITED, in order to enable the Development
to do all the acts, deeds and things necessary for completion of the
development of the said land and construction of the proposed building
thereon and its disposal as fully mentioned herein.

[3]


Chandana @ Rubi
Md. Anjayed Ali

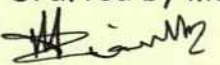
for MALDA PROJECTS (P) LTD

Kishor Ks Bhagat
Director

AND WHEREAS the Developer has requested us to grant the said General Power of Attorney, in favour of **MR. KISHOR KUMAR BHAGAT**, the Director and Authorized person of "MALDA PROJECTS PRIVATE LIMITED", as named hereinafter.

NOW KNOW WE AND THESE PRESENTS WITNESSES that WE DO HEREBY NOMINATE, CONSTITUTE AND APPOINT the Director and Authorized person of "MALDA PROJECTS PRIVATE LIMITED" namely –

MR. KISHOR KUMAR BHAGAT, PAN-ADDPB4160E, S/O Late Sulal Ram Bhagat, resident of 52/69, Rabindra Avenue, P.O. & Dist. Malda, Indian Citizen, as our true and lawful attorney, to do all the acts, deeds and things in respect of the said premises for the purpose of effecting of all the works as mentioned hereinafter.

1. To enter into, hold, and defend possession of the said premises (vacant Land) and also to manage and administer the said premises and all constructions thereon and every part thereof.
2. To prepare and have the plans sanctioned for the construction of new building or buildings at the said premises or on part thereof.
3. To sign and submit all papers, documents, statements, undertakings, declarations and plans as be required for having the plan or plans sanctioned and to have the same sanctioned, modified and/ or altered by the appropriate Authorities and in connection therewith to make, sign, execute and submit necessary applications and declarations, give undertakings, pay fees, obtain sanction and such orders and permission as be expedient.
4. To apply from time to time for modifications of the Building Plans in respect of the building to be constructed on the said land.
5. To appoint Architects and/or Contractors for the purpose of

Drafted by me

(Md. Ziaullah)
Advocate, Malda



Registrar, Malda
U/s 7(2) of the Registration Act,

29 DEC 2023

[4]



Chandann @ Rubi

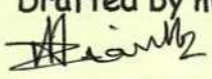
Md. Afajed Ahi

FOR MALDA PROJECTS (P) LTD

Director

construction of new building or buildings at the said premises.

6. To apply for and obtain electricity, water, sewerage and/or connection of any other utilities and also the completion of other certificates from appropriate authorities wherever necessary.
7. To apply for and obtain the Occupation and Completion Certificate in respect of the said building or any part or parts thereof from the competent authority after completion of construction.
8. To give such letters and writings and/or undertakings as may be required from time to time by the Sujapur Gram Panchayet and/or other concerned Authorities for the purpose of carrying out the development work in respect of the said land as also in respect of the construction work of the building thereon.
9. To approach the Government departments and also the Sujapur Gram Panchayet and all other concerned Authorities for the purpose of obtaining necessary 'No Objection' Certificate and/or permission and/or sanction in regard to the carrying out of the construction of the said building and completion thereof.
10. To do all other acts, deeds, matters and things in respect of the said land for the purpose of the development work.
11. To appear for me and on our behalf in all Courts (Civil/Criminal) Revenue and before any Statutory body or authority in connection with any matters pertaining to the development and construction of the proposed building upon the said land.
12. To make, sign, execute, verify, present and file all applications, complaints, petitions, written statement, *Vakalatnama* or any other documents expedient or necessary in the opinion of our said Attorneys or be made, signed, executed, verified, presented or filed any such documents and again to receive back the same in

Drafted by me

(Md. Ziaullah)
Advocate, Malda


Handwritten notes at the top of the page, including the number '11' and some illegible text.

Faint, illegible text from the reverse side of the paper, appearing as bleed-through.



Registrar, Malda
U/s 7(2) of the Registration Act
9 DEC 2023

[5]

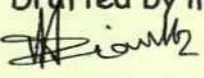

Md. Afayed Ali
Chandana Das Dasgupta

FOR MALDA PROJECTS (P) LTD

Kishu K. Dasgupta
Director

connection with any matters pertaining to the development and construction of the proposed building upon the said land.

