

S. 878/2024

I-850/2024

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 880407

64  
13/02/24  
S.K. 8/2024/10

udai chandra sharma

**DEVELOPMENT POWER OF ATTORNEY**

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS 02<sup>nd</sup> DAY  
OF FEBRUARY, TWO THOUSAND TWENTY FOUR

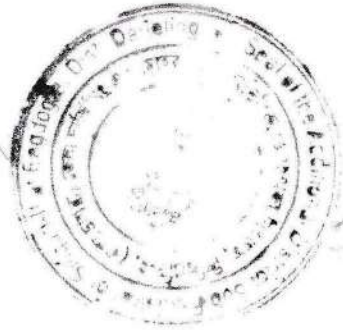
**BETWEEN**

NOTES: THIS DOCUMENT IS ADMITTED TO REGISTRATION  
ON THE SUBMISSION OF THE SCHEDULED SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Contd.....P/2

Adl. District Sub-Registrar,  
Siliguri-6 of Bardhaman

2 FEB 2024



1981

1981

Sandhya Saha Goo  
Govt. Stamp Vendor  
Silliguri Court

Value Rs. .... (Rupees) .....  
of .....  
NAME .....  
SI. No. ....  
Dated 11/02/24

NON JUDICIAL STAMP

**KNOW ALL MEN BY THESE PRESENTS THAT I, SRI UDAI CHANDRA SHARMA**, Son of Late Hari Prasad Sharma, Hindu by Religion, Indian by Nationality, Retired-person by Occupation, resident of Markang PW, Near Sec. School, Chujachen GPU, P.O. & P.S. Rongli, Pin No. 737131, District East Sikkim (Sikkim), do hereby state as follows:

Udai Chandra Sharma

**WHEREAS** I am the owner of a piece of Bastu Vacant Land measuring 0.08 Acre, recorded in L.R. Khatian No. 109 (Old) & 337 (New), appertaining to part of R.S. Plot No. 384, corresponding L.R. Plot No. 689, Situated within Mouza Gourcharan, J.L. No. 103(81), Touzi No. 91, Pargana Patharghata, Under Gram Panchayet Area, Registry office at Additional District Sub-Registrar Bagdogra, Within the jurisdiction of P.S. Matigara, District Darjeeling, in the state of West Bengal, more fully described in the schedule hereunder written (herein after referred to as "the said premises")

**AND WHEREAS** I have decided to develop the said premises by constructing Four Storied Residential Building thereon and sell the units comprised therein to prospective purchasers and have for such purpose entered into a registered Development Agreement on 02.02.2024, being No. I-844/2024, registered in the office of the Additional District Sub-Registrar **Bagdogra**, with **M/S OMHANS BUILD CITY PRIVATE LIMITED**, a Private Limited Company, having its office at Omkar Enterprise, Khaprail More, P.O. & P.S. Matigara, District Darjeeling, represented by its director namely **SRI RAJU SHAH**, Son of Sri Ashok Shah, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of Matigara Bazar, P.O. & P.S. Matigara, District Darjeeling (W.B.) - for the Development/Construction of Four Storied Residential Building at the said premises at their own cost upon terms and conditions as mentioned therein.

**WHEREAS** in terms of the said agreement I have further agreed to confer certain necessary powers upon the partners of the said firm for facilitating the construction of the proposed Four Storied Residential Building at the said premises and to do the matters related and incidental thereto.

**NOW THEREFORE BY THESE PRESENTS I, SRI UDAI CHANDRA SHARMA**, Son of Late Hari Prasad Sharma, do constitute and appoint **SRI RAJU SHAH**, Son of Sri Ashok Shah, director of **M/S OMHANS BUILD CITY PRIVATE LIMITED**, a Private Limited Company, having its office at Omkar Enterprise, Khaprail More, P.O. & P.S. Matigara, District Darjeeling, West Bengal, India, - as my true and lawful attorney for me, in my name and on my behalf to inter alia, do and perform the following acts, deeds and things:-

1. To work, manage, look after and develop, control, invest and supervise all the affairs in respect of the proposed Four Storied Residential Building and

construction on the below schedule property as per sanction plan, approved by the appropriate authority, and other sanctioning authorities.

