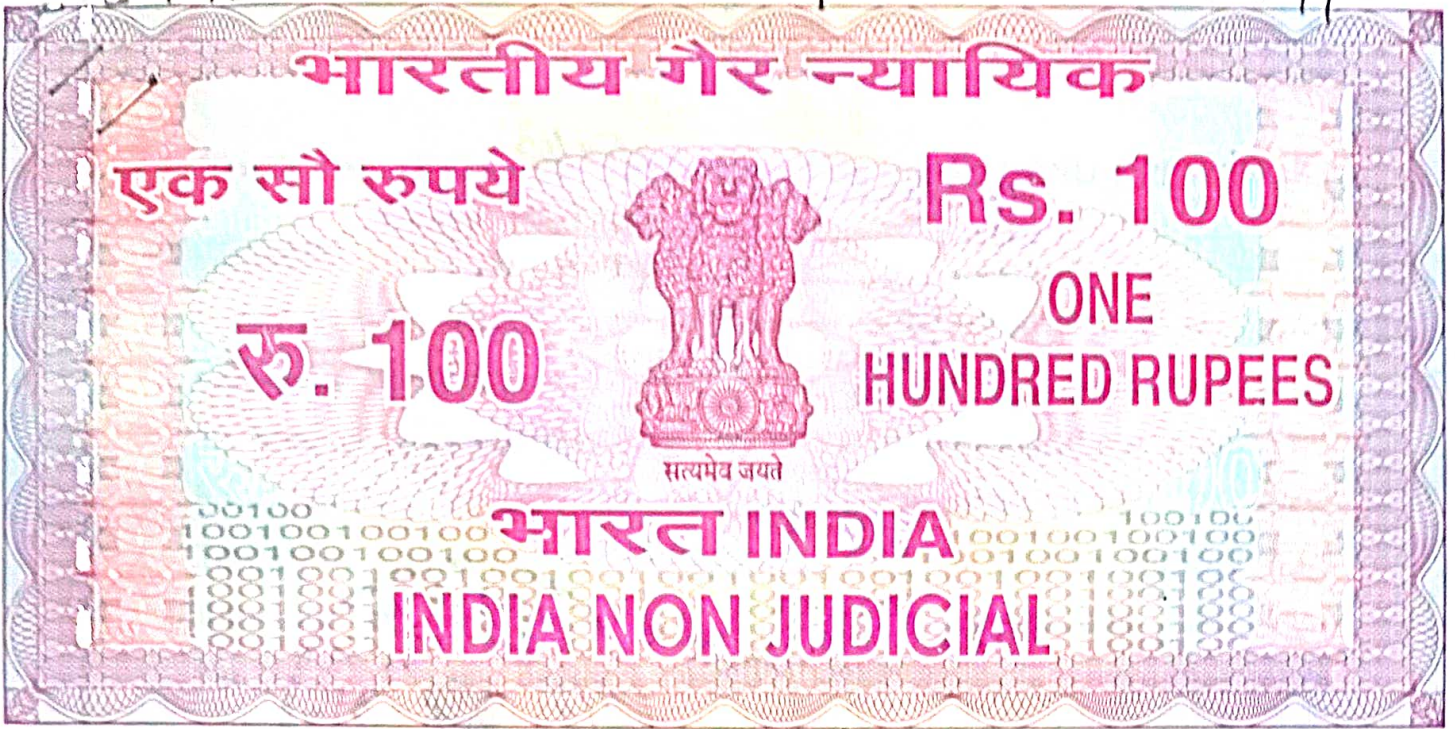


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27664/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Whereas the Document
 has been filed to register the
 Agr. Lease and the Enar-
 jment and the same are the
 Documents are the Part of the
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AN 207819

