

762

I-800/2024 I-761/2024



1.587
20/03/2024

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 685429

8-8000768926/24

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) SMT. MANIKA DAS (PAN No. AXKPD3951C) (Aadhaar No. 5701 6724 7342) wife of Late Shyamsundar Das and daughter of Late Satyendra Nath De, by faith-Hindu, by Nationality- Indian, by occupation-Housewife, residing at Aurabinda Nagar, P.O.&P.S. Midnapore, District- Paschim Midnapore, Pin-721101, West Bengal, (2) SRI SOMNATH DE (PAN No. ADSPD3936H) (Aadhaar No. 8981 0692 5582) son of Late Satyendra Nath De, by faith- Hindu, by occupation-Professional, residing at Aurabinda Nagar, P.O. & P.S. Midnapore, District- Paschim Midnapore, Pin-721101, presently at RE 92/1, Narkeldanga Main Road, P.O. Kankurgachi, P.S. Phool Bagan, Kolkata-700054, West Bengal herein after collectively referred to as "the PRINCIPALS/ LANDOWNERS" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns).

Manika Das
Somnath De

MS. RADHA KRISHNA HOUSING
Nayin Karna Saha
Prattibha

Document is admitted to registration. The Signature and the Endorsement sheet attached to this document are part of the document.
Additional District Sub Registrar
Paschim Medinipur

20 MAR 2024
22 MAR 2024

Contd.....P/2

6

23037

19 MAR 2024 100000

Manika Das

Awarabina Nagar

Midnapur

19 MAR 2024

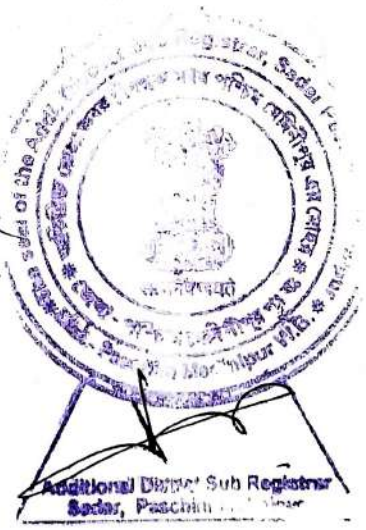
19 MAR 2024

19 MAR 2024

100.000 = 100000

Brima Lakshmi Bala
Jyoti Shchandra Bala

Tanujyoti
Medicine Pn



20 MAR 2024

WHEREAS the Principals herein are the absolute owners of ALL THAT piece or parcel of Bastu land measuring 0.6650 acre as per deed or 0.6795 acre as per R.O.R. (the split up of the land being: 0.1295 acre of R.S. Plot No.43, L.R. Plot No. 1711 plus 0.3850 acre of R.S. Plot No. 43, L.R. Plot No.1712 Plus 0.1650 acre of R.S. Plot No.43, L.R. Plot No.1713) along with cement flooring pucca structure standing thereon situated and lying at Monza- Narampur, J.L. No. 174, A.D.S.R. Sadar Paschim Midnapore, P.S. Midnapore (Presently Kotwali) comprised in R.S. Dag No.43, L.R. Dag Nos. 1711, 1712 & 1713, R.S. Khatian Nos.1/33, 1/34 and 1/32, L.R. Khatian Nos. 349 & 2742, Holding No.273, Ward No. 22 under the limit of Midnapore Municipality, District-Paschim Midnapore, Pin Code No. 721101 (hereinafter called the SAID PREMISES) fully described in the Schedule here underwritten.

