

2682

D-3749/22 (P-226/22) 8



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AF 272449

780 780  
22-04-22  
CHG (2) 1001080856/22  
Comptroller

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

07 APR 2022

A.D.S.R. Durgapur  
Bardwan

QUERY NO. / YEAR = 8001080856 / 2022

DEVELOPMENT POWER OF ATTORNEY

Development Power of Attorney after Registered Development  
Agreement of Deed being No. 1 - 230603733 for the year 2022.

THIS DEVELOPMENT POWER OF ATTORNEY is made on the 06<sup>th</sup> day of  
April, 2022 at Additional District Sub-Registrar Office, Durgapur.

Signature  
A.R.

No. 312 Date 06 APR 2022  
Sold to chinmoy mondal lotter  
Address D.A.P-12  
Value of Stamp 50/-  
Date of Purchase of the Stamp  
Paper from Treasury  
Name of the Treasury from where  
Purchase:-Durgapur

17 MAR 2022

Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-16  
Licence No-1/93

Chinmoy mondal



527

Chinmoy mondal



528

Kabita mondal



529

Kanchan Jomal



530

Pratik Kato



Add. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

06 APR 2022

Pratik Kumar Roy  
S/o - Ashim Roy  
35/3 Baghaten street  
Nelap, Subhas pally  
Durgapur-713201

**KNOWN ALL MEN BY THIS PRESENTS that we,**

1. **Mr. CHINMOY MONDAL, [PAN - AFSPM5059C & AADHAAR - 911014783821],** son of Late Badal Chandra Mondal, by Nationality - Indian, by faith - Hindu, by Occupation Business, Permanent Resident at Village & Post - Baktar Nagar, P.S. - Raniganj, PIN Code - 713321, District - Paschim Bardhaman, and presently residing at C-79, Munshi Premchand Sarani, Bidhan Nagar, Sector - 2A, , Durgapur - 12, P.S. - New Township, PIN Code - 713212, District - Paschim Bardhaman, West Bengal, India and
2. **Mrs. KABITA MONDAL, [PAN - AFSPM5058D & AADHAAR - 980537727740 ],** wife of Sri Chinmoy Mondal, Daughter of Sriti Kantha Mondal by Nationality - Indian, by faith - Hindu, by Occupation Business, Permanent Resident at Village & Post - Baktar Nagar, P.S. - Raniganj, PIN Code - 713321, District - Paschim Bardhaman, and presently residing at C-79, Munshi Premchand Sarani, Bidhan Nagar, Sector - 2A, Durgapur - 12, P.S. - New Township, PIN Code - 713212, District - Paschim Bardhaman, West Bengal, India;

**DO HERE BY NOMINATE CONSTITUTE AND APPOINTS**

**BLUE ONYX (PVT.) LTD. [PAN - AAHCB6149D],** is a company constituted under the Companies Act. and having its Registered Office at 14/14, Bengal Ambuja, City Centre, Durgapur - 16, P.S. - Durgapur, PIN Code - 713216, District - Paschim Bardhaman, West Bengal, India; Represented by the following Directors

1. **Mr. KANCHAN SASMAL, PAN - BCAPS6508L & Aadhaar No. 431845391367,** Son of Late Achinta Kumar Sasmal, by Nationality - Indian, by faith - Hindu, by Occupation - Business, Residing at Quarter No. - 2 / 7, Bharati Road, Durgapur - 5, P.S. - Durgapur, PIN Code - 713205, District - Paschim Bardhaman, West Bengal, India; and
2. **SOFIKUL KHAN, PAN - AMFPK6996C, & Aadhaar No. - 697732079601,** Son of Abdul Khalek Khan, by Nationality - Indian, by faith - Muslim, by Occupation - Business, Residing at Kanakpur, P.O. & P.S. - Pashkura, PIN Code - 721152, District - Purba Medinipur, West Bengal, India;

as our true **lawful attorney (BLUE ONYX PRIVATE LTD.)** in our name and on our behalf to do execute, and performed all or any of the following acts, deeds and things related to our property described in the schedule below as we are unable to look after and manage the same.

