

2-1053/2023

I- 992/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 395932

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08/02/2023

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*[Handwritten signature]*

MAMTA BUILDCON  
Mamta Pasand  
Proprietor

**POWER OF ATTORNEY  
AFTER REGISTERED**

**DEVELOPMENT AGREEMENT**

CERTIFIED THAT THE DOCUMENT IS SUBMITTED TO REGISTER  
THE SIGNATURE SHEET AND THE ENDORSMENT SHEETS ATTACHED  
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Address: District Sub-Registrar,  
Singuri-II at Bagdogra

08 FEB 2023

Sho

*[Handwritten signature]*

**MAMTA BUILDCON**  
 mamta prasad  
 Proprietor

**KNOW ALL MEN BY THESE PRESENTS THAT I, MRS. DOLLY GUPTA**, (PAN-ADVPG6329E, ADHAR No.-8984-4136-0718), Daughter of Sri Vidyanand Gupta, Hindu by faith, Indian by Nationality, Housewife by occupation, residing at Lala Basty(Rabindra Nagar), P.O. & P.S. Bagdogra, District Darjeeling, Pin-732139 within the State of West Bengal do hereby state as follows:

**WHEREAS** I am the joint owner of a piece of land measuring ALL THAT PIECE OR PARCEL of land measuring : **13Decimals or 8Kathas** appertaining to and forming part of R.S. Khatian No. **245** corresponding to L.R. Khatian No. **7478**, appertaining to R.S. Plot No. **307** and corresponding to L.R. Plot No. **330**, situated within Mouza - **Bairatisal**, J.L. No. **070**, Pargana - **Patharghata**, Police Station **Matigara**, Additional District Sub-Registry Office Siliguri-II at Bagdogra, under the **ATHARKHAI GRAM PANCHAYAT**, District **Darjeeling**, PIN-**732139** within the State of West Bengal more fully described in the Schedule-"A" hereunder written (herein after referred to as "the said premises").

**AND WHEREAS** I have decided to develop the said premises by constructing a multistoried buildings thereon and sell the units comprised therein to prospective purchasers and I have for such purpose entered into an agreement on 08.02.2023 with **M/S MAMTA BUILDCON**, - a Proprietorship Firm situated at Kusum Vihar Road No. 7/C, Mohrabadi, P.O. Mohrabadi, P.S. Bariatu, District Ranchi, PIN-834008, represented by its Proprietor **MRS. MAMTA PRASAD** (PAN-BSMPP7895R, ADHAR No. 8028-4277-9360), Wife of Sri Birendra Parasad Gupta, , resident of Kusum Vihar Road No. 7/C, Mohrabadi, P.O. Mohrabadi, P.S. Bariatu, District Ranchi, PIN-834008 for the Development/Construction of a multistoried buildings at the said premises at its own cost upon terms and conditions as mentioned therein.

**WHEREAS** in terms of the said agreement I have further agreed to confer certain necessary powers upon the proprietor of the said firm for facilitating the construction of the proposed new building at the said premises as mentioned in Schedule -A and to do the matters related and incidental thereto.

**NOW THEREFORE BY THESE PRESENTS I** do hereby nominate, constitute and appoint, **M/S MAMTA BUILDCON**, - a Proprietorship Firm situated at Kusum Vihar Road No. 7/C, Mohrabadi, P.O. Mohrabadi, P.S. Bariatu, District Ranchi, PIN-834008, represented by its Proprietor **MRS. MAMTA PRASAD** (PAN-BSMPP7895R, ADHAR No. 8028-4277-9360), Wife of Sri Birendra Parasad Gupta, , resident of Kusum Vihar Road No. 7/C, Mohrabadi, P.O. Mohrabadi, P.S. Bariatu, District Ranchi, PIN-834008 as my true and lawful attorney for me, in my name and on my behalf to inter alia, do and perform the following acts, deeds and things:-



MANTA BUILDCO  
Manta Pasad  
Proprieto

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed multi-storied building and construction on the below schedule property as per sanction plan, approved by the Atharkhai Gram Panchayat and other sanctioning authorities.
2. To deposit Panchayat Taxes, Ground taxes, before the appropriate authority and concerned office in respect of our below described landed-property in our names and on behalf of ourselves.
3. To put signature on my behalf for prepare and collection of building plan/s and other documents for sanction of building plan from Atharkhai Gram Panchayat or from competent authority.
4. To make all sorts of arrangements for the purpose of constructional work and to develop the below property by engaging labour, masons, engineer and other persons in respect of the scheduled property and to carry out all costs, charges and expenses in all respects for all the items of works for the development of said property including laying-out of drainage, other layout, cables, water pipe and other connection and lightening of passage/roads of the building and other items as per the terms and conditions imposed by the Atharkhai Gram Panchayat and other sanctioning authorities while sanctioning the plan/s and also other items of works as may be required to be carried out for the purpose of making the below Scheduled-"A" land fit for construction of said proposed parking plus multi storied residential buildings and structures thereon.
5. To receive any amount, either as *baina*/Earnest money or the entire total sale-consideration in respect of entire saleable constructed area as mentioned in the Development Agreement, dated- 08.02.2023 of the different constructed portion i.e. flats, car parking spaces and or commercial space of the proposed multi-storied buildings of the buildings according to the terms of the agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration money from the intending purchaser or purchasers and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of said purchasers of the flats, car parking spaces and or commercial space with respect to the units (flat/s, parking space/s and other constructed areas) of the building in terms of agreement in the proposed building.
6. To handover the actual, physical land khas possession of different constructed portion of the proposed construction of the buildings in respect of constructed Area as mentioned in Development Agreement, dated 08.02.2023 to be raised on the below described Schedule-"A" land to those intending purchasers by way of sale and