1.07 for
 07.08.23
 Oreg. (S) 19/2023/22

A.D.S.R. DURGAPUR
 Bardwan

07 AUG 2023

DEVELOPMENT
POWER OF ATTORNEY
 AFTER REGD. DEVELOPMENT AGREEMENT No.
 I-2306-03247/2023 OF A.D.S.R. DURGAPUR

TO ALL TO WHOM THESE PRESENTS SHALL COME I,

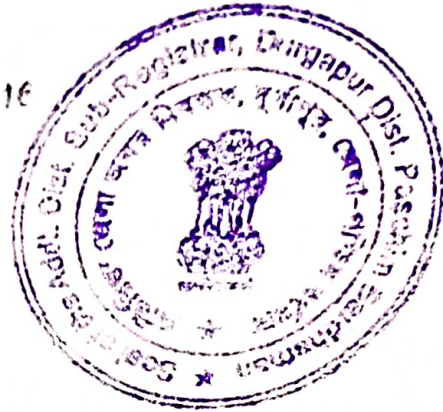
MR. HIRA KUMAR RAM [PAN No.AGYPR3866M]
 [Aadhar No. 241019087395] S/o Mr. Ram Padarath Ram,
 by faith-Hindu, by occupation-Business, Indian Citizen,
 resident of - 10, Maxmuller Path, City Centre, P.O.-City
 Centre, P.S.-Durgapur, Dist.- Paschim Bardhaman, W.B.,
 Pin-713216,

by
 Hiran
 Ram

SI No. 3120 Date 27/07/23
Sold to H. Sa Kumar Ram
Address Durgapur - 16
Value of Stamp 100/-
Date of Purchase of the stamp
Pagar from Treasury
Name of the Treasury from Durgapur

20 JUL 2023

Sonmehi
Sonmehi Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2015-17



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

07 AUG 2023

Hereinafter called as the "**Landowner**", do hereby SEND GREETINGS:

WHEREAS:

- A. I 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 7(Seven) Decimal more or less 4.24(Four point Two Four) Katha, in the Dist.-Paschim Bardhaman, under P.S.-New Township, within Mouza-Kaliganj, J.L. No.110, Khatian No.413, L.R. Khatian No.2618, R.S. Plot No.1464 corresponding L.R. Plot No.1837, 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.AAUF0714E], 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. I, (the Landowner) 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, that's why, I (the Landowner) have entered into a **Regd. Development Agreement vide No.I-2306-03247 of 2023**, which is registered at A.D.S.R. Durgapur on 12/04/2023, and recorded in Book No.I, Volume No.2306-2023, Pages from 55804 to 55833, 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.

NOW KNOW ALL MEN BY THESE PRESENTS I,

MR. HIRA KUMAR RAM [PAN No. AGYPR3866M] [Aadhar No. 241019087395] S/o Mr. Ram Padarath Ram, by faith-Hindu, by occupation-Business, Indian Citizen, resident of - 10, Maxmuller Path, City Centre, P.O.-City Centre, P.S.-Durgapur, Dist.- Paschim Bardhaman, W.B., Pin-713216, i.e. the "**Landowner**" 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 Partner 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 my true and lawful attorney, by executing this development power of attorney, to execute exercise and perform all or any of the following acts, and things on my 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, amalgamating its adjacent lands, comprising with 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(ies), 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 experts, with the help of good quality building materials on my 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 take Construction Loan/Project Loan from any financial institutions or any Banks, if needed, for the said proposed construction at the schedule hereunder, after inform the same to the Landowner herein, in respect of Developer's Allocated share, as per Regd. Development Agreement.
- 5) To enter into any Agreement, Deed, Conveyance, Agreement for Sale, to sale and transfer the flat(s)/ unit(s)/ parking space including

equal proportionate share in the common portion of the land, together with common facilities, towards any intending purchaser/s, 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/s, in respect of the Developer's Allocated share, as per Regd. Development Agreement in respect of the "said property", as I 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 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 my 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, in Developer's Allocated share, as per Regd. Development Agreement.
- 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 could do the same, as if I personally present, regarding Developer's Allocated share, as per Regd. Development Agreement.