WHEREAS We are absolutely seized and possessed and sufficiently entitled to all those pieces or parcels of land or premises or the property admeasuring about more or less **163 Decimal** being situated at District - Paschim Bardhaman, Additional District Sub-Registrar Office & Sub-Division - Durgapur, Durgapur Municipal Corporation, P.S. - **New Township, Mouza - Fuljhore, J.L. No. - 107, Pin Code - 713206,**

R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Land use ROR	Land use Proposed	Area of Land as per Sale Deed	Regd. Deed No. & Date	TOTAL Area of Developing Land as per Parcha/ROR	Name of Owner
1171			Bahal	Bastu	11.32 Decimal	020600054/05.01.2018	34 Decimal	Chinmoy Mondal
1207	4822	5544	Bahal	Bastu	2.78 Decimal	020603404/13/06/2016		
			Bahal	Bastu	8.25 Decimal	020604918/30/10/2017		
			Bahal	Bastu	13 Decimal	02979/22/05/2009		
1208	4697	5544	Bahal	Bastu	6.2 Decimal	00494/02/02/2009	43 Decimal	Chinmoy Mondal
			Bahal	Bastu	13 Decimal (Gift)	020604224/31/08/2017		
			Bahal	Bastu	13.25 Decimal	06061/09/10/2022		
			Bahal	Bastu	5.77 Decimal	04098/28/05/2010		
			Bahal	Bastu	5 Decimal	00207/19/01/2009		
1209	4695	5544	Baid	Bastu	14 Decimal	230602901/14/03/2022	14 Decimal	Chinmoy Mondal
1210	4675	5544	Bahal	Bastu	10 Decimal	020601612/23/03/2018	10 Decimal	Chinmoy Mondal
1210	4694	5544	Bahal	Bastu	5 Decimal	020607718/05/11/2015	5 Decimal	Chinmoy Mondal
						<b>TOTAL = 106 Decimal</b>		

AND

R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Land use ROR	Land use Proposed	Area of Land as per Sale Deed	Regd. Deed No. & Date	TOTAL Area of Developing Land as per Parcha/ROR	Name of Owner
1208	4697	5545	Bahal	Bastu	7 Decimal	00494/02/02/2009	7 Decimal	Kabita Mondal
1171		5545	Bahal	Bastu	32.5 Decimal	03801/02/06/2008	50 Decimal	Kabita Mondal
1207	4822			Bastu	13 Decimal	02979/22/05/2009		
1207					Bastu	5.181 Decimal		
						<b>TOTAL = 57 Decimal</b>		

Total Land = 106 Decimal (Chinmoy Mondal) + 57 Decimal (Kabita Mondal) = 163 Decimal; hereinafter called the "SCHEDULE PROPERTY", which was duly purchased by us (Sri Chinmoy Mondal and Smt. Kabita Mondal), has hold and possessed as well as owner of land area more particularly described in the below mentioned Schedule Property.

AND WHEREAS, we as the Land Owners has desired to develop the below mentioned Schedule Property by construction of a Multi-storied Building Complex Compound upto maximum limit of floor consisting of so many flats, parking space and amenities for residential feature and provide many others daily needs to pleasantness the inhabitants in their modern lifestyle inside the said compound as commercial aspect.

AND WHEREAS we executed a Registered Development Agreement with the Builder or the Construction Agreement has already been registered before Additional District Sub Registrar Office, Durgapur on 06<sup>th</sup> day of April, 2022 vide Registered Book - I, dated 06.04.2022 being Registered Deed No. I - 230603733 for the year 2022 and Serial No. - 2306003666 / 2022.

AND WHEREAS due to our pre-occupation and other limitations it is not possible for us to ensure personal attendance of us in all occasion to complete the formalities in related to our property described in the schedule below and as such, we have decided to execute this **Development Power of Attorney** in favour of **lawful attorney**s aforesaid.

NOW THEREFORE BY THIS DEVELOPMENT POWER OF ATTORNEY, We do here by authorized and empowered our said constitute lawful attorney to do and execute the following acts, deeds or things for us and on our behalf and in our names :-

1. To take charge and possession and /or hold and defend possession of the said Schedule Property and warn off and prohibit for the trespassers and if necessary, proceed to due form of law against all or any trespassers on the said premises or any part thereof and to take appropriate steps.
2. To develop and erect or raise new Multistoried Building(s) Residential cum Commercial Complex / Apartment as "PPP ETERNIA" for residential purposes with a commercial benefit over the said Schedule below land, property and premises to be constructed in accordance with the sanctioned plan issued by the Durgapur Municipal Corporation into various Flats, Apartments, Shops, Garages and Four wheeler parking space including other amenities and facilities.
3. To enter upon the land and premises with men and materials and to do all things necessary for and constructing the multistoried building and to carry out all sorts of works, constructions, repairs, renovations, demolitions, reconstructions in the said Schedule Property / premises or any part thereof from time to time and to apply for and obtain from the authorities concerned permits for cement, steel and other materials, water supply, electricity connection and all other things necessary for the carrying in and out the said construction work and to engage Architects, Surveyors, Engineers, Workmen and laborers to enter into contracts with them and assign the same for the execution of the works.
4. To prepare plans for development of the said property and to submit the same to Durgapur municipal Corporation and other concerned authorities for obtaining approval to the same and any amendments thereto.

