11167 I-11223/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AK 138521

This document is an integral part of the Document

A.D.S.R. Durgapur

02 NOV 2022

DEVELOPMENT POWER OF ATTORNEY

AFTER REGD. DEVELOPMENT AGREEMENT NO. I-2306-10648/2022 OF A.D.S.R. DURGAPUR

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

1) **MR. A. P. AMBROSE [ALIAS A. PANKRAS AMBROSE]** [PAN No.AGEPA1862G] [Aadhar No. 569668666017], s/o Mr. Sebastin Ambrose, by occupation-Retired Person,

2) **MRS. PROVATI AMBROSE** [PAN No.AGEPA1863H] [Aadhar No. 354309588785], w/o Mr. A.P. Ambrose, by occupation-Housewife,

Sl No. 1562 Date 20/10/22
Sold to A. P. Ambrose & another.
Address Durgapur-12
Value of Stamp 100
Date of Purchase of the stamp
Pepar from Treasury 13 OCT 2022
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17

Addl. Dist. Sub-Registrar, Durgapur Dist. Paschim Bardhaman

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 NOV 2022

Both are by faith- Christian, Indian Citizen, resident of – Arrah Kaliganj, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212. Hereinafter called as the "**Landowners**", (that the Landowners are not belong to ST Category), do hereby SEND GREETINGS:

WHEREAS:

A. We have seize, owned and possess of and/or/otherwise well and sufficient entitled to ALL THAT piece and parcel of land measuring an area of land 5(Five) Decimal more or less 3.03(Three point Zero Three) Katha, in the Dist.-Paschim Bardhaman, under P.S.-New Township, within Mouza-Kaliganj, J.L. No.91, Khatian No.367, L.R. Khatian No.729 & 730, R.S. Plot No.1466, L.R. Plot No.1838, by virtue of Regd. Deeds & ROR, which is hereinafter more fully mentioned in the "First Schedule", and hereinafter called as "said property".

B. **"DHARMIK PROPERTIES",** [PAN No.AAUFD0714E], a partnership firm, having it's office at B 10/16, Asha Villa, Arrah, Kaliganj, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, (represented by one of its' Partners; **SRI AVIJIT MAJI** [PAN No.BVQPM0775A], [Aadhar No. 481445094020] s/o Sri Nemai Maji, by faith-Hindu, by occupation-Business, Indian Citizen, residing at 2B/2, Street No.2, Vivekananda Park, Tetikhola, P.O.-Arrah, P.S.-New Township, Dist.-Paschim Bardhaman, W.B., Pin-713212), Hereinafter called as **"said DEVELOPER".**

C. We, (the Landowners) desire to develop the Schedule mentioned land, by construction of multi-storied building/s with the permissions of the Jemua Gram Panchayat, and/or other concern Authority/ Authorities, but due to paucity of funds and lack of sufficient time &

experience, We could not able to take day to day necessary steps for the said development work, and, as such We (the Landowners) have entered into a **Regd. Development Agreement vide No.I-2306-10648 of 2022**, which is registered at A.D.S.R. Durgapur on 28/09/2022, and recorded in Book No.I, Volume No.2306-2022, Pages from 243411 to 243441, with the said Developer, for the development construction works at the schedule mentioned property, on the terms & conditions having been settled by & between the parties after mutual discussion.

ii) In as much as it is becoming not possible for us, and also will not be possible for us to look after day-to-day affairs in connection with the development construction works at the said property, and it is becoming also not possible for us to present in all occasion, everywhere for the said development construction works at the "said property", as such we desire to engage/appoint; the said Developer, as our true and lawful attorney, on my/our behalf for the purposes hereinafter contained.

NOW KNOW ALL MEN BY THESE PRESENTS WE,

1) **MR. A. P. AMBROSE [ALIAS A. PANKRAS AMBROSE]** [PAN No.AGEPA1862G] [Aadhar No. 569668666017], s/o Mr. Sebastin Ambrose, by occupation-Retired Person,

2) **MRS. PROVATI AMBROSE** [PAN No.AGEPA1863H] [Aadhar No. 354309588785], w/o Mr. A.P. Ambrose, by occupation-Housewife,

Both are by faith- Christian, Indian Citizen, resident of – Arrah Kaliganj, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, i.e. the "**Landowners**" jointly & severally, do hereby

nominated, constituted and appointed, **SRI AVIJIT MAJI** [PAN No. BVQPM0775A], [Aadhar No. 481445094020] s/o Sri Nemai Maji, by faith-Hindu, by occupation-Business, Indian Citizen, residing at 2B/2, Street No.2, Vivekananda Park, Tetikhola, P.O.-Arrah, P.S.-New Township, Dist.-Paschim Bardhaman, W.B., Pin-713212, being one of the Partners of **"DHARMIK PROPERTIES"**, [PAN No. AAUFD0714E], a partnership firm, having it's office at B 10/16, Asha Villa, Arrah, Kaliganj, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, i.e. the Developer, as our true and lawful attorney, by executing this development power of attorney, for my/our name and on my/our behalf and for me/us, to execute exercise and perform all or any of the following acts, deeds, and things on my/our behalf, i.e. to say:

1) To take charge and possession and/or hold and defend possession of the said property i.e. the schedule below property and warn off and prohibit, and if necessary, proceed in due form of law against all or any trespassers on the said premises or any part thereof 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 and arrangements with the trespassers.