- 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 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, and on my 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 by virtue of this Power of Attorney, the Developer does not accrue any right, or has no right or shall have no right to represent the Landowner herein, to execute any Agreement for Sale/Deed of Sale, in respect of the Landowner's Allocated Flats, and /or does not accrue any right or has no right or shall have no right to represent the Landowner herein, to transfer the Landowner's Allocated Flat, as

mentioned herein, in accordance with the Regd. Development Agreement, and it is hereby mentioned that the Landowner shall always be present & put his signature, before any Office, Bank/Financial Institution/Registering Authority, in every occasions, at the time of execution of Agreement for Sale, Deed of Conveyance/Deed of Sale in respect of the following Flats;

Sl. No.	Flat No.	Floor	Area (SBU)
1.	2B	2 nd	495 sq. ft.
2.	7C	7 th	718 sq. ft.
3.	1D	1 st	716 sq. ft.
4.	2E	2 nd	725 sq. ft.
5.	1F	1 st	1100 sq. ft.
6.	1G	1 st	445 sq. ft.
7.	7G	7 th	445 sq. ft.

- 21)** 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 me 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 behalf.
- 22)** 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.
- 23)** That this Power of Attorney is a revocable one, at the will of the Executants, after handover the Developer's allocation/share to the prospective buyer/s.

AND Generally, to do everything, what could do legally for me, and on my behalf, by my attorney, and I undertake to ratify and confirm all

such acts, deeds, and things, what will be lawfully done by my 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 said Attorney.

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

ALL THAT piece & parcel of land in the Dist.-Burdwan (now Paschim Bardhaman), P.S.-New Township, within the area of Jemua Gram Panchayat, at Mouza- Kaliganj (কালীগঞ্জ), J.L. No.110, Khatian No.413, L.R. Khatian No.2618 (Twenty-Six Hundred Eighteen),

R.S. Plot No.1464 (Fourteen Hundred Sixty-Four) corresponding L.R. Plot No.1837 (Eighteen Hundred Thirty-Seven), measuring Area of Land – 7(Seven) Decimal, more or less 4.24(Four point Two Four) 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: Land of Dharmik Properties. South: Land of Jitender Singh.
East : Land of Provati Ambrose. West : 15' Feet wide Road.

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

IN WITNESS WHEREOF I have hereunto put my signature on this power of Attorney in the free, fair state of mind, after gone through all the contents of these presents on this the 28th day of July, 2023 at Durgapur.

WITNESSES:-

1. Soukav Gorkhali
S/O - Misem Sankar
Keligam
Asna
DOP-12

2. Rahul Bauri
Late - Nepal Bauri
DOP-12

[Handwritten Signature]

Signature of the Executant

DHARMIK PROPERTIES

[Handwritten Signature]
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,

[Handwritten Signature]
Debabrata Biswas, Advocate
Durgapur Court, City Centre
Enrolment No. **W.B./686/2010**

SPECIMEN FORM FOR TEN FINGERPRINTS



Handwritten signature in blue ink

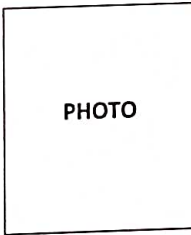
Handwritten signature in black ink

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

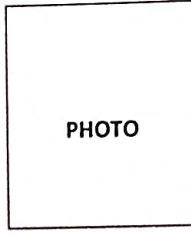


Handwritten signature in black ink

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



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



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

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Souvar Gosai
2. FATHER/ HUSBAND NAME : Nidamjan Gosai
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Kaliganj
POST OFFICE (পোস্ট অফিস) Amrah
POLICE STATION (থানা) NTPS PIN 713212
DISTRICT(জেলা) Palachim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Brother
6. AADHAR NO 731704075717
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) Souvar Gosai অত্র দলিলের (Query No.) 8001923281/23 বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Souvar Gosai as identifier identifying the executants of the concerned deed (Query No.) 8001923281/23.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Souvar Gosai

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed



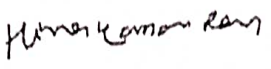
Deed No :	I-2306-07664/2023	Date of Registration	07/08/2023
Query No / Year	2306-8001923281/2023	Office where deed is registered	
Query Date	27/07/2023 2:04:14 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	DEBABRATA BISWAS DURGAPUR COURT, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 7047782822, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 13,23,000/-		
Stampduty 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]:- 230603247/2023		

