



पश्चिम बंगाल WEST BENGAL
 23/08/2024
 12/40
 8002260988 from

AH 115753

Certified that the document is admitted to registration. The signature sheet and the endorsement sheet attached with document are the part of this Document.

District Sub-Registrar
 Bankura

23 AUG 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS MRS SOMA SAMANTA [PAN-BHLPS4968]] wife of Dr. Nikhil Kumar Samanta By Faith- Hindu, by Nationality- Indian, by occupation-Self employed residing at 324, Rabindra Sarani, PO + PS & Dist - Bankura. W.B., 722101, India and (2) MR. PRASANTA KUMAR PAL [PAN-AFCPP0460L] son of Late Basanta Kumar Pal By Faith- Hindu, by Nationality- Indian, by occupation- Retired employee residing at Ilakundi Road, PO + PS & Dist - Bankura. W.B., 722102, India, do hereby state and declare as follows:-

ক্রমিক নং- 1508

ইং তাং 23.8.2024

নাম Soma Samanta

বাসস্থান Rajmohuri

থানা Bankura

মূল্য 100/-

শ্রী দেবদাস মুখার্জী

ধাকুড়া সদর ৭৩১১১ ডেপুটি



Handwritten signature of the District Sub-Registrar.

District Sub-Registrar
Bankura

Signature of Soma Samanta
Soma Samanta
Dakuram
Bankura

23 AUG 2024



WHEREAS (1) L.R. Plot No- 391 measuring 0.08 Acre of Mouza- Ailakundi was purchased by **Smt Soma samanta** vide Deed no. 5034 for the year 1993 of District Registrar Bankura and after purchasing the same she mutated her name in L.R.R.O.R. in **L.R. Khatian No-376**, and (2) L.R. Plot No- 391 measuring 0.09 Acre of Mouza- Ailakundi was purchased by Basanta Kumar Pal from Dhirendranath Mandal vide Deed No - 5036 for the year 1993 of District sub Registrar Bankura and after purchasing the same he mutated his name in L.R.R.O.R. in L.R. Khatian No-404 . After the death of Late Basanta Kumar Pal, his wife Sefali Pal, Son Prasanta Kumar Pal, Son Sri Delip Pal, Son Sri Ashoke Pal and Daughter Smt Jharna Dhabal became the absolute owner of the said land. After that Sefali Pal, Sri Delip Pal, Sri Ashoke Pal and Smt Jharna Dhabal gifted their part of land to **Sri Prasanta Kumar Pal** vide Deed no. I-010100692 for the year 2017 of District Sub Register, Bankura and after getting gift the same he mutated in his name in L.R.R.O.R. in **L.R. Khatian No-2953** for construction of a multi storied building.

AND WHEREAS we entered into a Development Agreement with "**NIRMAYAK BUILDERS PVT. LTD. [PAN No-AAFCN3721P]**", (**CIN-U45309WB2016PTC217676**), being a company incorporated according to Company's Act 2013 hereby its registered office at Chandsmaridanga(Behind Kali Mondir), Bankura, PIN-722101, P.S.-Bankura, District-Bankura (W.B) , herein after referred to as "**THE DEVELOPERS**" represented by its **Director SMT. CHANDRANI SENGUPTA [PAN No- BDVPS4020H]** W/O SRI SOURAV SENGUPTA , by faith Hindu, by nationality Indian, by Profession Business, resident of Arabindanagar, Ramkrishnapalli, Bankura , PIN-722155 (W.B), and the same has been duly registered before the **D.S.R. Bankura vide deed no. 010105157 for the year 2024, Serial No- 0101005088 for the year 2024, Page no. 94861 to 94885, Volume No. 0101-2024.**

AND WHEREAS We do hereby nominate, constitute and appoint, with "**NIRMAYAK BUILDERS PVT. LTD. [PAN No-AAFCN3721P]**", (**CIN-U45309WB2016PTC217676**), being a company incorporated according to Company's Act 2013 hereby its registered office at Chandsmaridanga(Behind Kali Mondir), Bankura, PIN-722101, P.S.-Bankura, District-Bankura (W.B) , represented by its **Director SMT. CHANDRANI SENGUPTA [PAN No- BDVPS4020H]** W/O SRI SOURAV SENGUPTA , by faith Hindu, by nationality Indian, by Profession Business, resident of Arabindanagar, Ramkrishnapalli, Bankura , PIN-722155 (W.B) as our Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection upon our Landed property either solely or jointly:

1. To submit building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before Anchuri Gram Panchayat or B.L.& L.R.O or any Govt. Offices or any offices for any purpose in connection of development of said land and erection of flat and building thereon.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the risk and cost of the Developer i.e. **"NIRMAYAK BUILDERS PVT. LTD..**

To represent us before the concerned Registrar Office for registering, Sale/agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc all of which will be constructed over and above our Land Property mentioned in the schedule, save and except that portion, which is allotted in our favour through clause 8 of Development Agreement registered before **D.S.R. Bankura vide deed no. 010105157 for the year 2024, Serial No- 0101005088 for the year 2024, Page no. 94861 to 94885, Volume No. 0101-2024** which is particularly mentioned in Second Schedule hereinbelow.

3. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers at their own liability.
4. To make, sign and verify all documentation, 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 our schedule mentioned property.
5. 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 by any third party in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in our behalf.
6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
7. To appear before any office or authority of the Govt. or Anchuri Gram Panchyat or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.

8. To submit any building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before Anchuri Gram Panchyat or B.L.& L.R.O or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
9. To deposit any fees or charges in the office of Anchuri Gram Panchyat or B.L & L.R.O or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
10. To receive building plan or revised plan after sanction from the competent authority.
11. To apply and obtain loan from any Bank for the purpose of Development of our Schedule mentioned land and, for this purpose, the Developer will be entitled to mortgage our Schedule mentioned Land with any Bank subject to exclusive responsibility of repaying such loan by themselves at their own effort/endeavor and, the Landowner will not be liable for any claims whatsoever concerning such mortgage or loan, if arises in future.
12. To apply for any type of connection (water, electricity, Gas, etc) either in their own name or in the name of firm at their own cost.
13. To enter into agreement for construction or painting of building with any contractor and to dismiss the said contractor if they deem necessary at their own liability.
14. To bring any proceeding or any suit on our behalf if necessary, in connection with said plot against any person(s) or any authorities before any court of law with prior written consent from us.
15. To appear and act in all court or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in Our name or in the name of firm.
16. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
17. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
18. To execute any affidavit or bond or any documents in favour of customer or office at their own liability and risk.

19. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
20. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

AND We do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising powers given to him, on our behalf and for protecting my interest involved, in connection with the powers already specifically enumerated herein above.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over all the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of "Bastu" Land measuring **08 (Eight) Decimal**, more or less situated, lying at and being **Mouza- Ailakundi, J.L.No-213, L.R. Plot No- 391** under **L.R. Khatian No.- 376** and "Bastu" Land measuring **09 (Nine) Decimal**, more or less situated, lying at and being **Mouza- Ailakundi, J.L.No-213, L.R. Plot No- 391** under **L.R. Khatian No.- 2953**, under Bankura Zilla Parishad, (Anchuri Gram Panchyat), A.D.S.R. Bankura, District- Bankura, entire land is butted and bounded as follows:-

In the North : 30" wide road In the South : 10' wide Road
In the East : 14' wide Road In the West : Land of Anuradha Mukherjee

SECOND SCHEDULE ABOVE REFERRED TO

Second Schedule above referred to

(Description of Flat allotted to Landowner's as consideration)

Sl. No	Flat No	Area (Super Built up)	Floor
1	1/A	1192	First
2	2/B	983	Second
3	3/A	1192	Third
4	3/B	983	Third
5	4/E	1347	Fourth
6	2/E	1347	Second

7	3/E	1347	Third
8	2/C	1052	Second
9	3/C	1052	Third
Six(6) open car parking Space at Basement			

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 23rd Day of August, 2024 before D.S.R. Bankura in free and fare state of mind and health

WITNESSES:

Sital Barok
S/o - Sree Barok,
Nakairam
Bankura

② Bipan Mukherjee
S/o Sital mukherjee
Asabindana Gor Bannu

Soma Samanta

Prasanta Kumar Pal
EXECUTANT

For,
NIRMAYAK BUILDERS PVT. LTD.

Shankar Sen Gupta
Director

Signature of Attorney Holders

Soma Samanta

Prasanta Kumar Pal

Attested by the Executant

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.

Bipan Mukherjee
(Attorney)
E/M- F/1410/2023
Bankura Dist Judge Court

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb



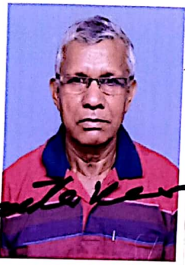
Soma Samanta

(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature:- *Soma Samanta*

Signature of the Executants/presentation

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb



Prabanta Kumar

(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature:- *Prabanta Kumar*

Signature of the Executants/presentation

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb



Anuragini Singh

(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature:- *Anuragini Singh*
NIRMAYAK BUILDERS PVT. LTD.

