

2017/2022

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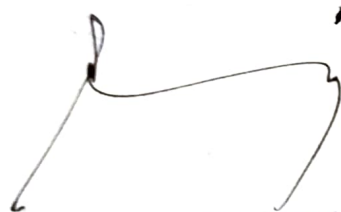


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 562704

Q. 8501099759/2022
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Certified that the document is admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the Part of this document.


 ADDL DIST. SUB-REGISTRAR
 BISHNUPUR, BANKURA

8 APR 2022

DEVELOPMENT POWER OF
ATTORNEY AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I, DEBJIT KUMAR MALLICK @ DEBJIT MALLICK [PAN NO. ALOPM1146J], [AADHAAR NO. 3222 6049 8710] & [MOBILE NO. 8512916977], Son of

Contd. P2

1148
 08/04/2022

2020 22 April 2022

ক্রমিক নং
রেজিস্টার নাম
গার-
স্থানা-

OM

Debi Prasad Biswas
Advocate

Debi Prasad Biswas
Bishnupur Court
M :- 9851319750
টাকা-
পূর্ববঙ্গ

Debi Prasad Biswas



Handwritten signature

ADDL DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA.

8 APR 2022

Nirod Baran Mallick, by faith - Hindu, by occupation - Business, by nationality - Indian, presently residing at Malancha Para, P.O. & P.S. - Bishnupur, District - Bankura, Pin - 722122, West Bengal, hereinafter called and referred to as "LANDOWNER / PRINCIPAL / EXECUTANT", do hereby nominate, constitute and appoint **M/S. STAR DELTA SOLUTION (MRITWIKAPARTMENT) [PAN NO. BHLPC5655E]** a construction company, having its office address at Police Chouki, Jagadharti Apartment, P.O. & P.S. - Bishnupur, District - Bankura, Pin - 722122, West Bengal, and having its city and corresponding office at Kumarpara, Gopalganja Mahalla, P.O. & P.S. - Bishnupur, District - Bankura, Pin - 722122, West Bengal, represented by its owner namely **SUBHAM CHATTERJEE [PAN No. BHLPC5655E], [AADHAAR NO. 825087800827] [MOBILE NO. 8918722471]**, S/o. Subrata Chatterjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bishnupur Hospital, G.D.A. Quarter, P.O. & P.S. - Bishnupur, Dist. - Bankura - 722122, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorised and lawful Attorney for me in my name on my behalf and to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS I am the absolute owner of ALL THAT piece and parcel of a demarcated plot of Bastu land measuring **11 (Eleven) Decimals** be the name a little more or less including cemented flooring pucca one storey building standing thereon in total measuring **733 (Seven Hundred Thirty Three) Square feet more or less**, lying and situated at **Mouza - Turki Sitarampur**, J.L. No. - 100, Re. Sa. No. - 1666, Touzi No. - 14, P.O. - Bishnupur, P.S. - Bishnupur, comprised in R.S. Dag No. - 63 corresponding to **L.R. Dag No. 248**, under **L.R. Khatian No. - 2069**, A.D.S.R.O. Bishnupur, Bankura, within the local limit of Bishnupur Municipality, having Holding No. 345/82/B, [Turki Sitarampur, Shalbagan), in the District - Bankura, Pin - 722122, in the State of West Bengal morefully described in the Schedule hereinafter written, hereinafter called as the "**Said Property/Said Premises**".

AND WHEREAS I, the Landowner herein, entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by me with the said **M/S. STAR DELTA SOLUTION (MRITWIKA APARTMENT) [PAN NO.BHLPC5655E]** having its office address at Police Chouki, Jagadharti Appartment, P.O. & P.S. - Bishnupur, District - Bankura, Pin - 722122, West Bengal, and having its city and corresponding office at Kumarpara, Gopalganja Mahalla, P.O. & P.S. - Bishnupur, District - Bankura, Pin - 722122, West Bengal. The said Development Agreement was registered on 08/04/2022 being deed no. 2024/2022 in the office of the A.D.S.R. Bishnupur.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, I, the Principal / Landowner appointing the SAID ATTORNEY HOLDER as my true authorised and lawful attorney for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of concerned Bishnupur Municipality, CESC Ltd. / W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, shops, garage spaces of Developer Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorneys may think fit and proper.