2) To develop and erect/raise new multistoried building/s over the schedule below land i.e. the said property, into various flats, apartments, garages, with two wheeler and four wheeler parking space etc., to be constructed according to the approved building plan, and permissions of the Jemua Gram Panchayat, and/or other concern Authority/Authorities, and/or any change or addition or alteration thereof, by the Developer herein, as deem fit & proper, and

which will be sanctioned by the Jemua Gram Panchayat and/or by the concerned authority, from time to time, by taking assistance of engineering expert with the help of good quality building materials on my/our behalf.

3) To carry out all sorts of works, constructions, repairs, renovations, demolitions reconstructions in said properties or any part thereof from time to time and for the purpose to prepare plans, sketches and get them approved and sanctioned from the concerned authorities 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 enter into any Agreement, Deed, &/or Transfer to raise the construction of the proposed project i.e. the multistoried building/s under the name & style as the Developer deem fit, in accordance his choice, on the "said Property" as more-fully mentioned in the "Schedule" hereunder, and to take Construction Loan/Project Loan from any financial institutions or any Banks, if needed, for the said proposed construction at the schedule hereunder.

5) To enter into any Agreement, Deed, Conveyance, Agreement for Sale, to sale and transfer any flat(s)/ unit(s)/ parking space including equal proportionate share in the common portion of schedule below land, together with common facilities, towards any intending purchaser or purchasers, and also to execute such documents and present the same before any Registering Authority or any other Authority, and to do such acts, deeds and things, to get such deeds / Agreements / Conveyances / documents registered, and to receive advance money and/or fully consideration money, and to give proper receipts for the same, and to do such deeds and things to give

possession of the same to the prospective purchaser or purchasers, in respect of the Developer's Allocated share, as per Regd. Development Agreement in respect of the "said property", as I/We do the same if personally present.

6) To consolidate, manage and transfer developer's allocated share as per Regd. Development Agreement in respect of the said property, for such consideration as my/our said Attorney may think fit and proper and to give receipts for same.

7) To receive from the intending purchaser/s or purchaser/s, the earnest/advance money and to give proper receipt and discharge for the same.

8) In connection with such Registration our said Attorney shall be competent to sign and execute all relevant papers, documents, deeds, agreements, forms/notices, etc., before the Registration Office, which shall be found essential for the same, for me & on my behalf.

9) To present any Deed of Conveyance/Deed of Sale/Agreement for Sale, for registration, before A.D.S.R. Durgapur/D.S.R. Paschim Bardhaman/A.R.A. Kolkata and/or before any proper registration authority, to admit the receipt of the consideration money, and to have the said deed/agreement registered, AND to do all acts, deeds, and things which may be necessary for conveying flats/parking/units, and registering the said deed/agreement, as fully and effectually in all respects, as I/We could do the same, as if I/We personally present, regarding Developer's allocation.

10) To obtain necessary clearance certificate from competent Authority/Authorities, and land conversion certificate for this project.

11) To obtain sanctioned plan and any modified &/or additional &/or altered sanctioned plan of the proposed multistoried building/project from the Jemua Gram Panchayet and/or by the concerned authority, from time to time, if needed, and to obtain completion certificate after completion of the project from the Jemua Gram Panchayet and/or by the concerned authority

12) To publish advertisement in any daily newspaper or/and any widely circulated newspaper or any local news paper or TV Channel or any others media to attract the intending buyer/s for the purpose of sale and transfer of flats or apartment/s.

13) 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 my/our schedule mentioned properties.

14) To appoint staff, workers and contractors and to settle their remuneration and other terms of office and to promote or dismiss or suspend as & when necessary for execution of the project, but always within the legal frame work of the state.

15) To purchase & maintain stock of the building materials as per approved plan, and obtain electric and water connection at the schedule mentioned land.

16) To take all measure for obtaining water connections, and electric line connections, and meter in the proposed building at the said property, from the concerned Authorities by signing all necessary papers, documents, application forms, affidavits with the right to submit the same before the authority concerned for me/us, and on

my/our behalf and to pay/deposit all amounts of money towards costs, fees, etc.