5. To approach all concerned authorities under the urban land ceiling (Regulation) Act 1976 for the purpose of obtaining exemption under section 20 thereof in respect of the said property.
6. To approach, appear, represent and carry on correspondence with and pay the necessary fees or dues and to deposit the requisite amounts to or with all concerned authorities including Government Department, Municipal Corporation, Municipality, Town planning Department and other concerned authorities in connection with the development, Construction and Management thereof.
7. To apply for and obtain electricity and water connection from the WBSEDCL / WBSEB Ltd. and / or DPL and / or DVC and /or Durgapur Municipal Corporation and to execute the necessary cooperation and agreement in respect of a portion of the said premises for installation of electrical equipment for supply to the entire apartment buildings and install separate meters for each apartment(s) and to obtain permission for water connection and its reservoir or tank(s).
8. To apply for and obtain from Government Department and municipality NO OBJECTION CERTIFICATE permission or sanction for carrying out the construction of the said buildings, completion thereof, exemption Certificate, completion certificate and occupation certificate in respect of the said multistoried apartment buildings.
9. To insure the property of the third property (intending Flat Purchasers) all risks such as fire, tempest riots civil commotion, malicious acts, explosions, bombs, short-circuits, bursting of gas cylinders and floods, earthquakes or otherwise causing any damage to the building or any portion thereof the full value of the multistoried buildings and other assets and therein as the Attorney may think proper.
10. To ask, receive and realize from all occupiers or purchasers of flats, charges, expanses, rates, cases and other sums due or that might become due and payable by them and on non-payment to take appropriate steps for realization thereof.
11. To accept writ or summons or other legal processes or notices, appear before any officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us in connection there with file appeals or revision or representation and appoint Advocates and lawyers to appear act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats and/or the said premises.
12. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petition in connection with any suit proceeding, appeal, revision, review petition before any officer Authority, Court, Tribunal, Magistrate or any other person for and on behalf of us (land owners) in connection to development project.
13. To receive from any person, office, authority, Court, Tribunal or any documents, money or other things give release and receipt thereof.

14. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any Authority.
15. To execute any Affidavit or Bond or any Documents in favour of Customer or Office.
16. To enter into any Agreement, Deed, Mortgage and /or Transfer to raise the construction of the proposed building or Project i.e. "PPP ETERNIA", over the said Schedule Property.
17. To purchase & maintain stock of the building materials as per approved plan.
18. To publish advertisement in any daily newspaper or and any widely circulated newspaper or any local newspaper or TV Channel or Website or Social media or any others media to attract the intending buyer/s for the purpose of sale and transfer of flat(s) or apartment(s) or shop(s).
19. To obtain any modification and/or addition and/or alteration of the sanctioned plan of the proposed building/complex "PPP ETERNIA" from the Durgapur Municipal Corporation and /or by the concerned authority, from time to time, if needed.
20. To make, sign and verify all 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 our schedule mentioned properties.
21. To appoint staff, workers and contractors and to settle their remuneration and other terms of office and to promote or dismiss or suspend as and when necessary for execution of the project, but always within the legal frame work of the state.
22. To in consideration of the Land Owner granting rights to the Developer under the Agreement, except the LAND OWNERS' ALLOCATION i.e. 35% share (Thirty Five Percent share).
23. To sign, execute, admits, execution of any present for registration and register Sale Deeds, Release Deed, Mortgage Deed and all deed of conveyance or conveyances or any agreement on our behalf in respect of sale of flats except owner's allocation 35% share (Thirty Five Percent share). Spaces, car parking spaces of the building out of the total property in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we can do the same ourselves.
24. To enter into agreement for sale of the flats or apartments except the owner's allocation 35% share (Thirty Five Percent share) to be constructed at the said premises on ownership basis and to take advance in respect thereof, give possession and execute conveyance or conveyances as and when necessary on such terms and conditions as the Attorney may think proper and in connection with the law and for this purpose to obtain the necessary permission, NO OBJECTION CERTIFICATE or clearance from the authorities concerned and to get the documents, agreements, conveyances and to do all things in construction thereof.