3. To manage and maintain the said premises including the building to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building, deeds, documents and papers in respect of my said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instruments and deeds & documents in respect of sale of flats, units and/or car parking spaces within Developer's Allocation in the said new building in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Rectification/Deed of Declaration and/or any other instruments and documents in respect of sale of flats/s, shop/s, units and/or car parking spaces in the said new building in favour of the intending purchaser's relating to Developer's Allocation as per said Registered Development Agreement. To sign and execute deed of amalgamation with neighbour's plot of land of the schedule properly.
7. To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flats, shops/garages or units or car parking spaces relating to Developers Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representatives.

8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, Garages, covered spaces and car parking spaces within the Developer's allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in my said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokalathama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to my said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That my Attorneys will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorneys will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over my premises and to sign, execute and submit papers and documents relating thereto.

15. That it also should to be mentioned here that the Power of Attorney holder will bound to provide me approx 3750 sq.ft. (Build up area) in a total floor on an accounting in second floor and also in the third floor in total as a basis of the Project Design, D & E in the second floor and A, B & C in the third floor.
16. That the Power of Attorney holder also provide me a thousand square feet (1,000/- sq.ft) of Carpet area in Ground floor of the aid building in complete commercial office as in approve plan basis in and on South East side as mentioned in the Building Buildup Design.
17. That it also be mentioned here that the attorney holder will also provide one Build up flat of about 460 sq.ft. at the Top floor also (C type flat).
18. That it also be mentioned here that the attorney holder will also provide me two independent Garage in the first row of about 150 sq.ft. of carpet area of the said building / flat in Ground Floor.
19. That I as a owner of the said schedule property / Land offering giving the Power of Attorney to Mr. Subham Chatterjee, S/o. Subrata Chatterjee of Bishnupur Hospital G.D.A. Quarter, P.O. & P.S. - Bishnupur, Dist. - Bankura by taking in total amount of Rs. 8,00,000/- (Rupees Eight Lakh) only from which Mr. Subham Chatterjee will bound to pay of Rs. 5,00,000/- (Rupees Five Lakh) only in advance and the rest of the amount of Rs. 3,00,000/- (Rupees Three lakh) only will be paid by Mr. Subham Chatterjee just before the Second (2nd) and third (3rd) roof casting of the said building / construction.
20. That all Elctrical elements which will be used for the electrical conceal purpose in the said buidling / construction which will be provided by the Power of Attorney holder to me and the also Meter Connection installation charges will be provided by the owners of the flat of the said building and also the installation charges for the transformers and DG will be provided by the attorney holder for those particular flat / building area / Carpet area as mentioned in the said agreement.

21. That the attorney holder also provide me one 1 BHK flat with interior it also should be mentioned here that if in any circumstances if the land owner wants to sell any of those flats of the said building / construction which was offered by the developer / power of attorney holder, then the new owners / owner of those flat must have to pay the charges for two Submersible, one D.G., transformers, and C.C.T.V. installation to the Developer / Power of Attorney holder / M/S. Star Delta Solution as per equal expenditure and complete work as it has already been satted in between me and the Power of Attorney holder.