17) To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.

18) To appear before any office or court or authority of the Govt. or Panchayat or labour dept. or Land Revenue office or Income Tax or any other act, to represent the matters regarding the proposed development & construction.

19) To get a Co-Operative Society/Association of the flat purchasers in the said housing complex & registered the same, and to obtain registration after carrying out all necessary formalities.

20) That if any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us in connection with the same project, to prosecute and defend such legal proceeding, and for that purpose to sign, declare and file & withdraw all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done for the same, on my/our behalf.

21) That by virtue of this Power of Attorney my said Attorney holder has got sole & exclusive right for development construction work at the schedule mentioned property i.e. the said property.

22) That this Power of Attorney is a revocable one, at the will of the Executants.

AND Generally to do everything, what could do legally for me/us, and on my/our behalf, by my/our attorney, and I/we undertake to ratify and confirm all such acts, deeds, and things, what will be lawfully done by my/our said Attorney in exercise of this Development Power of Attorney

hereby conferred, but it is expressly stated that this Power of Attorney does not create, constitute or assume any kind of ownership or title in favour of my/our said Attorney.

FIRST SCHEDULE as referred herein above
(Description of Land/Premises)

ALL THAT piece & parcel of land in the Dist.-Burdwan (now Paschim Barddhaman), P.S.-New Township, within the area of Jemua Gram Panchayat, at **Mouza- Kaliganj** (কালীগঞ্জ), J.L. No.110, **Khatian No.367,**

1) **R.S. Plot No.1466**(Fourteen Hundred Sixty-Six) corresponding **L.R. Plot No.1838**(Eighteen Hundred Thirty-Eight), **L.R. Khatian No.729**(Seven Hundred Twenty-Nine), measuring an Area of Land – **3**(Three) Decimal,

2) **R.S. Plot No.1466**(Fourteen Hundred Sixty-Six) corresponding **L.R. Plot No.1838**(Eighteen Hundred Thirty-Eight), **L.R. Khatian No.730**(Seven Hundred Thirty), measuring an Area of Land – **2**(Two) Decimal,

Total Area of Land – **5**(Five) **Decimal** more or less **3.03**(Three point Zero Three) **Katha**, under Jemua Gram Panchayat, B.L.&L.R.O. Faridpur-Durgapur, and the Land is recorded as Baid, & proposed to be use as Bastu for Residential Purpose.

Butted and Bounded as follows:-

North: Honeydew Residency — South : Plot No.1466(P)

East : 16' Feet wide Dhalai Road, — West : Land of Nabasundar Das.

A separate sheet has been annexed to this deed containing the signature, fingers print and photographs of the Landowners & Developer herein, which is the part and parcel of these presents.

IN WITNESS WHEREOF we have hereunto put our signatures on this power of Attorney in the free, fair state of mind, after gone through all the contents of these presents on this the 02nd day of November, 2022 at Durgapur.

WITNESSES:-

1. Sourav Garai
S/o – Niranjan Garai
Kaligang.
Durgapur-12

2. Rahul Barui
S/o Nepal Barui
Durgapur.12

A. Pankras Ambrose.

1. A. P. Ambrose.

2. Prorati Ambrose.

Signature of the Executants

DHARMIK PROPERTIES
Ajit Maji
Partner

Signature of the Attorney Holder

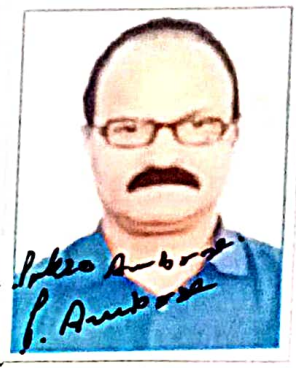
Drafted by me and computerized at my office
as per instruction of the Executants, read over
& explained by me, and also identified by me,
Debabrata Biswas
Debabrata Biswas. Advocate
Durgapur Court, City Centre
Enrolment No. W.B. **W.B./686/2010**

Signature, colour passport size photograph, finger prints of both the hands of the Parties