25. To enter in to any agreement for sale, memorandum of understanding, deed conveyance and/or any other instrument and document in respect of flat/s, units and /or car parking spaces in the said new building in favour of the intending purchaser/s within Developer's Allocation 65% share (Sixty Five Percent share) except the area to be retained by us as the owners allocation of 35% share (Thirty Five Percent share) in terms of the Agreement for Development.
26. To take financier/ loan in the name of the purchaser or purchasers or intending purchaser/s from any financial concern by depositing and mortgaging flat/ flats/ shops and to sign in the papers and documents for the said purpose.
27. To receive the consideration money in cash or by cheque/draft in the Bank Account in the name of "BLUE ONYX PRIVATE LTD."
28. To execute necessary Deed of Conveyance in favour of the intending purchasers for flat/ flats/ garage/ car spaces / shop by putting signature on behalf of us and also to receive full and final consideration of the flat/ flats/ garage / car spaces / shop within the Developer's allocation and giving discharge to the intending purchasers by issuing money receipts in the name of the attorney.
29. To instruct the Advocate/lawyer for preparing and/or drafting such agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in their agreement as may be necessary for the purpose for sale of the flats/unit parking spaces in the said building over and above the said premises.
30. Generally to do and perform all acts, deeds, things, matters, necessary for all or any the aforesaid purpose and to give full effect thereof.
31. To do all other acts, deeds, matters and things which be necessary for us to be done for rendering these presents valid and effectual to all intents and purpose.
32. For performing and carrying out the purpose of these presents we hereby grant unto the said authority full and absolute authority and power to substitute and appoint in its place and stead one or more attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint another or others in place of such Attorney and on such terms and conditions as the Attorney shall think fit and proper.
33. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
34. We hereby declare that the powers and authorities hereby granted and the said property is fully and properly developed as per agreement for development and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning.



35. That by virtue of this Power of Attorney, our said Attorney holder shall have right to execute any Registered Agreement for Sale or Deed of Sale or Deed of Conveyance before the concerned authority in respect of the Developer allocated (65% share) Flat/Unit/Parking /Shop of the proposed Buildings or project at the "PPP ETERNIA" property, which elaborately mention in the Annexure of allocated ratio between the Land Owners (35%) and the Developer (65%) and our said Attorney holder shall have right to issue 'Possession Letter' for the same.

It is pertinent to mention here that the Developer shall bound to be present & put his/their signatures along with the Land Owners at the time of execute any Registered Agreement for Sale or Deed of Sale or Deed of Conveyance before the concerned authority in respect of the Land Owners allocated (35% share) Flat/Unit/Parking /Shop of the proposed Buildings or project at the "PPP ETERNIA" property, which elaborately mention in the Annexure of allocated ratio between the Land Owners (35%) and the Developer (65%) and our said Attorney holder shall bound to put his/their signatures along with the Land Owners to issue 'Possession Letter' for the same.

**36. REVOCATION :**

This Power of Attorney is a revocable one, at the will of the Executants.

37. We do hereby further declare that No right, title of the scheduled property is transferred in favour of the Developer by virtue of this Development Power of Attorney.

38. AND WE THE ABOVE NAMED DO HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever act or acts our said attorneys shall do in relation to the premises under the power in our behalf and shall lawfully do or cause to be done executed and performed in connection with related to develop the said schedule property or the schedule premises either jointly and/or severally aforesaid by virtue of this Development Power Attorney and we hereby declare that I shall not to do anything inconsistent with the Development Power of Attorney.

AND all acts, deeds and things done lawfully our said attorney will be constructed as acts deeds and thins done by us as we personally present, we the above executants do hereby agree to ratify and confirm by virtue of the power hereby given.