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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1837 (RS :-)	LR-2618	Bastu	Baid	7 Dec		13,23,000/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
Grand Total :					7Dec	0 /-	13,23,000 /-	



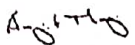
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Hira Kumar Ram (Presentant) Son of Mr Ram Padarath Ram Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	 07/08/2023	 LTI 07/08/2023	 07/08/2023
10, Maxmuller Path, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxxx6m, Aadhaar No: 24xxxxxxxx7395, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				



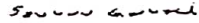
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Dharmik Properties B 10/16, 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			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Avijit Maji Son of Mr Nema Maji Date of Execution - 28/07/2023 , , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office	 Aug 7 2023 3:06PM	 LTI 07/08/2023	 07/08/2023
2B/2, Street No.2, Vivekananda Park, Tetikhola,, 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)				

Applicant Details :

Name	Photo	Finger Print	Signature
Mr Sourav Gorai Son of Mr Niranjana Gorai Kaliganj, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212			
	07/08/2023	07/08/2023	07/08/2023
Identifier Of Mr Hira Kumar Ram, Mr Avijit Maji			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Hira Kumar Ram	Dharmik Properties-7 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1837, LR Khatian No:- 2618	Owner:শীরা কুমার রাম, Gurdian:রাম পদরথ রাম, Address:দুর্গাপুর , Classification:বাইদ, Area:0.07000000 Acre,	Mr Hira Kumar Ram

Endorsement For Deed Number : I - 230607664 / 2023

On 07-08-2023

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 13:01 hrs on 07-08-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Hira Kumar Ram ,Executant.

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 13,23,000/-

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

Execution is admitted on 07/08/2023 by Mr Hira Kumar Ram, Son of Mr Ram Padarath Ram, 10, Maxmuller Path, City Centre, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business

Indetified by Mr Sourav Gorai, , , Son of Mr Niranjan Gorai, Kaliganj, P.O: Arrah, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

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

Execution is admitted on 07-08-2023 by Mr Avijit Maji, Partner, Dharmik Properties, B 10/16, Asha Villa, Arrah, Kaliganj,, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Sourav Gorai, , , Son of Mr Niranjan Gorai, Kaliganj, P.O: Arrah, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Payment of Fees

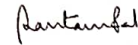
Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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/-

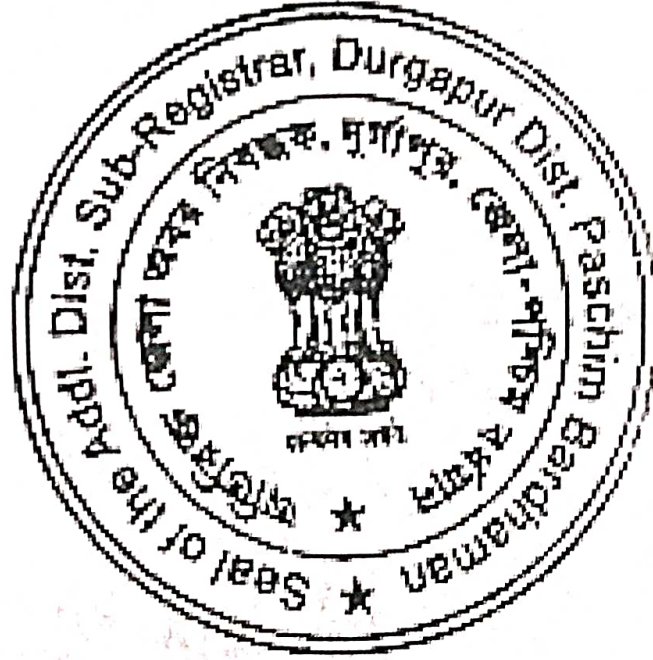
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3120, Amount: Rs.100.00/-, Date of Purchase: 27/07/2023, Vendor name: SOMNATH CHATTERJEE



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 2306-2023, Page from 133666 to 133683
being No 230607664 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.08.17 14:11:01 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/08/17 02:11:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)