AND GENERALLY to act as my Attorney in relation to all matters touching my said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Development Agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a demarcated plot of Bastu land measuring **11 (Eleven) Decimals be the same a little more or less including cemented flooring pucca one storey building standing thereon in total mensuring 733 (Seven Hundred Thirty Three) Square feet more or less**, lying and situated at **Mouza - Turki Sitampur**, J.L. No. - 100, Re. Sa. No. - 1666, Touzi No. - 14, P.O. - Bishnupur, P.S. - Bishnupur, comprised in R.S. Dag No. 63 corresponding to **L.R. Dag No. - 248**, under **L.R. Khatian No. 2069**. A.D.S.R.O. Bishnupur, Bankura, within the local limit of Bishnupur Municipality, having Holding No. 345/82/B. [Turki Sitampur, Shalbagan), in the District - Bankura, Pin - 722122, in the State of West Bengal. The said plot of land is butted & bounded as follows:

ON THE NORTH	:	House of Bikram Show.
ON THE SOUTH	:	House of Tanusree Kamilya,
ON THE EAST	:	12 ft. Wide Road [Turki Sitampur, Shalbagan]
ON THE WEST	:	Land of Manoranjan Dutta & Others.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 08th day of ~~March~~^{April}, 2022 (Two Thousand Twenty Two) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Bishnupur
in the presence of :

1. ~~Bishnupur chakraborty~~
S/o - Debabrata Chakraborty
of - Bailapara chhatrabara
PO + PS - Bishnupur,
Dt - Bankura.
2. oep - job.
Soumen Bishosh
S/o - Lt Anup Kumar Bishosh
of - Sankatpala
PO + PS - Bishnupur,
Dt - Bankura.

Drafted by :

Debi Prasad Biswas
Advocate

Bishnupur Court

P.O. & P.S. - Bishnupur

Dist. - Bankura, Pin - 722122

M : 9851319750

Debi Prasad Biswas
08/04/2022

Composed by :

Debi Prasad Biswas
Advocate

Bishnupur Court

Debi Prasad Biswas
08/04/2022

Debi Prasad Biswas
Advocate

Bishnupur Court

M : - 9851319750

Debjit K. Mallick
08/04/2022

Debjit Kumar Mallick

@ Debjit Mallick

Landowner / Principal

Subham Chatterjee
08/04/2022

Mr. Subham Chatterjee

S/o. Subrata Chatterjee

of Bishnupur Hospital G.D.A. Quarter

P.O. & P.S. - Bishnupur,

Dist. - Bankura, Pin - 722122

Owner of Attorney

আতারগু পাতা

					
	বৃহদঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডানহাত					



উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর :- Debjit K. Mallick

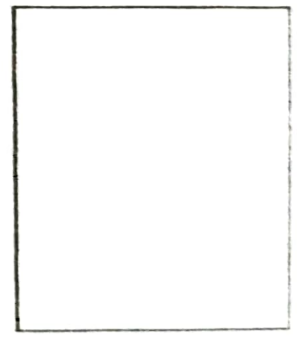
বামহাত					
	বৃহদঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডানহাত					



উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর :- Subham Chatterjee,

বামহাত					
	বৃহদঙ্গুলি	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডানহাত					



উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর :-

Major Information of the Deed

Deed No :	I-0103-02041/2022	Date of Registration	08/04/2022
Query No / Year	0103-8001099759/2022	Office where deed is registered	
Query Date	08/04/2022 1:43:49 PM	A.D.S.R. BISHNUPUR, District: Bankura	
Applicant Name, Address & Other Details	Debi Prasad Biswas Bishnupur, Thana : Bishnupur, District : Bankura, WEST BENGAL, PIN - 722122, Mobile No. : 9851319750, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 24,11,016/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 01030204/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



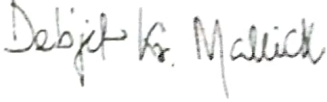
Land Details :

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Turkisitarampur, , Ward No: 18, Holding No:345/82/B Pin Code : 722122

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-248	LR-2069	Bastu	Bastu	11 Dec		24,11,016/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :					11Dec	0 /-	24,11,016 /-	

Details :