**SCHEDULE OF PROPERTY**

All that piece and parcel of land situated at District - Paschim Bardhaman, Additional District Sub-Registrar Office & Sub-Division - Durgapur, Durgapur Municipal Corporation, P.S. - New Township, Mouza - Fuljhore, J.L. No. - 107, Pin Code - 713206,

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			Bahal	Bastu	13 Decimal	02979/ 22/05/2009		
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			Bahal	Bastu	13 Decimal (Gift)	020604224/ 31/08/2017		
			Bahal	Bastu	13.25 Decimal	06061/ 09/10/2022		
			Bahal	Bastu	5.77 Decimal	04098/ 28/05/2010		
			Bahal	Bastu	5 Decimal	00207/ 19/01/2009		
1209	4695	5544	Baid	Bastu	14 Decimal	230602901/ 14/03/2022	14 Decimal	Chinmoy Mondal
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1210	4694	5544	Bahal	Bastu	5 Decimal	020607718/ 05/11/2015	5 Decimal	Chinmoy Mondal
<b>TOTAL = 106 Decimal</b>								

AND

R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Land use ROR	Land use Proposed	Area of Land as per Sale Deed	Regd. Deed No. & Date	TOTAL Area of Developing Land as per Parcha/ROR	Name of Owner
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1171	4822	5545	Bahal	Bastu	32.5 Decimal	03801/ 02/06/2008	50 Decimal	Kabita Mondal
1207				Bastu	13 Decimal	02979/ 22/05/2009		
1207		5545	Bahal	Bastu	5.181 Decimal	020603403/ 13/06/2016		
<b>TOTAL = 57 Decimal</b>								

**Total Land = 106 Decimal (Chinmoy Mondal) + 57 Decimal (Kabita Mondal) =**

**Total 163 Decimal; And butted and bounded as follows :**

On the North	:	Canal & 49 feet wide Bidhan Park Road
On the South	:	16 feet wide Arvil Park Road
On the East	:	Plot No. 1209(P) & Connected way to 16 feet wide Steel Park Road
On the West	:	Plot No. 1171 (P).

**ANNEXURE OF ALLOCATED RATIO  
BETWEEN THE LAND OWNERS (35%) AND THE DEVELOPER (65%)  
AS FOLLOWS:-**

**BLOCK-1**

FLOOR	A -1349	B -1339	C -1331	D-1343
1ST	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER
2ND	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER
3RD	LAND OWNER	DEVELOPER	DEVELOPER	DEVELOPER
4TH	LAND OWNER	DEVELOPER	DEVELOPER	DEVELOPER
5TH	LAND OWNER	DEVELOPER	LAND OWNER	LAND OWNER
6TH	LAND OWNER	LAND OWNER	LAND OWNER	LAND OWNER
7TH	DEVELOPER	LAND OWNER	LAND OWNER	LAND OWNER
8TH	DEVELOPER	LAND OWNER	LAND OWNER	DEVELOPER
9TH	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER
10TH	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER

**BLOCK-2**

FLOOR	A-1382	B- 1451	C - 1099	D-1318	E-1427	F- 1059
1ST	DEVELOPER	DEVELOPER	LAND OWNER	DEVELOPER	DEVELOPER	DEVELOPER
2ND	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER
3RD	LAND OWNER	LAND OWNER	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER
4TH	LAND OWNER	LAND OWNER	DEVELOPER	DEVELOPER	LAND OWNER	DEVELOPER
5TH	LAND OWNER	DEVELOPER	DEVELOPER	LAND OWNER	LAND OWNER	DEVELOPER
6TH	LAND OWNER	DEVELOPER	LAND OWNER	LAND OWNER	LAND OWNER	LAND OWNER
7TH	DEVELOPER	DEVELOPER	LAND OWNER	LAND OWNER	LAND OWNER	LAND OWNER
8TH	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER	LAND OWNER	LAND OWNER
9TH	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER
10TH	DEVELOPER	LAND OWNER	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER

**BLOCK-3**

FLOOR	A- 1499	B- 1473	C- 1294	D-1376	E -1179	F-1478	G-1450
1ST	DEVELOPER	DEVELOPER	LAND OWNER	DEVELOPER	DEVELOPER	LAND OWNER	DEVELOPER
2ND	DEVELOPER	DEVELOPER	LAND OWNER	DEVELOPER	DEVELOPER	LAND OWNER	DEVELOPER
3RD	DEVELOPER	LAND OWNER	LAND OWNER	DEVELOPER	LAND OWNER	LAND OWNER	DEVELOPER
4TH	LAND OWNER	LAND OWNER	DEVELOPER	DEVELOPER	LAND OWNER	LAND OWNER	LAND OWNER
5TH	LAND OWNER	DEVELOPER	DEVELOPER	DEVELOPER	LAND OWNER	DEVELOPER	LAND OWNER
6TH	LAND OWNER	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER	LAND OWNER
7TH	DEVELOPER	DEVELOPER	DEVELOPER	LAND OWNER	DEVELOPER	DEVELOPER	LAND OWNER
8TH	DEVELOPER	LAND OWNER	DEVELOPER	LAND OWNER	DEVELOPER	DEVELOPER	DEVELOPER
9TH	DEVELOPER	LAND OWNER	DEVELOPER	LAND OWNER	DEVELOPER	DEVELOPER	DEVELOPER
10TH	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER	DEVELOPER