2. To appear and to represent us before all Courts, Civil, Criminal, Revenue Collectorate, Settlement, Land Reforms, L.A, Collectorate, Panchayet Office, SJDA, Treasury, Registry and Sub Treasury Office, GST, Income Tax, Marketing Tax, Turn Over Tax, Govt. or Semi-Govt. Department, Settlement & Land Reform Office, Corporation and before all other offices of Government both Central/State, statutory bodies, agencies, business houses in respect of any matter related to the developing and/or construction of the Four Storied Residential Building over the aforesaid below scheduled land by the Developer, the attorney shall sign, execute, deposit, submit all such necessary and required papers, documents in my name and on my behalf.
3. To prepare, sign and submit/deposit the site plan, building plan before the sanctioning authorities, Aviation Department, Fire Department and other government departments, bodies, agencies and thereafter obtain the respective consents, licenses, permissions, authorizations, certifications and approvals and after getting the building plan sanctioned shall start the construction works on the aforesaid below scheduled land.
4. To pay all charges, fees as may be levied either by Panchayet Office, Siliguri Jalpaiguri Development Authority and other government department, bodies, agencies for getting the building plan/s sanctioned of the aforesaid below scheduled land.
5. To deposit Panchayet Taxes, Ground taxes, before the appropriate authority and concerned office in respect of my below described landed-property in my name and on my behalf.
6. To make all sorts of arrangements for the purpose of constructional work and to develop the below property by engaging labour, masons, engineer and other persons in respect of the scheduled property and to carry out all costs, charges and expenses in all respects for all the items of works for the development of said property including laying-out of drainage, other layout, cables, water pipe and other connection and lightening of passage/roads of the building and other items as per the terms and conditions imposed by the Panchayet Authority while sanctioning the plan and also other items of works as may be required to be carried out for the purpose of making the below scheduled land fit for construction of said proposed Four Storied Residential Building thereon.
7. To bear all costs for the purpose of the constructional work as per sanction plan/s on the below schedule land which will not be payable to the Attorney at any point of time by me or by my any legal heirs.

8. To negotiate on terms for and to agree and enter into and conclude any agreement of Sale/Transfer and to sell/transfer with respect to Developer's allocation in the proposed Four Storied Residential Building at the said premises comprising the area covering the below "A" scheduled land as per the provision of the Development Agreement unto and in favour of any purchaser or purchasers or transferee/s at such price which my said attorney and in his absolute discretion, thinks proper and to receive earnest money and advance from such purchaser/s.
9. To receive any amount, either as *baina*/Earnest money or the entire sale-consideration in respect of the Developer's allocation of proposed Four Storied Residential Building as per the aforesaid Development Agreement, according to the terms of the agreement, from the intending Purchaser/s and to give effectual receipts admitting and acknowledging payment of advance or part consideration and entire consideration money from the intending purchaser or purchasers and/or Banks, LIC Housing Finance Ltd, or any other institutions for and on behalf of said purchasers of the Four Storied Residential Building.
10. After completion of the construction works of proposed building, to apply for and obtain part occupancy/occupancy and completion certificate in respect of the new building or parts thereof from the planning authorities.
11. To handover the actual, physical land khas possession of Developer's Allocation of the proposed construction as per the Agreement to be raised on the below described land to those intending purchasers.
12. To inspect any document, to enter into the agreement in relation to the Developer's Allocation, units with the intending Purchaser/s of the proposed building with respect to the below schedule property.
13. To execute and register from time to time Agreement for Sale, Lease or any other documents in connection with the transfer of the undivided proportionate share in the land comprised in the said property in respect of the Developer's Allocation and to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.
14. To execute any Agreement for Sale, Deed of Conveyance or any transfer deed in my name and on my behalf in respect of the Developer's Allocation of the Four Storied Residential Building along with the proportionate share of the said premises (land as described herein below) and to present such Deed and any document in respect thereof at the concerned Sub-Registry

Udai Chandra Sharma

Office and to complete the sale in all respects, including delivery of possession of the units thus sold as per the Development Agreement. Apart from the above clear stipulation, it has been clearly understood and noted that for the purpose of execution and registration of the proposed Deeds of Sale (Conveyance) in respect of Developer's Allocation or units of the proposed Four Storied Residential Building, the signature of the Principal will not be required at any point of time and the signature of the Attorney Holder will suffice all purpose and respect.