AND WHEREAS with a view to construct a multi-storied building the Principals / Land Owners being unable to construct the multistore building due to personal inconvenience hence we entered into a Development Agreement with "RADHAKRISHNA HOUSING", a proprietorship firm run and managed by its Proprietor MR. NAYANKUMAR SAHA, (PAN No. AKEPS7897K) (Aadhaar No. 5118 9927 6813) son of Late Nakul Saha, by faith-

Somnath De

Pranika Das

MS. RADHA KRISHNA HOUSING

Nayanbama Saha

Pranika

Hindu, by Nationality- Indian, by occupation- Business, residing at Khasjungle, P.O. Abas, P.S. Midnapore, District Paschim Midnapore, PIN- 721102, West Bengal by a registered Development Agreement to develop the said Premises as mentioned above by way of construction of the Four Towers which the attorney agreed on certain terms and conditions mentioned therein, causing one portion as Owner's allocation and balance as Developer's allocation. (Be it noted that this Development Power of attorney is in continuation of a Development Agreement which was registered duly in Book No. I, being No. 5-760..... For the year 2024 at ^{A.} D.S.R. - - - - Midnapore office in which full stamp duty has already been paid).

AND WHEREAS for the purpose of carrying out said construction of four towers and to deal with the said Property in respect of developer's allocation as mentioned above we do hereby constitute appoint and nominate MR. NAYAN KUMAR SAHA, (PAN No. AKEPS7897K) (Aadhaar No .5118 0937 6813) son of Late Nakul Saha, sole proprietor of "RADHAKRISHNA HOUSING", by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at Khasjungle, P.O. Abas, P.S. Midnapore, District- Paschim Midnapore, Pin- 721102, West Bengal, as our Constituted and lawful" ATTORNEY/ AGENT" to act

Somendra

Somendra
Manika Das

Nayan Kumar Saha
Proprietor

6

to do 'inter-alia' the following acts, deeds and things in respect of the said Premises and the Project and related purposes i.e. to say:

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Said Property and every part and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed induce form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the said property.
4. To sign, apply for and obtain mutation, updating, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Project Land or any part thereof or the boundary of the Project Land in the records of the Midnapore Kharagpur Development Authority, Municipal authority, Planning Authority Development Authority, and any other appropriate authorities and to do all other acts, deeds and things with regard there to as may be deemed fit and

Somnath Das

Maanika Das

M/S. RADHA KRISHNA TRADING

Nayendran Saha

Proprietor

6

proper by the said Attorney or Attorneys.

5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc. At the Said Property and/or any portion there off or the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc. for storage of building materials or site offices.

6. To accept or object to the assessments made from time to time or land revenue or taxes or valuation or taxes in respect of the Said Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.

7. To pay all rates, municipal arid other taxes, land revenue, electricity charges, utility Charges, other charges expenses and other outgoings whatsoever payable in respect of the Said Property or any part there of or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.

8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned Municipal and other Development authorities and to have the same approved and/or sanctioned and if required, to

Somnath

Maatika Das

Nayan Kumar Saha

62

have the same modified revalidated revised altered and/or renewed and get all Sanction from all necessary authorities for the four numbers of multistoried buildings (G+ Permissible Limit).

9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans for any construction at the Said Property.

10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or played corners required by any authority for the purpose of sanction/ modification/ alteration/ renewal of the plans for any construction at the Said Property.

11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.

12. To carry out demolition, construction, reconstruction, addition, alteration erection, re-erection and any other related activity at the Said Property in respect of the Project.

13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such

Somesh

Manika Das

MS. RADHA KRISHNAN
Nayana Krishna Saha

Proprietor

6

deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.

14. To appear for us in the offices of Midnapore Municipality, MKDA, BL & LRO, SD & LRO, DL & LRO within the district Paschim Medinipur as well as in all Courts with Civil & Criminal and High Court, with the originator appealable or any other necessary Authority.

15. To Appoint Advocate Sign & Verify Plaint, Written Statement, Petition, Compromise & withdrawal of case and all other Necessary application for doing effective and Smooth running or Completion of the whole project in the schedule mentioned below.

16. To Accept Service of notice or summons or and writ issued by Court on us or for many other offices against us.

17. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, bore well generator, transformers, lifts, septic tanks, security systems, dish antenna towers, electronic or technical connections, etc. and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.

