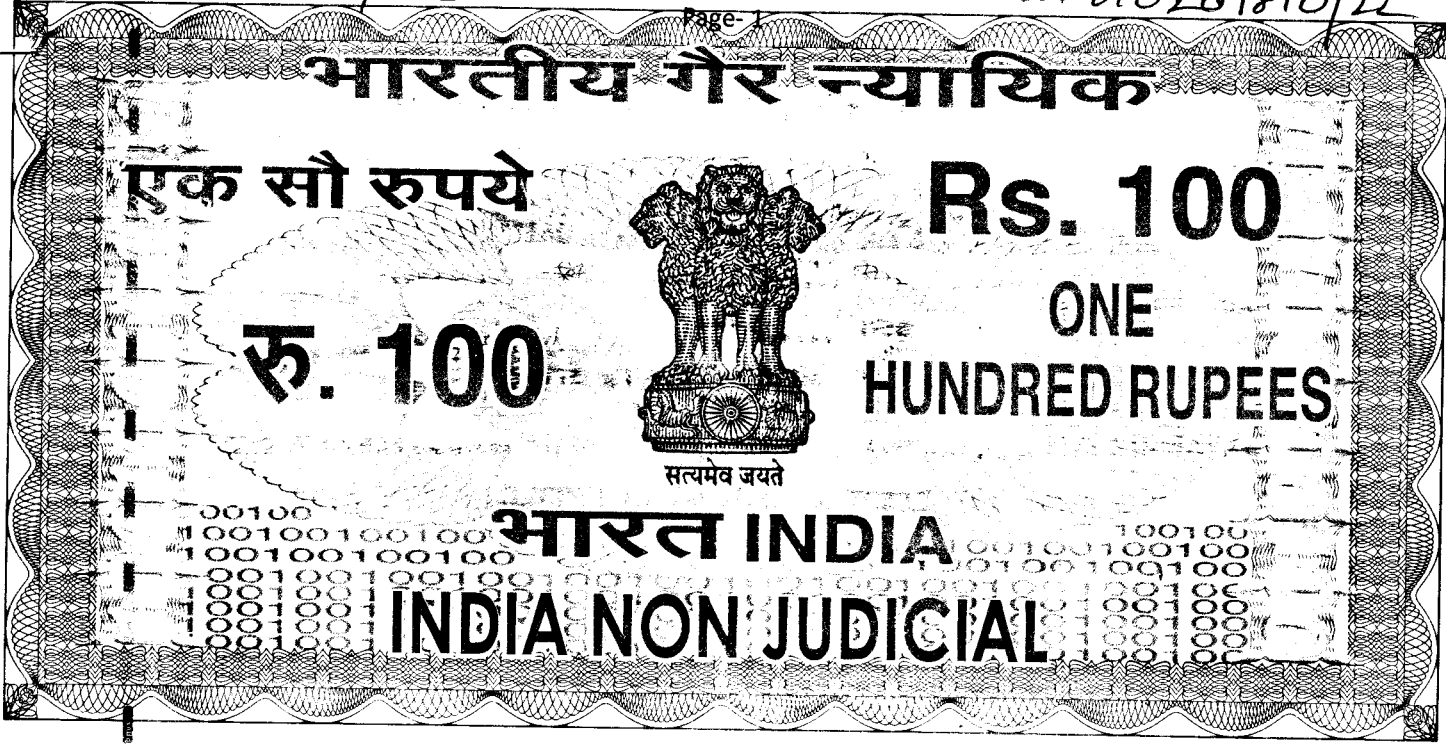


SL No- 1743/22

P-010201810/22

Page 1



1

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 127023

1-00 p.m
25/03/2022

Certified that the document is admitted for registration. The signature sheet and the endorsement sheet (if) attached with the document are the part of this document

8 - 8000360184/2022

Additional District Sub-Registrar
Bankura

25 MAR 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, ASWINI KUMAR MANDAL, S/O of Lt. Sahadeb Mandal, by faith Hindu, by nationality Indian, by Profession Retired employee residing at Arabindanagar(North), Bankura, P.O., P.S. & Dist. Bankura, West Bengal- 722101 do hereby state and declare as follows:-

5161
25/3/2022
Aurini kumar Mandy
Asalindunagar
Dumka
Sub-Registrar
স্টাফ অফিসার কার্যালয়



৯

Additional District Sub-Registrar
Bankura

25 MAR 2022

Whereas, I am absolute owner of the "Bastu" Land measuring area of 0.060 acres, under Plot No.- 665(L.R.), L.R. Khatian No-1879, J.L. No.- 228 of Mouza- Khudsole, PO, P.S. & Dist. Bankura, word No-09 under Bankura Municipality. (Particularly mentioned and described in First Schedule)