Signature of the Executants/presentation

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature:-

Major Information of the Deed





Deed No :	I-0101-05315/2024	Date of Registration	23/08/2024
Query No / Year	0101-8002260988/2024	Office where deed is registered	
Query Date	23/08/2024 12:37:53 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Chandrani Sengupta Arabinda Nagar Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722101, Mobile No. : 8670171306, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 1,19,85,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 74/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010105157/2024		

Land Details :

District: Bankura, P.S:- Bankura, Gram Panchayat: ANCHURI, Mouza: Ailakundi, Pin Code : 722102

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-391	LR-376	Commercial	Baide	8 Dec	56,40,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-391	LR-2953	Commercial	Baide	9 Dec	63,45,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			17Dec	0 /-	119,85,000 /-
		Grand Total :			17Dec	0 /-	119,85,000 /-



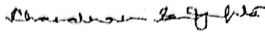
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt Soma Samanta (Presentant) Wife of Dr Nikhil Kumar Samanta Executed by: Self, Date of Execution: 23/08/2024 , Admitted by: Self, Date of Admission: 23/08/2024 ,Place : Office</p>	<p>Photo</p>  <p>23/08/2024</p>	<p>Finger Print</p>  <p>LTI 23/08/2024 Captured</p>	<p>Signature</p> <p>Soma Samanta</p> <p>23/08/2024</p>
<p>324 Rabindrasarani, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: bhxxxxxx8j, Aadhaar No: 32xxxxxxxx2289, Status :Individual, Executed by: Self, Date of Execution: 23/08/2024 , Admitted by: Self, Date of Admission: 23/08/2024 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Prasanta Kumar Pal Son of Late Basanta Kumar Pal Executed by: Self, Date of Execution: 23/08/2024 , Admitted by: Self, Date of Admission: 23/08/2024 ,Place : Office</p>	<p>Photo</p>  <p>23/08/2024</p>	<p>Finger Print</p>  <p>LTI 23/08/2024 Captured</p>	<p>Signature</p> <p>Prasanta Kumar Pal</p> <p>23/08/2024</p>
<p>Ilakundi Road, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: afxxxxxx0l, Aadhaar No: 98xxxxxxxx2300, Status :Individual, Executed by: Self, Date of Execution: 23/08/2024 , Admitted by: Self, Date of Admission: 23/08/2024 ,Place : Office</p>				



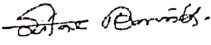
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Nirmayak Builders Private Limited Chandmaridanga (near Kalimandir), City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Date of Incorporation:XX-XX-2XX6 , PAN No.:: aaxxxxxx1p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Chandrani Sengupta Wife of Sourav Sengupta Date of Execution - 23/08/2024, , Admitted by: Self, Date of Admission: 23/08/2024, Place of Admission of Execution: Office	 Aug 23 2024 5:16PM	 Captured L71 23/08/2024	 23/08/2024
Arabindanagar Ramkrishnapalli, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: BDxxxxx0H, Aadhaar No: 48xxxxxxx0119 Status : Representative, Representative of : Nirmayak Builders Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sital Barik Son of Mr Sudeb Barik Village:- Nakajuri, P.O:- Onda, P.S:- Onda, District:-Bankura, West Bengal, India, PIN:- 722144	 23/08/2024	 Captured 23/08/2024	 23/08/2024
Identifier Of Smt Soma Samanta, Mr Prasanta Kumar Pal, Smt Chandrani Sengupta			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Soma Samanta	Nirmayak Builders Private Limited-8 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Prasanta Kumar Pal	Nirmayak Builders Private Limited-9 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Gram Panchayat: ANCHURI, Mouza: Ailakundi, Pin Code : 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 391, LR Khatian No:- 376	Owner:মোমা সামন্ত, Gurdian:নিখিল সামন্ত, Address:রবীন্দ্রসরনী ,বাঁকুড়া , Classification:বাইদ, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 391, LR Khatian No:- 2953	Owner:প্রশান্ত কুমার পাল, Gurdian:বসন্ত কুমার পাল, Address:দিজ , Classification:বাইদ, Area:0.09000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010105315 / 2024

On 23-08-2024

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 12:40 hrs on 23-08-2024, at the Office of the D.S.R. BANKURA by Smt Soma Samanta , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,19,85,000/-

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

Execution is admitted on 23/08/2024 by 1. Smt Soma Samanta, Wife of Dr Nikhil Kumar Samanta, 324 Rabindrasarani, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Others, 2. Mr Prasanta Kumar Pal, Son of Late Basanta Kumar Pal, Ilakundi Road, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by Profession Retired Person

Identified by Mr Sital Barik, , Son of Mr Sudeb Barik, P.O: Onda, Thana: Onda, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722144, by caste Hindu, by profession Business

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

Execution is admitted on 23-08-2024 by Smt Chandrani Sengupta, Director, Nirmayak Builders Private Limited, Chandmaridanga (near Kalimandir), City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Identified by Mr Sital Barik, , Son of Mr Sudeb Barik, P.O: Onda, Thana: Onda, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722144, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74.00/- (E = Rs 42.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 74.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4508, Amount: Rs.100.00/-, Date of Purchase: 23/08/2024, Vendor name: Debdas Mukherjee

Subhankar Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0101-2024, Page from 97577 to 97589
being No 010105315 for the year 2024.



Digitally signed by SUBHANKAR PAL
Date: 2024.08.23 19:15:27 +05:30
Reason: Digital Signing of Deed.

(Subhankar Pal) 23/08/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.

23/08/2024, Query No:-01018002260988 / 2024 Deed No :I-05315/2024.
Document is digitally signed.

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