Somitra

Maanika Das

MS. RADHA KRISHNA HOUSING

Nayan Krishna Sekha

Promoter

18. To apply for and obtain and permission clearance and license to erect and run/operate and/or maintain lift, generator, dish antenna and any other utility, input or facility in the Projector any part thereof Including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and item concerned machineries.

19. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Said Property in connection with the Project in such manner and on such terms and conditions as the said attorney may deem fit and proper.

20. To apply for and obtain "No Objection Certificate" from the Competent Development Authority under the Urban Land (Ceiling R Regulation) Act, 1976 or West Bengal Town and County Planning Act 1973 & all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project.

21. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, Incentives, exemptions, discounts, waivers, entitlements and all occasions of cement, steel, bricks and

Sourabh

Manika Das

MIS. RADHA KRISHNA HOUSING

Nayan Kumar Saha

Proprietor

6

other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.

22. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.

23. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, the Real Estate (Regulation and Development) Act 2016 (including the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof) and any other similar laws if and applicable to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.

24. To appoint and terminate the appointment of Architects, Engineers Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the Said Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those or account of user or change of user thereof or any part thereof and also for other purposes connected with the Project.

Somudra

Manika Das

MS. RADHA IN CHARGE
Nayan Kumar Saha
Proprietor

62

25. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vast consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the attorney may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.

26. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.

27. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc. for the time being in force with regard to the Project.

28. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities time to time.

29. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipment's or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorney or any of them and to pay all premium

Sumit

Maatika Das

MS. RADHA KRISHNA HOUSING
Nayin K... ..

Proprietor

6

therefor.

30. To obtain loans and finance Facility from any Banks/ and/ or the Financial Institutions by Mortgaging the title deeds for the project loan on the schedule mentioned property in respect of developers allocation by the intending purchasers. There is no responsibility or liability of the owners.

31. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including Shares in land) to take home loans and/or home finances from any Bank or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with any no objection certificates, consents, clearances, etc. from them for Developer's allocation.

32. To produce or give copies of any or original title deed or document relating to the Said Property and /or the Complex to any person or Bank or Financer or others in terms of the Development Agreement.

33. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.

34. To Transfer the Developer's Allocation with the Shares in Land and other

Somnath

Maanika Das

M/S. RADHA KRISHNA HOUSING
Narayan Kumar Sharma

Pranalee

62

appurtenances thereof to the person or persons intended the flat and at such consideration as the Attorney or any of the many deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;

35. To negotiate with the person or persons interested in obtaining Transfer and or otherwise acquiring Saleable Areas spaces in the Project comprised of Developer Allocation, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for Transfer and/or part with possession of all or any Units, Parking Spaces and other Saleable Areas (except the Owner's Allocation) along with or independent to for independently the land comprised in the Project Land. Attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and or. Such terms and conditions as the said attorney or attorneys may deem fit and proper.

36. To negotiate for sale of flat/ flats, car parking, space of the developer's allocated share to intending purchaser/s by accept earnest money, advance or advances against such sale, and to execute deed or deeds of conveyance for

Sombha

Manika Das

Nayan Kumar Saha

6

registration, present and admit the same before registering authority and to cancel or repudiate the same as the attorney shall deem fit and proper in connection with my said undivided property as described in the schedule below on my behalf save & except my allocation as stated below and more fully described in the Development Agreement which is executed and registered along with this Power of Attorney in this Deed.

37. To ask, demand, recover, realize and collect the realizations and all other amounts or any parts thereof receivables in respect of and Transfer of the Saleable Areas (except the Owner's Allocation forming part of the Principals) in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons playing the same.

38. To cancel or terminate any booking/ blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Saleable Areas and/or undivided shares in the land comprised in the Said Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.

39. To join in as party to agreements for Transfer of the Transferable Areas

Sumit

Manika Das

Saha

M/S. RADHA KRISHNA HOUSING

Nayen

and/or Shares in Land or part thereof, and also confirming there under the rights and entitlements to the landowner & Developer under the said Development Agreement and agreeing to execute & Register the Deeds of Transfer to be executed in pursuance thereof.