**LAND OWNER ALLOCATION FLAT - 59 ;  
DEVELOPER ALLOCATION FLAT - 111 ;  
= TOTAL FLAT 170**

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of the Principal / Executant 1 & 2 and the Lawful Attorney(ies) are attested in additional pages in this deed being nos. 1(A) i.e. in total 2 number of page and these will be treated as a part of this Deed of Development Power of Attorney by Land owners in favour of Developers.

IN WITNESSES WHEREOF WE, the Principal / Executant(s) & lawful attorney and parties to those presents have hereto set and subscribed their respective hands and seals as aforesaid this at Additional District Sub-Registrar Office, Durgapur on the date, month and year hereinabove first above written.

**SIGNED AND DELIVERED by the PRINCIPAL / EXECUTANT(S) (Land Owner Serial Number - 1 to 2) in presence of:**

1. Primoj Mondal

2. Kabita Mondal  
Signature of the Executants'.

**SIGNED AND DELIVERED by the ATTORNEY in presence of:**

BLUE ONYX PRIVATE LIMITED

1. Kanchan Sasmal Director

BLUE ONYX PRIVATE LIMITED

2. Sanku Khatu Director  
Signature of the Attorney (ies)

WITNESS in presence of:

1. **Mr. PIJUSH KUMAR ROY**  
Son of Ashim Roy  
Residing at - 35/3, Netaji Subhas Pally  
P.S. - Coke - Oven  
District - Paschim Bardhaman

Pijush Kumar Roy

2. **Mr. RAJA MONDAL,**  
Son of Mr. Nityananda Mondal,  
Resident of Ardhagram, Arddhagram,  
P.O. - Ardhagram, PIN - 722143,  
P.S. - Mejhia, District - Bankura.

Raja Mondal.

Drafted & Printed at my office to perused the Records & Documents & 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.

Jayanta Sarkar  
(JAYANTA SARKAR)

Advocate,  
District Court of Paschim Bardhaman & Durgapur Court.  
Enrolment No. = WB/65/1992 of West Bengal Bar Council.

### হস্তাসূত্রের টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল / Thums	তর্জনী / 1st Finger	মধ্যমা / Middle	অনামিকা / Ring	কনিষ্ঠা / Small Finger
ডান হাত Right Hand					



*Chandramoude*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature *Chandramoude*

### হস্তাসূত্রের টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল / Thums	তর্জনী / 1st Finger	মধ্যমা / Middle	অনামিকা / Ring	কনিষ্ঠা / Small Finger
ডান হাত Right Hand					



*Kabila Mondal*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature *Kabila Mondal*

### হস্তাসূত্রের টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল / Thums	তর্জনী / 1st Finger	মধ্যমা / Middle	অনামিকা / Ring	কনিষ্ঠা / Small Finger
ডান হাত Right Hand					



*Kanchan Sarmal*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature *Kanchan Sarmal*

### হস্তাসূত্রের টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল / Thums	তর্জনী / 1st Finger	মধ্যমা / Middle	অনামিকা / Ring	কনিষ্ঠা / Small Finger
ডান হাত Right Hand					



*Pran Kumar*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature *Pran Kumar*



Government of West Bengal

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

OFFICE OF THE A.D.S.R, DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23068001080856/2022