And Whereas I entered into a Development Agreement with **M/S NIRMAYAK BUILDERS PVT. LTD.(CIN-U45309WB2016PTC217676)**, being a company incorporated according to Company's Act 2013 hereby its registered office at Chandmaridanga(Near Kali Mondir), P.O., P.S. and Dist- Bankura, PIN-722101, (W.B) and the same has been duly registered before the **A.D.S.R. Bankura** vide deed no. - **010201703 dated 22/03/2022** for the year 2022 And Whereas i do hereby nominate, constitute and appoint, **SMT. CHANDRANI SENGUPTA** by faith Hindu, by nationality Indian, by Profession Business, resident of Arabindanagar, By-Pass more Bankura , PIN-722101 (W.B) **Director** of **M/S NIRMAYAK BUILDERS PVT. LTD.**, as my Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with my Landed property:

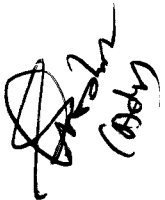
1. To apply, receive and modify sanctioned plan from Bankura Municipality and/or such other authority or authorities.
2. To manage and supervise the construction of multi storied building to be raised on my landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **M/S NIRMAYAK BUILDERS PVT. LTD.**
3. To represent me before the D.S.R./A.D.S.R Bankura, to present agreement for Sale/Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property


(A.D.S.R.)

mentioned in the schedule save and excepts those Flats which are allotted in favour of Land Owners in the Development Agreement the same has been duly registered before the **A.D.S.R.** Bankura vide deed no. - 010201703 dated 23/03/2022 for the year 2022.

4. 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.
5. 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 my schedule mentioned property.
6. 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 all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.
7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
8. To appear before any office or authority of the Govt. or Municipal Corporation or labor dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.

AND we do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him.


(Babu)

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 the flats to the prospective buyers.

SCHEDULE

(Description of Land)

All that piece and parcel of "Bastu" Land measuring area of 0.060 acres, under Plot No.- 665(L.R.), L.R. Khatian No-1879, J.L. No.- 228 of Mouza-Khudsole, PO, P.S. & Dist. Bankura, Arabindanagar Road, word No-09 under Bankura Municipality.

Butted and Bounded as under:-

On the North : 16 'wide Road

On the East: 16 'wide Road

On the West : House of Late Biswanath Barat On the South: House Of Bhanuprasad
Roy

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.



SPECIMEN FORM FOR TEN FINGER PRINTS

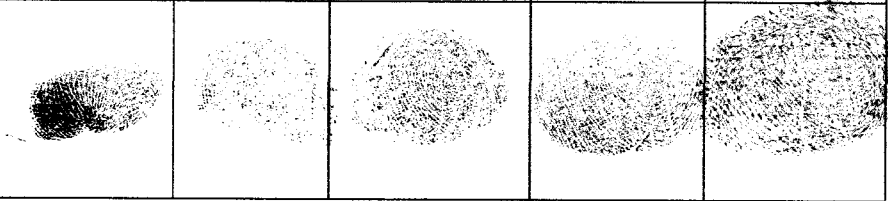
Signature of the Executants/presentation



Aswini Kumar Mondal

(LEFT HAND)

Little Ring Middle Fore Thumb



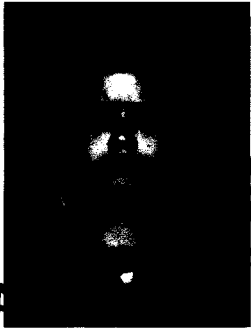
(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:- *Aswini Kumar Mondal*

Signature of the Executants/presentation



ASHOK

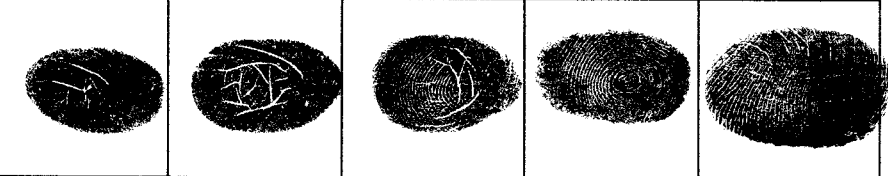
(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb

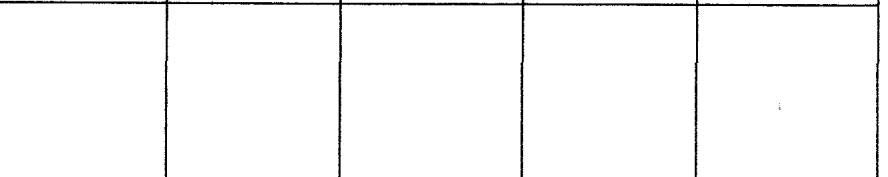


Signature:- *Ashok Kumar Singh*

Signature of the Executants/presentation

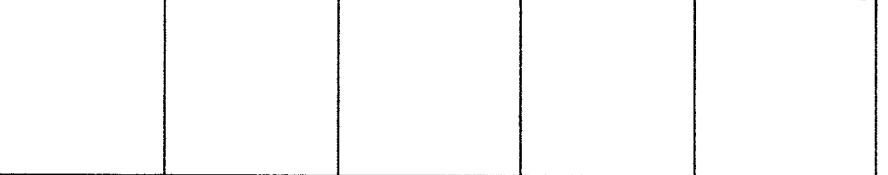
(LEFT HAND)

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(RIGHT HAND)