40. To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.

41. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in arid way be required to be so done and as may be deemed fit and proper by the said Attorney in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.

42. To enforce any covenant in any agreement, deed or any other contracts documents to transfer executed by the Principals and the Developer and to exercise all rights and remedies available to the Principals and the Developer there under.

Somesh - DC

Manika Das

Narayan Kumar Sahas
Proprietor

MS. RADHA KRISHNAN

②

43. To deal with any claim of any third party in respect of the said Property and to oppose or settle the same in all possible ways.

44. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Project as Maintenance In-Charge.

45. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.

46. For all or any of the purposes here instated to apply for, sign, appear and represent the Principals before the Municipal Authorities and all its departments, Midnapore Kharagpur Development Authority and other authorities / officers under the Land laws, Municipality, Fire Brigade, Planning Authority, Development Authority, the Authorized Officers / Authorities under the Real Estate (Regulation and Development) Act, 2016, the Authorities under the West Bengal Apartment Ownership Act, Societies Registration Act, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 the authorities under the West Bengal Land Reforms Act, To Owned Country (Planning & Development) Act, Development Authority, all Revenue Authorities, Pollution Control Authorities and other authorities connected to

Somnath Ak

Manika Das

Nayem M. Saikat / Proprietor

M/S. KATHA NIGAM

62

pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Directorate of Fire Services and all Fire Authorities, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi- Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to makes sign execute register submit register and/or deliver all documents, declarations, affidavits applications, undertakings, objections, notices etc. (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Said Property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in anyway be found necessary or expedient by the said Attorney.

47. To appear and represent the Principals/land owners before any Notary

62

MS. RADHA KRISHNA HOUSING

Nayan Kumar Saha

Manika Das

Prasanna

Public, Registrar of Assurances, District Registrar, Addl. District Sub-Registrar, and/or the officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, Executed by the said Attorney only for Developer's Allocation by virtue of the powers hereby conferred.

48. To execute and register agreement for sale, lease in respect of Developer's allocation. To execute and register deeds of sale, gift, lease, mortgage in respect of Developer's allocation in favour of intending flat purchaser.

49. To apply for obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

50. To receive all letters parcels or other postal articles and documents in respect to the Said Property and to grant proper and effectual receipt thereof.

51. For better and more effectually exercising the powers and authorities aforesaid to reappoint and employ Advocates, Pleaders, and Solicitors and to

Somnath De

Manika Das

Nayem Khan or Babar

MS. RADHA KRISHNAN

Registrar

revoke such appointments.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the Said Property, the Project and related purposes which the Principals themselves could have lawfully done under their own handstand seal, if personally present.

AND the Principals doth hereby ratify and confirmand agree to ratify and confirm all and whatever their said Attorney shall lawfully door cause to be done in or about the premises aforesaid.

AND it is clarified that while exercising the powers and authorities hereby conferred on the said Attorney, he or any of him shall not do any act deed or thing which would proceed against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Principals and this power of attorney shall remain inforce till all the construction of different Towers over the party shall be completed and all acts and deeds done on our behalf by the attorney shall be deemed to be done by us.

Somesh

Manika Das

Nayana Das
Proprietor

M/S. RADHA KIRCHINATHI USING

6

THE SCHEDULE ABOVE REFERRED TO:

(PROJECT LAND)

ALL THAT piece or parcel of Bastu land measuring 0.6650 acre as per deed or 0.6795 acre (the split up of the land being: 0.1295 acre of R.S. Plot No. 43, L.R. Plot No. 1711 plus 0.3850 acre of R.S. Plot No. 43, L.R. Plot No. 712 Plus 0.1650 acre of R.S. Plot No. 43, L.R. Plot No. 1713) along with cement flooring pucca structure standing thereon situated and lying Monza- Narampur, J.L. No.174, A.D.S.R. Sadar Paschim Midnapore, P.S. Midnapore (Presently Kotwali) comprised in R.S. Plot No.43, L.R. Plot Nos.1711, 1712, 1713, R.S. Khatian Nos. 1/33, 1/34 and 1/32, L.R. Khatian Nos. 349 & 2742, Holding No. 273, and Ward No. 22 (New) under within the limit of Midnapore Municipality, District- Paschim Midnapore and Pin Code No. 721101.