Left Hand

Right Hand

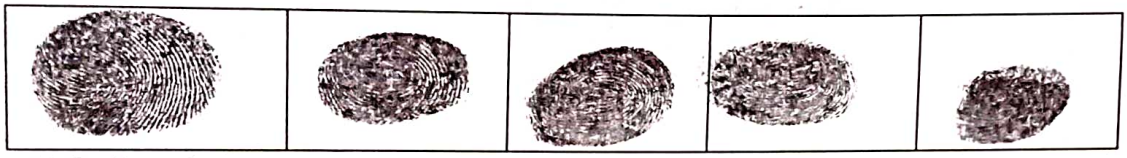
Thumb	Fore	Middle	Ring	Little



Signature:- A. P. Ambrose. A. Pankaj Ambrose

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand

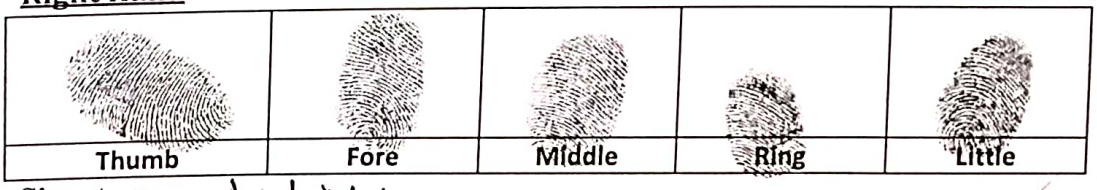
Thumb	Fore	Middle	Ring	Little

Signature:- Provati Ambrose.

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand

Right Hand



Thumb	Fore	Middle	Ring	Little

Signature:- Anjit Maji

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand

Right Hand

Thumb	Fore	Middle	Ring	Little

Photo

Signature:-

Major Information of the Deed

Deed No :	I-2306-11223/2022	Date of Registration	02/11/2022
Query No / Year	2306-8003002166/2022	Office where deed is registered	
Query Date	14/10/2022 5:31:08 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Debrata Biswas Durgapur Court, City Centre,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908705176, Status :Advocate		

Transaction	Additional Transaction
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]
Set Forth value	Market Value
Rs. 2/-	Rs. 9,45,000/-
Stampduty Paid(SD)	Registration Fee Paid
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230610648/2022

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1466	RS-367	Bastu	Baid	3 Dec	1/-	5,67,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	RS-1466	RS-367	Bastu	Baid	2 Dec	1/-	3,78,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			5Dec	2 /-	9,45,000 /-	
	Grand Total :				5Dec	2 /-	9,45,000 /-	

ncipal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr A P Ambrose, (Alias: Mr A Pankras Ambrose) Son of Mr Sebastin Ambrose Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	 02/11/2022	 LTI 02/11/2022	A Pankras Ambrose A. P Ambrose. 02/11/2022
	ARRAH KALIGANJ, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx2G, Aadhaar No: 56xxxxxxxx6017, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs Provati Ambrose Wife of Mr A P Ambrose Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	 02/11/2022	 LTI 02/11/2022	Provati Ambrose 02/11/2022
	ARRAH KALIGANJ, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx3H, Aadhaar No: 35xxxxxxxx8785, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Dharmik Properties** B10/16, Asha Villa, Arrah Kaliganj, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Presentative Details :

No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Avijit Maji (Presentant) Son of Mr Nemai Maji Date of Execution - 02/11/2022, , Admitted by: Self, Date of Admission: 02/11/2022, Place of Admission of Execution: Office			Avijit Maji
		Nov 2 2022 12:16PM	LTI 02/11/2022	02/11/2022
	2B/2, Street No.2, Vivekananda Park, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BVxxxxxx5A, Aadhaar No: 48xxxxxxxx4020 Status : Representative, Representative of : Dharmik Properties (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Garai Son of Niranjan Garai Kaliganj, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212			Sourav Garai
	02/11/2022	02/11/2022	02/11/2022
Identifier Of Mr A P Ambrose, Mrs Provati Ambrose, Mr Avijit Maji			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr A P Ambrose	Dharmik Properties-3 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs Provati Ambrose	Dharmik Properties-2 Dec

Endorsement For Deed Number : I - 230611223 / 2022

On 20-10-2022

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 9,45,000/-

Santanu Pal

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

On 02-11-2022

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

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

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

Presented for registration at 11:47 hrs on 02-11-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Avijit Maji ,.

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

Execution is admitted on 02/11/2022 by 1. Mr A P Ambrose, Alias Mr A Pankras Ambrose, Son of Mr Sebastin Ambrose ARRAH KALIGANJ, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person, 2. Mrs Provati Ambrose, Wife of Mr A P Ambrose, ARRAH KALIGANJ, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Indetified by Mr Sourav Garai, , , Son of Niranjan Garai, Kaliganj, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 02-11-2022 by Mr Avijit Maji, PARTNER, Dharmik Properties, B10/16, Asha Villa, Arrah Kaliganj, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Sourav Garai, , , Son of Niranjan Garai, Kaliganj, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 14.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1562, Amount: Rs.100.00/-, Date of Purchase: 20/10/2022, Vendor name: SOMNATH CHATTERJEE

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 254073 to 254089

being No 230611223 for the year 2022.

Seal of the Addl. Dist. Sub-Registrar, Durgapur Dist. Paschim Bardhaman

Digitally signed by Santanu Pal
Date: 2022.11.09 11:06:01 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 2022/11/09 11:06:01 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)