MAMTA BUILDCON  
Mamta Purohit  
Proprietor

to signature on our behalf in the Sale deed and to present the same before the competent authority for registration.

7. To appear and act in all offices, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Panchayat Office, Municipal Corporation office pertaining to our below Schedule-"D" land for the construction purposes.
8. To inspect any document, to enter into the agreement with the intending Purchaser/s of the proposed building in relation to sale and transfer of saleable constructed area as mentioned in Development Agreement, dated 08.02.2023 to be constructed, with respect to the below Schedule-"A" property.
9. To put and display advertisement board in the name of **M/S MAMTA BUILDCON** for the purpose of transferring flats and others constructed area of the building in respect of sale of entire salable area as mentioned in Development Agreement, dated 08.02.2023 upon the below Schedule-A land.
10. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said buildings construction and pay their remunerations etc.
11. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed buildings and make necessary payments /expenses thereof.
12. To deliver vacant possession for said Flats, Car parking spaces etc, to the intending purchasers/transferees after or before the completion of the required registered instruments/deeds for myself and on my behalf.
13. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the different constructed areas of the buildings for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd in the name of those intending Buyer(s)/Purchasers as per the choice of the intending Buyer(s)/Purchasers.
14. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of the developer's area.

**AND GENERALLY** to do all acts, deeds and things whatsoever deemed necessary and / or expedient with respect to the said premises in our names and on our behalf as required by law to be done until the completion of the construction of the new buildings at the premises and the sale of the units/flats/garages thereof.

**MAMTA BUILDCON**  
 Mamta Prasad  
**Proprietor**

**AND I MRS. DOLLY GUPTA**, Daughter of Sri Vidyanand Gupta, Hindu by faith, Indian by Nationality, Housewife by occupation, residing at Lala Basti(Rabindra Nagar), P.O. & P.S. Bagdogra, District Darjeeling, Pin-732139 within the State of West Bengal, confirm and also agreeing to ratify and confirm all such acts, matters or things which my said Attorney, **M/S MAMTA BUILDCON**, - a Proprietorship Firm situated at Kusum Vihar Road No. 7/C, Mohrabadi, P.O. Mohrabadi, P.S. Bariatu, District Ranchi, PIN-834008, represented by its Proprietor **MRS. MAMTA PRASAD** (PAN-BSMPP7895R, ADHAR No. 8028-4277-9360), Wife of Sri Birendra Parasad Gupta, , resident of Kusum Vihar Road No. 7/C, Mohrabadi, P.O. Mohrabadi, P.S. Bariatu, District Ranchi, PIN-834008 shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the matters pertaining to the said premises described in the Schedule hereunder written and the construction to be made therein by virtue of this General Power of Attorney notwithstanding no express power on that behalf is herein provided.

**SCHEDULE-"A"**

ALL THAT PIECE OR PARCEL of land measuring : **13Decimals or 8Kathas** appertaining to and forming part of R.S. Khatian No. **245** corresponding to L.R. Khatian No. **7478**, appertaining to R.S. Plot No. **307** and corresponding to L.R. Plot No. **330**, situated within Mouza - **Bairatisal**, J.L. No. **070**, Pargana - **Patharghata**, Police Station **Matigara**, Additional District Sub-Registry Office Siliguri-II at Bagdogra, under the **ATHARKHAI GRAM PANCHAYAT**, District **Darjeeling**, PIN-**732139** within the State of West Bengal. Classification of land as per R.O.R. is Rupni, proposed land use - Bastu.

The said land butted and bounded as follows:-

- By the North : Land of Ram Charan Singh;  
 By the South : 35Feet wide Metal Panchayat Road;  
 By the East : Land of Sri Ranjit Roy;  
 By the West : Land of Mr. Ratan lal Agarwal & Others;



**IN WITNESSES WHEREOF**, the Principals/Executors of this indenture executes this General Power of Attorney in terms of the provision, contained in Article 48 of Schedule 1A of the Indian Stamp Act, 1899 as amended by Art. 48(g) of the W.B. Finance Act 2012 (w.e.f. 01.04.2012) and the do hereby set and subscribe his hands on this **GENERAL POWER OF ATTORNEY** on this the day of <sup>th</sup> Day of February, 2023.