The said land is butted and bounded as follows:

ON THE NORTH: 20'ft wide Road,

ON THE SOUTH: 20'ft wide Road,

ON THE EAST: 20ft wide Road,

Somendra

Manjika Das

Proprietor
Nayan Kumar Saha

M.S. Khatia

6

ON THE WEST: House of Ujjal Sinha.

IN WITNESS WHEREOF the Principals have hereto set and subscribed their respective hands and seal on this 20th day of March 2024.

EXECUTED AND DELIVERED

By the PRINCIPALS above named at Midnapore in the presence of:

WITNESSES:

1. Birme Babu Bala
Tantigaria
Medini Pur
2. Ananta Kumar Das
at Kojikata, Malbazar

Drafted by me: Syed Nowsar Ali

Syed Nowsar Ali
M.A., LL.B., B.Ed., Kovid
Advocate
Mirzabazar, Midnapur

Regd. No.- F 1081/1053 of 1981

Printed by:

B. Senapati

MS. RADHA KRISHNA HOUSING

Nayan  **Proprietor**

Manika Das



MS. RADHA KRISHNA HOUSING


Nayan
Proprietor



Manika Das

As per Registration Act of West Bengal Government I give my Photo and 10 (ten) finger impressions of both hands.



Manika Das

LEFT HAND					
	FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER
RIGHT HAND					

This is my finger impressions of both hands Manika Das

As per Registration Act of West Bengal Government I give my Photo and 10 (ten) finger impressions of both hands.



Soumitra Das

LEFT HAND					
	FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER
RIGHT HAND					

This is my finger impressions of both hands Soumitra Das

As per Registration Act of West Bengal Government I give my Photo and 10 (ten) finger impressions of both hands.



Nayon Kumar Saha

LEFT HAND					
	FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER
RIGHT HAND					

This is my finger impressions of both hands Nayon Kumar Saha

As per Registration Act of West Bengal Government I give my Photo and 10 (ten) finger impressions of both hands.

LEFT HAND					
	FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER
RIGHT HAND					

This is my finger impressions of both hands _____

Major Information of the Deed

Deed No :	I-1003-00800/2024	Date of Registration	22/03/2024
Query No / Year	1003-8000768926/2024	Office where deed is registered	
Query Date	20/03/2024 4:27:28 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	J Das Sonakara, Thana : Salbani, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9635224023, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 10,23,43,768/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100300760/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






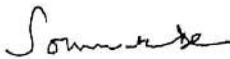
District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, Pin Code : 721101

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-1711	LR-349	Commercial	Vastu	12.95 Dec	1,94,64,589/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1712	LR-349	Commercial	Vastu	19.25 Dec	2,89,33,849/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1713	LR-349	Commercial	Vastu	12.37 Dec	1,85,92,816/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1712	LR-2742	Commercial	Vastu	19.25 Dec	2,89,33,849/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1713	LR-2742	Commercial	Vastu	4.13 Dec	62,07,626/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			67.95Dec	0 /-	1021,32,729 /-
		Grand Total :			67.95Dec	0 /-	1021,32,729 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3, L5	338 Sq Ft.	0/-	2,11,039/-	Structure Type: Structure
Gr. Floor, Area of floor : 338 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		338 sq ft	0 /-	2,11,039 /-	