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr CHINMOY MONDAL Village Baktar Nagar, City:- Not Specified, P.O:- Baktar Nagar, P.S.-Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN- 713321	Principal	 Chinmay Mondal	 527	 Chinmay Mondal 06/04/2022
2	Smt KABITA MONDAL Vill Baktar Nagar, City:- Not Specified, P.O:- Baktar Nagar, P.S:- Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN - 713321	Principal	 Kabita Mondal	 528	 Kabita Mondal 06/04/2022
3	Mr KANCHAN SASMAL 2 / 7, Bharati Road, City- Durgapur, P.O.- Durgapur, P.S.- Durgapur, District- Paschim Bardhaman, West Bengal, India, PIN- 713205	Represent ative of Attorney [BLUE ONYX PRIVATE LIMITED ]	 Kanchan Sasmal	 529	 Kanchan Sasmal 06/04/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SOFIKUL KHAN Kanakpur, City:- Not Specified, P.O:- Panskura, P.S:- Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721152	Representative of Attorney [BLUE ONYX PRIVATE LIMITED]	 <i>Sofikul Khan</i>	<i>S30</i> 	<i>Sofikul Khan</i> 06/04/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PIJUSH KUMAR ROY Son of ASHIM ROY 35/3, Netaji Subhas Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713202	Mr CHINMOY MONDAL , Smt KABITA MONDAL , Mr KANCHAN SASMAL , Mr SOFIKUL KHAN	 <i>Pijush Kumar Roy</i>		<i>Pijush Kumar Roy</i> 06-04-2022

(Santanu Pal) *06/04/22*

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

### Major Information of the Deed

Deed No :	I-2306-03749/2022	Date of Registration	07/04/2022
Query No / Year	2306-8001080856/2022	Office where deed is registered	
Query Date	06/04/2022 5:13:56 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Jayanta Sarkar Durgapur Court,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8617040350, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 7/-		Rs. 19,64,60,640/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:4B(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230603733/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Municipality: DURGAPUR MC, Road: Arvil Park Road, Mouza: Fuljhore, , Ward No: 25 Pin Code : 713206

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-4822	LR-5544	Other Commercial Usage	Bahal	34 Dec	1/-	4,09,79,520/-	Width of Approach Road: 81 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4697 (RS - )	LR-5544	Other Commercial Usage	Bahal	43 Dec	1/-	5,18,27,040/-	Width of Approach Road: 81 Ft., Adjacent to Metal Road,
L3	LR-4695	LR-5544	Other Commercial Usage	Bahal	14 Dec	1/-	1,68,73,920/-	Width of Approach Road: 81 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-4675	LR-5544	Other Commercial Usage	Bahal	10 Dec	1/-	1,20,52,800/-	Width of Approach Road: 81 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-4694	LR-5544	Other Commercial Usage	Bahal	5 Dec	1/-	60,26,400/-	Width of Approach Road: 81 Ft., Adjacent to Metal Road, , Project Name :



L6	LR-4697	LR-5545	Other Commercial Usage	Bahal	7 Dec	1/-	84,36,960/-	Width of Approach Road: 81 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-4822	LR-5545	Other Commercial Usage	Bahal	50 Dec	1/-	6,02,64,000/-	Width of Approach Road: 81 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>163Dec</b>	<b>7 /-</b>	<b>1964,60,640 /-</b>	
		<b>Grand Total :</b>			<b>163Dec</b>	<b>7 /-</b>	<b>1964,60,640 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr CHINMOY MONDAL (Presentant )</b>            Son of Mr Badal Chandra Mondal Village Baktar Nagar, City:- Not Specified, P.O.- Baktar Nagar, P.S.-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx9C, Aadhaar No: 91xxxxxxxx3821, Status :Individual, Executed by: Self, Date of Execution: 06/04/2022            , Admitted by: Self, Date of Admission: 06/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/04/2022            , Admitted by: Self, Date of Admission: 06/04/2022 ,Place : Pvt. Residence</p>
2	<p><b>Smt KABITA MONDAL</b>            Wife of Mr CHINMOY MONDAL Vill Baktar Nagar, City:- Not Specified, P.O.- Baktar Nagar, P.S.-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx8D, Aadhaar No: 98xxxxxxxx7740, Status :Individual, Executed by: Self, Date of Execution: 06/04/2022            , Admitted by: Self, Date of Admission: 06/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/04/2022            , Admitted by: Self, Date of Admission: 06/04/2022 ,Place : Pvt. Residence</p>

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>BLUE ONYX PRIVATE LIMITED</b>            14/14, Blue Onyx Private Limited, City Centre, City:- Durgapur, P.O.- Durgapur, P.S.-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 , PAN No.: AAxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr KANCHAN SASMAL</b> Son of Late Achinta Kumar Sasmal 2 / 7, Bharati Road, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx8L, Aadhaar No: 43xxxxxxxx1367 Status : Representative, Representative of : BLUE ONYX PRIVATE LIMITED (as Director)
2	<b>Mr SOFIKUL KHAN</b> Son of Mr Abdul Khalek Khan Kanakpur, City:- Not Specified, P.O:- Panskura, P.S:-Panskura, District:- Purba Midnapore, West Bengal, India, PIN:- 721152, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx6C, Aadhaar No: 69xxxxxxxx9601 Status : Representative, Representative of : BLUE ONYX PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PIJUSH KUMAR ROY</b> Son of ASHIM ROY 35/3, Netaji Subhas Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713202			