13. To appoint Pleaders, Solicitors, Advocates or Attorney or Lawyers to appear and act in any Court or before Revenue or other Officer or Officers of any State or Local Authority and to revoke such appointment and to substitute any others in their place and stead.
14. To negotiate on terms for and sell/transfer flats or any portion of the said building except Owners' Allocation mentioned in the said DEVELOPMENT AGREEMENT and to enter into agreements for such sell/ transfer and/or to rescind or repudiate the same with any purchaser or purchasers at such price or prices and on such terms and conditions as the said Attorney may in his absolute discretion think fit and proper.
15. To collect and receive from the prospective buyers or transferees of such flat or flats, covered area or parking space, except Owners' Allocation mentioned in the said DEVELOPMENT AGREEMENT, the price or premium or such other moneys that may be payable by such person or persons.
16. Upon such receipt as aforesaid in our joint names and as our act and deed, to sign and execute any conveyance or conveyances in respect of the said premises in favour of the purchaser or purchasers or his/their nominee or nominees or assignee or assignees. Selling of flats, covered space or parking space except owners' (executors') allocation is completely the responsibility of the attorney or Developer. The Developer shall be the 100% shareholder of the money, received from purchasers. The owner or executor shall not have any responsibility in selling flats and also shall have no share on the money received as sale amount of flats or spaces.
17. To sign and execute all other deeds, instruments and assurances

Drafted by me

(Md. Ziaullah)
Advocate, Malda

013 2023/12/29

14/12/2023

connection with any contract pertaining to the development and construction of the proposed building upon the said land.


13. To sign and execute all deeds, instruments and assurances on the money received as sale amount of flats or houses...

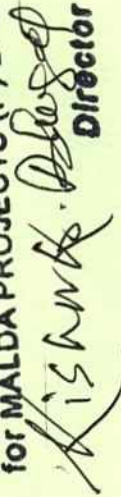


Registrar, Malda
U/s 7(2) of the Registration Act

29 DEC 2023

[6]

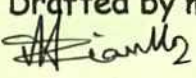

Chandan @ Rubi
Md. Afajed Ali

FOR MALDA PROJECTS (P) LTD

Director

which our said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said premises or part thereof as we could do ourselves, if personally present.

18. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Dist. Sub-Registrar/Addl. District Sub-Registrar or Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said premises or part thereof to the purchaser or purchasers as fully and effectually in all respects as we could do the same.
19. GENERALLY, TO DO AND PERFORM all acts, deeds matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the Authorities hereinbefore contained as fully and effectually as we could do in person.
20. For the better doing, performing and executing all the matters and things aforesaid, we hereby further grant unto the said Attorney full Power and absolute authority to enter into separate contracts in his own name with the building contractor, architect and others for carrying out the development at his own risk and costs.

AND WE HEREBY AGREE to ratify, confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said premises or part thereof under and by virtue of this deed and all acts, deeds and things lawfully and *bona fide* done by our said Attorney in the manner aforesaid shall be construed as acts deeds and things done by us jointly or severally to all intents and purposes as if we are personally present,

Drafted by me

(Md. Ziaullah)
Advocate, Malda

Handwritten text at the top of the page, possibly a date or reference number.

Handwritten text, possibly a name or title.

which you said Attorney shall consider necessary and in order that
said documents as may be required for fully and effectually
conveying the said premises or part thereof as we could do
ourselves it personally present

18. To prevent any such conveyance or conveyances for registration in
which execution and receipt of consideration before the said
Registrar or the Registrar Sub-Registrar or Registrar having authority
for and to have the said conveyance or conveyances registered and
to do all acts, deeds and things which our said Attorney shall
consider necessary for conveying the said premises or part thereof
to the purchaser or purchasers as fully and effectually in all respects
as we could do the same

19. GENERALLY TO DO AND PERFORM all such acts, deeds, matters
and things necessary and convenient for all or any of the purposes
aforesaid and for giving full effect to the aforesaid conditions
contained as fully as we could in person