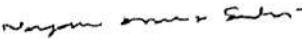
Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Manika Das (Presentant) Wife of Late Satyendra Nath De Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	 20/03/2024	 LTI 20/03/2024 Captured	 20/03/2024
Aurobindanagar, City:- Not Specified, P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxx1c, Aadhaar No: 57xxxxxxx7342, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				
2	Shri Somnath De Son of Late Satyendra Nath De Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office	 20/03/2024	 LTI 20/03/2024 Captured	 20/03/2024
RE,92/1 Narkeldanga Main Road, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxxx6h, Aadhaar No: 89xxxxxxx5582, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Radhakrishna Housing Aurobinda Nagar, City:- , P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: akxxxxx7k,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Nayan Kumar Saha Son of Late Nakul Saha Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office	 <small>Mar 20 2024 4:47PM</small>	 Captured <small>LTI 20/03/2024</small>	 <small>20/03/2024</small>
	Khasjungle, City:- Not Specified, P.O:- Abas, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxx7K,Aadhaar No Not Provided Status : Representative, Representative of : Radhakrishna Housing (as Devloper/Promoter)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bimalendu Bala Son of Late Jyotish Chandra Bala Tantigeria, City:- Not Specified, P.O:- Midnapur, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721102	 <small>20/03/2024</small>	 Captured <small>20/03/2024</small>	 <small>20/03/2024</small>
Identifier Of Smt Manika Das, Shri Somnath De, Shri Nayan Kumar Saha			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Manika Das	Radhakrishna Housing-12.95 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Manika Das	Radhakrishna Housing-19.25 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Manika Das	Radhakrishna Housing-12.37 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Somnath De	Radhakrishna Housing-19.25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Somnath De	Radhakrishna Housing-4.13 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Manika Das	Radhakrishna Housing-169.00000000 Sq Ft
2	Shri Somnath De	Radhakrishna Housing-169.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1711, LR Khatian No:- 349	Owner:মনিকা দাস, Gurdian:শ্যামসুন্দর , Address:বিজ , Classification:বালু, Area:0.12950000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1712, LR Khatian No:- 349	Owner:মনিকা দাস, Gurdian:শ্যামসুন্দর , Address:বিজ , Classification:বালু, Area:0.19250000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1713, LR Khatian No:- 349	Owner:মনিকা দাস, Gurdian:শ্যামসুন্দর , Address:বিজ , Classification:বালু, Area:0.12370000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1712, LR Khatian No:- 2742	Owner:গোমলাখ দে, Gurdian:সত্যেন্দ্রনাথ দে, Address:অরবিন্দনগর , Classification:বালু, Area:0.19250000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1713, LR Khatian No:- 2742	Owner:গোমলাখ দে, Gurdian:সত্যেন্দ্রনাথ দে, Address:অরবিন্দনগর , Classification:বালু, Area:0.04130000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 100300800 / 2024

On 20-03-2024

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

Presented for registration at 13:58 hrs on 20-03-2024, at the Office of the A.D.S.R. MIDNAPORE by Smt Manika Das, 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 10,23,43,768/-

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

Execution is admitted on 20/03/2024 by 1. Smt Manika Das, Wife of Late Satyendra Nath De, Aurobindanagar, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 2. Shri Somnath De, Son of Late Satyendra Nath De, RE,92/1 Narkeldanga Main Road, P.O: Kankurgachi, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service

Indetified by Mr Bimalendu Bala, , Son of Late Jyotish Chandra Bala, Tantigeria, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Business

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

Execution is admitted on 20-03-2024 by Shri Nayan Kumar Saha, Developer/Promoter, Radhakrishna Housing, Aurobinda Nagar, City:- , P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Mr Bimalendu Bala, , Son of Late Jyotish Chandra Bala, Tantigeria, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Business

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23037, Amount: Rs.100.00/-, Date of Purchase: 19/03/2024, Vendor name: Satya Charan Ghosh



Ashim Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

On 22-03-2024

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

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



Ashim Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2024, Page from 14425 to 14452

being No 100300800 for the year 2024.



Ashim Das

Digitally signed by ASHIM DAS
Date: 2024.03.22 17:00:58 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 22/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. MIDNAPORE

West Bengal.