Identifier Of Mr CHINMOY MONDAL , Smt KABITA MONDAL , Mr KANCHAN SASMAL , Mr SOFIKUL KHAN

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr CHINMOY MONDAL	BLUE ONYX PRIVATE LIMITED-34 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr CHINMOY MONDAL	BLUE ONYX PRIVATE LIMITED-43 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr CHINMOY MONDAL	BLUE ONYX PRIVATE LIMITED-14 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr CHINMOY MONDAL	BLUE ONYX PRIVATE LIMITED-10 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr CHINMOY MONDAL	BLUE ONYX PRIVATE LIMITED-5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Smt KABITA MONDAL	BLUE ONYX PRIVATE LIMITED-7 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Smt KABITA MONDAL	BLUE ONYX PRIVATE LIMITED-50 Dec

## Land Details as per Land Record

District: Paschim Bardhaman, P.S.- New Township, Municipality: DURGAPUR MC, Road: Arvil Park Road, Mouza: Fuljhore, Ward No: 25 Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4822, LR Khatian No:- 5544	Owner:চিন্ময় মন্ডল, Gurdian:বাদল চন্দ্র, Address:নিজ , Classification:বহাল, Area:0.34000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 4697, LR Khatian No:- 5544	Owner:চিন্ময় মন্ডল, Gurdian:বাদল চন্দ্র, Address:নিজ , Classification:বহাল, Area:0.43000000 Acre,	Mr CHINMOY MONDAL
L3	LR Plot No:- 4695, LR Khatian No:- 5544	Owner:চিন্ময় মন্ডল, Gurdian:বাদল চন্দ্র, Address:নিজ , Classification:বাইদ, Area:0.14000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 4675, LR Khatian No:- 5544	Owner:চিন্ময় মন্ডল, Gurdian:বাদল চন্দ্র, Address:নিজ , Classification:বহাল, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 4694, LR Khatian No:- 5544	Owner:চিন্ময় মন্ডল, Gurdian:বাদল চন্দ্র, Address:নিজ , Classification:বহাল, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 4697, LR Khatian No:- 5545	Owner:কবিতা মন্ডল, Gurdian:চিন্ময় , Address:নিজ , Classification:বহাল, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 4822, LR Khatian No:- 5545	Owner:কবিতা মন্ডল, Gurdian:চিন্ময় , Address:নিজ , Classification:বহাল, Area:0.50000000 Acre,	Owner Name not selected by applicant.

On 06-04-2022

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

Presented for registration at 19:30 hrs on 06-04-2022, at the Private residence by Mr CHINMOY MONDAL , 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 19,64,80,640/-

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

Execution is admitted on 06/04/2022 by 1. Mr CHINMOY MONDAL , Son of Mr Badal Chandra Mondal , Village Baktar Nagar, P.O: Baktar Nagar, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 2. Smt KABITA MONDAL , Wife of Mr CHINMOY MONDAL , Vill Baktar Nagar, P.O: Baktar Nagar, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business

Indetified by Mr PIJUSH KUMAR ROY, , Son of ASHIM ROY, 35/3, Netaji Subhas Pally, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by profession Others

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

Execution is admitted on 06-04-2022 by Mr KANCHAN SASMAL , Director, BLUE ONYX PRIVATE LIMITED, 14/14, Blue Onyx Private Limited, City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr PIJUSH KUMAR ROY, , Son of ASHIM ROY, 35/3, Netaji Subhas Pally, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by profession Others

Execution is admitted on 06-04-2022 by Mr SOFIKUL KHAN , Director, BLUE ONYX PRIVATE LIMITED, 14/14, Blue Onyx Private Limited, City Centre, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr PIJUSH KUMAR ROY, , Son of ASHIM ROY, 35/3, Netaji Subhas Pally, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by profession Others

*(Santanu Pal)*

Santanu Pal

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

On 07-04-2022

**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.

**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 50/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 312, Amount: Rs.50/-, Date of Purchase: 06/04/2022, Vendor name: RAM PRASAD BANERJEE

*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 2306-2022, Page from 110047 to 110068

being No 230603749 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.04.08 17:29:21 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/04/08 05:29:21 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)