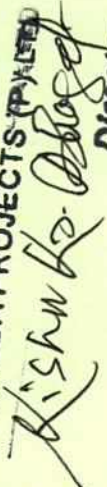
Registrar, Malda
U/s 7(2) of the Registration Act

29 DEC 2023

and to carry out all and
whenever the said Attorney shall lawfully do
execute or perform the acts, deeds or performed in
connection with the said premises or part thereof under
any / time of the deed and all acts, deeds and things lawfully and
properly done by our said Attorney in any manner aforesaid shall be
deemed to be done and things done by us jointly & severally to
all intents and purposes as if we were personally present

[7]


Chandan @ Rubi
Md. Afayed Au

100 MALDA PROJECTS (P&A)

Director

notwithstanding the facts that no special Power in that behalf is contained in these presents.

AND WE HEREBY DECLARE that the Powers and authorities hereby granted pursuant to the said DEVELOPMENT AGREEMENT by way of security and for valuable consideration as fully mentioned thereon, create interest of the Developer in the said land and therefore the same will be valid for 15 (Fifteen) years from the date of execution of this deed or till completion of development of schedule land by way of construction of multistoried building and sale/transfer of the areas as per terms and conditions of the above stated Development Agreement, whichever will be earlier and further declared that till that period of time this Power of Attorney will be operative.

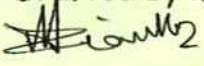
IN WITNESS WHEREOF we have hereunto set and subscribed our hand and seal this the 28th Day of December, 2023.

THE SCHEDULE OF THE PROPERTY:

All that piece and parcel of land situated within Dist. Malda, P.S. Kaliachak, of Sujapur Gram Panchayet, under Mouza- **Chhoto Sujapur**, J.L. No. 117, L.R. Khatian No, 4943, 4942 and 10179

<u>Plot No. (L.R.)</u>	<u>Nature</u>	<u>Area</u>
359	Karkhana	7 Dec.
360	Karkhana	35 Dec.
361	Karkhana	5 Dec.
362	Bastu	2 Dec.

TOTAL — 49 Dec.

Drafted by me

(Md. Ziaullah)
Advocate, Malda


Total area of Land is **49 Decimal (29.645 Katha/21,344.4 Sq.Ft.)** and butted and bounded by —

In the North - L/o owners and another proposed for "RUBI CITY



Registrar, Malda
U/s 7(2) of the Registration Act

29 DEC 2023


Chandan De Ruki
Md. Afayed Ali

for MALDA PROJECTS (P) LTD

Director

[8]

CENTRE", and Saddam Hossain & others

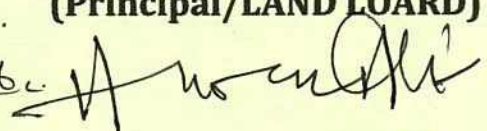
In the South - H/o. Sabur Sk & others

In the East - Zilla Parishad Road and Dildar Hossain & others

In the West - Abdul Karim, Jamal Khan & others.

SIGNED SEALED AND DELIVERED

In the presence of:

1) Animesh Barmaker. **Signature of the Executors**
S/O - Subhash Barmaker. **(Principal/LAND LOARD)**
Zno. Govt Colony, Malda. 
P.O - Madhumpur.
P.S - English Bazar. Chandan De Ruki
Dist - Malda. Md. Afayed Ali

Signature of Power of
Attorneys

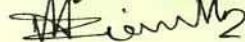
2) Md. Samim Azad
S/O Abdus Samad Azad
vill - Bhetakar
P.O - Bagichapur
P.S - Haripur
Dist - D/ Dinapur
Pin - 733125

for MALDA PROJECTS (P) LTD

Director

Drafted by me and prepared

at my shresta:-



(MD ZIAULLAH)

Advocate, Malda

Enrolment No. WB -33 /1997

[Faint handwritten text, possibly a signature or name]

SIGNED SEAL AND DELIVERED

[Faint text, possibly a title or name]



Registrar, Malda
U/s 7(2) of the Registration Act.

29 DEC 2023