15. To enter into any separate contract or agreement with the Architects or Engineer as may be required for the said Four Storied Residential Building construction and pay their remunerations etc.
16. To apply for temporary and permanent electric connection, if required for the purpose of construction of said proposed building and make necessary payments /expenses thereof.
17. To deliver vacant possession for said flats/units/parking space of the proposed Four Storied Residential Building in relation to the Developer's Allocation to the intending purchasers/transferees after or before the completion of the required registered instruments/deeds for myself and on my behalf.
18. To issue 'No Objection' to the intending Buyer(s)/Purchaser of the Developer's Allocation or units for the purposes of obtaining electricity supply directly from the W.B.S.E.D.C. Ltd. in the name of those intending Buyer(s)/ Purchasers as per the choice of the intending Buyer(s)/Purchasers.
19. To appoint any Advocate or Deed-Writer/Scribe to prepare the proposed deed of sale/transfer in respect of Developer's Allocation as per aforesaid Development Agreement in my name.

**AND GENERALLY** for me and on my behalf to do all acts, deeds, matters and things as may be required to give effect to the true meaning and intent of these presents, and We hereby ratify and agree to ratify and confirm all acts whatsoever my said Attorney shall do or cause to be done by virtue of this Power of Attorney, shall be construed as acts done by me personally.

**SCHEDULE "A"**  
**LAND PROPOSED TO BE DEVELOPED**

**ALL THAT PIECE OR PARCEL** of Bastu Vacant Land measuring **0.08 Acre**,  
100 (Old) & 227 (New) appertaining to part of

Udai Chandrasekhar

Gourcharan, J.L. No. 103(81), Touzi No. 91, Pargana Patharghata, Under Gram Panchayet Area, Registry office at Additional District Sub-Registrar Bagdogra, Within the jurisdiction of P.S. Matigara, District Darjeeling, in the state of West Bengal.

The said land is butted and bounded as follows: -

- North : Land of Chhedup Lama;  
South : Sold land of Santi Gopal Banik;  
East : Sold land of Bhagirathi Devi;  
West : 16 Ft. Wide Metal Road.

**IN WITNESSES WHEREOF**, the Principal/Executor of this indenture executes this Development Power of Attorney do hereby set and subscribe his hands, seals & signatures on this the day of 02<sup>nd</sup> Day of February 2024.

**WITNESSES:-**

1. *S Kanyan peral Aye*  
*S/n - Dipen Aye*  
*Coch Behan*  
  
736131

*Uday chandra Sharma*  
\_\_\_\_\_  
(PRINCIPALS/EXECUTOR)

OMHANS BUILD CITY PVT. LTD.

*[Signature]*

Director

\_\_\_\_\_  
(ATTORNEY HOLDER)

2. *Nitish Sahani*  
*S/o Shankar Sahani*  
*Rodkhola Siliguri*  
  
734006

Drafted as per the instruction of the Executants, readover and explained to the parties by me and printed in my chamber:












*[Signature]*

**(CHINMAY SARKAR)**

Advocate, Siliguri












Enrolment No. WB/523/2003.

(EXECUTANT SHEET)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Uday Chandra Sharma</i>	LEFT HAND					
	RIGHT HAND					

*Uday Chandra Sharma*  
\_\_\_\_\_  
(SIGNATURE)

(ATTORNEY SHEET)

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Rajiv</i>	LEFT HAND					
	RIGHT HAND					

OMNANS BUILD CITY PVT. LTD.

*Rajiv*  
\_\_\_\_\_  
(SIGNATURE) Director



**IDENTIFIER PHOTO SHEET**

**PHOTO**



Shankar pad Arya

**LEFT THUMB IMPRESSION**



Shankar pad Arya

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Signature of Identifier

### Major Information of the Deed



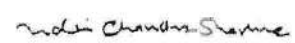
Deed No :	I-0403-00850/2024	Date of Registration	02/02/2024
Query No / Year	0403-8000302010/2024	Office where deed is registered	
Query Date	02/02/2024 2:06:53 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Chinmay Sarkar Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9475024583, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 39,96,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040300844/2024		

### Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), Pin Code : 734010

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-689	LR-337	Bastu	Bastu	0.08 Acre		39,96,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>8Dec</b>	<b>0 /-</b>	<b>39,96,000 /-</b>	

### Principal Details :



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri UDAI CHANDRA SHARMA (Presentant)</b> Son of Late HARI PRASAD SHARMA Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 , Place : Office		 Captured	
	02/02/2024		LTI 02/02/2024	02/02/2024

MARKANG PW, NEAR SEC. SCHOOL, CHUJACHEN GPU, RONGLI, City:- Not Specified, P.O:- RONGLI, P.S:-RONGLI, District:-East, Sikkim, India, PIN:- 737131 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: COxxxxxx7N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024 ,Place : Office

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>OMHANS BUILD CITY PRIVATE LIMITED</b> OMKAR ENTERPRISE, KHAPRAIL MORE, MATIGARA, City:- Not Specified, P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010 , PAN No.:: AAxxxxxx6J,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
	<b>Shri RAJU SHAH</b> Son of Shri ASHOK SHAH Date of Execution - 02/02/2024 , Admitted by: Self, Date of Admission: 02/02/2024, Place of Admission of Execution: Office	 <small>Feb 2 2024 2:26PM</small>	 <small>LTI 02/02/2024</small> Captured	 <small>02/02/2024</small>
MATIGARA BAZAR, City:- Not Specified, P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx1B,Aadhaar No Not Provided Status : Representative, Representative of : OMHANS BUILD CITY PRIVATE LIMITED (as director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Shankar Pad Arya</b> Son of Dipak Arya Bhanukumari, City:- Not Specified, P.O:- Bhanukumari, P.S:-Baxirhat, District:-Coochbehar, West Bengal, India, PIN:- 736131	 <small>02/02/2024</small>	 <small>02/02/2024</small> Captured	 <small>02/02/2024</small>
Identifier Of Shri UDAI CHANDRA SHARMA, Shri RAJU SHAH			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri UDAI CHANDRA SHARMA	OMHANS BUILD CITY PRIVATE LIMITED-8 Dec

## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: MATIGARA-I, Mouza: Gourcharan-(81), Pin Code : 734010

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 689, LR Khatian No:- 337	Owner:ঐন্দ্র চন্দ্র শর্মা, Gurdian:হরি প্রসাদ, Address:মাটিগাড়া , Classification:ভাপা, Area:0.08000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 040300850 / 2024**

**On 02-02-2024**

**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.

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

Presented for registration at 14:15 hrs on 02-02-2024, at the Office of the A.D.S.R. BAGDOGRA by Shri UDAI CHANDRA SHARMA ,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 39,96,000/-

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

Execution is admitted on 02/02/2024 by Shri UDAI CHANDRA SHARMA, Son of Late HARI PRASAD SHARMA, MARKANG PW, NEAR SEC. SCHOOL, CHUJACHEN GPU, RONGLI, P.O: RONGLI, , East, SIKKIM, India, PIN - 737131, by caste Hindu, by Profession Retired Person

Identified by Mr Shankar Pad Arya, , , Son of Dipak Arya, Bhanukumari, P.O: Bhanukumari, Thana: Baxirhat, , Coochbehar, WEST BENGAL, India, PIN - 736131, by caste Hindu, by profession Private Service

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

Execution is admitted on 02-02-2024 by Shri RAJU SHAH, director, OMHANS BUILD CITY PRIVATE LIMITED, OMKAR ENTERPRISE, KHAPRAIL MORE, MATIGARA, City:- Not Specified, P.O:- MATIGARA, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734010

Identified by Mr Shankar Pad Arya, , , Son of Dipak Arya, Bhanukumari, P.O: Bhanukumari, Thana: Baxirhat, , Coochbehar, WEST BENGAL, India, PIN - 736131, by caste Hindu, by profession Private Service

**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 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 74, Amount: Rs.50.00/-, Date of Purchase: 01/02/2024, Vendor name: S S Goon



**Yogen Tshering Bhutia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BAGDOGRA**  
**Darjeeling, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2024, Page from 17866 to 17879

being No 040300850 for the year 2024.



Digitally signed by YOGEN TSHERING BHUTIA  
Date: 2024.02.06 13:40:52 +05:30  
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 06/02/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.