**WITNESSES:-**

1. *Mr. Ajay Prasad*  
 (MR AJAY PRASAD)  
 Son of Late Sitaram Prasad  
 Bagdogra, P.O:- Bagdogra,  
 P.S:-Matigara, District:-Darjeeling,  
 West Bengal, India,  
 PIN:-734014,

*Ajay Prasad*  
 (PRINCIPAL)











2. *Vidya Mani Prasad*  
*S/O Late - Jayal Prasad Prasad*  
*Bagdogra vi + P.O. Bagdogra*  
*P.S. Matigara*  
*DST Darjeeling*  
*Pin - 734014*

I accept the Power  
**MANTA BULLDOGH**  
*Manta Prasad*  
 Proprietor  
 (Attorney Holder)

Drafted, read over and explained by me to the parties and computerized in my chamber

*Amit Paul*  
 Amit Paul  
 Advocate, Siliguri  
 Enrl. No. F-512/485/04











Finger Prints of SMT. DOLLY GUPTA (PRINCIPAL)

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

*Dolly Gupta*

Signature

Finger Prints of SMT. MAMTA PRASAD (ATTORNEY)  
Proprietor of M/s MAMTA BUILDCON


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

MAMTA BUILDCON

*Mamta Prasad*

Proprietor  
Signature

Finger Prints of SRI AJAY PRASAD (IDENTIFIER)

	Thumb
Left Hand	



## Major Information of the Deed

	I-0403-00992/2023	Date of Registration	08/02/2023
Year	0403-8000342786/2023	Office where deed is registered	
	08/02/2023 1:32:16 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Name, Address Details	Amit Paul Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434045630, Status : Advocate		
Transaction	Additional Transaction		
[48] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 47,38,500/-		
Stamp duty 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]:- 040300990/2023		



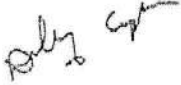
### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, Pin Code : 732139

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-330	LR-7478	Bastu Rupni	13 Dec		47,38,500/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				13Dec	0 /-	47,38,500 /-	



5 :  
 Name,Address,Photo,Finger print and Signature



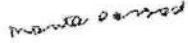


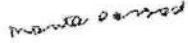


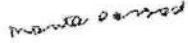
Name	Photo	Finger Print	Signature
<b>Jolly Gupta</b> (Representant ) Daughter of Mr Vidyanand Gupta Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office			
	08/02/2023	LTI 08/02/2023	08/02/2023

Lala Basty, City:- Not Specified, P.O:- Bagdogra, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 732139 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: adxxxxx9e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MAMATA BUILDCON</b> KUSUM VIHAR ROAD, City:- Not Specified, P.O:- MOHRABADI, P.S:-BARIATU, District:-Ranchi, Jharkhand, India, PIN:- 834008 , PAN No.:: BSxxxxx5R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs MAMTA PRASAD</b>                      Wife of Mr BIRENDRA PRASAD GUPTA                      Date of Execution -                      08/02/2023, , Admitted by:                      Self, Date of Admission:                      08/02/2023, Place of                      Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Feb 8 2023 1:42PM</td> <td>LTI 08/02/2023</td> <td>08/02/2023</td> </tr> </tbody> </table> <p>KUSUM VIHAR ROAD, City:- Not Specified, P.O:- MAHRABADI, P.S:-BARIATU, District:-Ranchi, Jharkhand, India, PIN:- 834008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BSxxxxx5R,Aadhaar No Not Provided Status : Representative, Representative of : MAMATA BUILDCON (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	<b>Mrs MAMTA PRASAD</b> Wife of Mr BIRENDRA PRASAD GUPTA Date of Execution - 08/02/2023, , Admitted by: Self, Date of Admission: 08/02/2023, Place of Admission of Execution: Office					Feb 8 2023 1:42PM	LTI 08/02/2023	08/02/2023
Name	Photo	Finger Print	Signature										
<b>Mrs MAMTA PRASAD</b> Wife of Mr BIRENDRA PRASAD GUPTA Date of Execution - 08/02/2023, , Admitted by: Self, Date of Admission: 08/02/2023, Place of Admission of Execution: Office													
	Feb 8 2023 1:42PM	LTI 08/02/2023	08/02/2023										

am Prasad  
P.O:- Bagdogra, P.S:-  
District:-Darjeeling, West  
PIN:- 734014

Photo



Finger Print



Signature

08/02/2023

08/02/2023

08/02/2023

For Of Mrs Dolly Gupta, Mrs MAMTA PRASAD

Transfer of property for L1

S.No	From	To. with area (Name-Area)
1	Mrs Dolly Gupta	MAMATA BUILDCON-13 Dec

## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, Pin Code : 732139

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 330, LR Khatian No:- 7478	Owner: ডলি গুপ্তা, Gurdian: বৈদ্যনাথ গুপ্তা, Address: নিজ , Classification: রূপনী, Area: 0.13000000 Acre,	Owner Name not selected by applicant.



Registration under section 60 and Rule 69.

Book - I

Number 0403-2023, Page from 21915 to 21927

40300992 for the year 2023.



Digitally signed by YOGEN TSHERING  
BHUTIA  
Date: 2023.02.10 15:58:37 +05:30  
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2023/02/10 03:58:37 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.