Name,Address,Photo,Finger print and Signature










Name	Photo	Finger Print	Signature
Debjit Kumar Mallick, (Alias: Debjit Mallick) (Presentant) Son of Nirod Baran Mallick Executed by: Self, Date of Execution: 08/04/2022 , Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Office			
	08/04/2022	LTI 08/04/2022	08/04/2022

Malancha Para, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx6j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/04/2022 , Admitted by: Self, Date of Admission: 08/04/2022 ,Place : Office



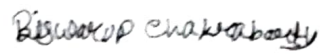
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M S STAR DELTA SOLUTION Police Chouki Jagadharti Apartment, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 , PAN No.:: BHxxxxxx5E,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> Subham Chatterjee Son of Subrata Chatterjee Date of Execution - 08/04/2022 , , Admitted by: Self, Date of Admission: 08/04/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Apr 8 2022 3:43PM</td> <td>LTI 08/04/2022</td> <td>08/04/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Subham Chatterjee Son of Subrata Chatterjee Date of Execution - 08/04/2022 , , Admitted by: Self, Date of Admission: 08/04/2022, Place of Admission of Execution: Office					Apr 8 2022 3:43PM	LTI 08/04/2022	08/04/2022
Name	Photo	Finger Print	Signature										
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	Apr 8 2022 3:43PM	LTI 08/04/2022	08/04/2022										
	Hospital G.D.A Quarter, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx5E,Aadhaar No Not Provided Status : Representative, Representative of : M S STAR DELTA SOLUTION (as Owner namely)												

Details :

	Photo	Finger Print	Signature
Arup Chakraborty of Debabrata Chakraborty Papara Chhutarbari, City:- Bishnupur, PO:- Bishnupur, P.S:-Bishnupur, District:- Bankura, West Bengal, India. PIN:- 722122			
	08/04/2022	08/04/2022	08/04/2022
Identifier Of Debjit Kumar Mallick, Subham Chatterjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Debjit Kumar Mallick	M S STAR DELTA SOLUTION-11 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Turkisitarampur, , Ward No: 18, Holding No:345/82/B Pin Code : 722122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 248, LR Khatian No:- 2069	Owner:দেবজিত মল্লিক, Gurdian:নীরদররণ , Address:নিজ , Classification:বাস্ত, Area:0.11000000 Acre,	Owner Name not selected by applicant.

04-2022

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

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

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

Presented for registration at 13:48 hrs on 08-04-2022, at the Office of the A.D.S.R. BISHNUPUR by Debjit Kumar Mallick Alias Debjit Mallick, 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 24,11,016/-

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

Execution is admitted on 08/04/2022 by Debjit Kumar Mallick, Alias Debjit Mallick, Son of Nirod Baran Mallick, Malancha Para, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business

Indetified by Biswarup Chakraborty, , , Son of Debabrata Chakraborty, Bailapara Chhutarburi, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Others

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

Execution is admitted on 08-04-2022 by Subham Chatterjee, Owner namely, M S STAR DELTA SOLUTION, Police Chouki Jagadharti Apartment, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122

Indetified by Biswarup Chakraborty, , , Son of Debabrata Chakraborty, Bailapara Chhutarburi, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Others

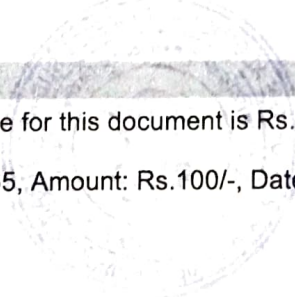
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6065, Amount: Rs.100/-, Date of Purchase: 21/03/2022, Vendor name: Sankar Banerjee



SANTASHIL MUKHERJEE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

ate of Registration under section 60 and Rule 69.
tered in Book - I
me number 0103-2022, Page from 47359 to 47373
ing No 010302041 for the year 2022.



Digitally signed by SANTASHIL
MUKHERJEE
Date: 2022.04.08 19:05:54 +05:30
Reason: Digital Signing of Deed.

(SANTASHIL MUKHERJEE) 2022/04/08 07:05:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)