Little Ring Middle Fore Thumb

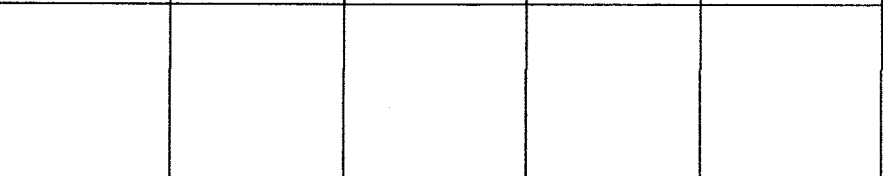


Signature:-

Signature of the Executants/presentation

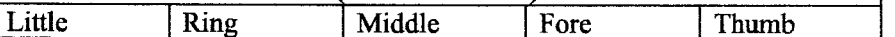
(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the **25th day of March, 2022** before A.D.S.R Bankura in free and fare state of mind and health.

WITNESSES:

Sabit Bantik
S/o - Subodh Bantik
Barni Bantik, Dakshin
onka, Bankura.

Rasamay Paramari
S/O Sri Pradip Paramari
of Vill + P.O. Purnanda
P.O. DIST - Bankura.

1)

Ashini Kumar Mondal

Executant

1) Abanobani Sen Gupta

Signature of Attorney

1)

Ashini Kumar Mondal

Attested by the Executant

Drafted and Typed at my office & I have 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

Soumen Ghoshal (Advocate)

Dist. Judge's Court, Bankura

Enrollment no - F-684/2009

Soumen Ghoshal

Advocate

Dist. Judge's Court, Bankura

Major Information of the Deed

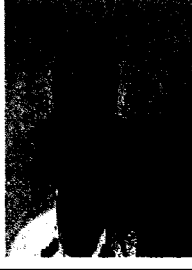

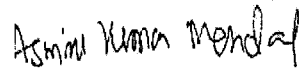
Deed No :	I-0102-01810/2022	Date of Registration	25/03/2022
Query No / Year	0102-8000960184/2022	Office where deed is registered	
Query Date	25/03/2022 1:21:25 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Asiwini Kumar Mandal Bankura,Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722101, Mobile No. : 7407377177, Status :Seller/Executant		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 41,04,000/-	
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]:- 010201703/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Arabinda Nagar Road, Road Zone : (Ward no 9 -- Ward no 9) , Mouza: Khudshol, Pin Code : 722101

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-665	LR-1879	Commercial	Bastu	0.06 Acre	41,04,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, Project Name :
Grand Total :					6Dec	0 /-	41,04,000 /-


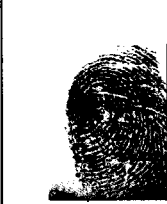
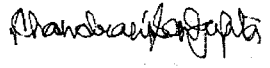
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Aswini Kumar Mandal (Presentant) Son of Late Sahadeb Mandal Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Office			
		25/03/2022	LTI 25/03/2022	25/03/2022
Arabindanagar (south), Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx0N, Aadhaar No: 57xxxxxxxx0898, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Office				



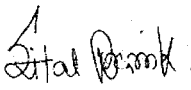
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Nirmayak Builders Private Limited City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, PAN No.:: aaxxxxx1p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Chandrani Sengupta Wife of Sourav Sengupta Date of Execution - 25/03/2022, , Admitted by: Self, Date of Admission: 25/03/2022, Place of Admission of Execution: Office			
		Mar 25 2022 5:12PM	LTI 25/03/2022	25/03/2022
Arabindanagar Junbedia Bypass More Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 721101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx0H, Aadhaar No: 48xxxxxxxx0119 Status : Representative, Representative of : Nirmayak Builders Private Limited (as Director)				

Applicant Details :

Name	Photo	Finger Print	Signature
Mr Sital Barik Son of Mr Sahadeb Barik Bauribandh, City:- Not Specified, P.O:- Nakaijuri, P.S:-Onda, District:-Bankura, West Bengal, India, PIN:- 722144			
	25/03/2022	25/03/2022	25/03/2022
Identifier Of Aswini Kumar Mandal, Smt Chandrani Sengupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Aswini Kumar Mandal	Nirmayak Builders Private Limited-6 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Arabinda Nagar Road, Road Zone : (Ward no 9 -- Ward no 9) , Mouza: Khudshol, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 665, LR Khatian No:- 1879		Owner Name not selected by applicant.

On 25-03-2022

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 13:00 hrs on 25-03-2022, at the Office of the A.D.S.R. BANKURA by Aswini Kumar Mandal, 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 41,04,000/-

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

Execution is admitted on 25/03/2022 by Aswini Kumar Mandal, Son of Late Sahadeb Mandal, Arabindanagar (south), Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Retired Person

Identified by Mr Sital Barik, , Son of Mr Sahadeb Barik, Bauribandh, P.O: Nakaijuri, Thana: Onda, , 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 25-03-2022 by Smt Chandrani Sengupta, Director, Nirmayak Builders Private Limited, City:- Bankura, P.O:- BANKURA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Identified by Mr Sital Barik, , Son of Mr Sahadeb Barik, Bauribandh, P.O: Nakaijuri, Thana: Onda, , 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 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs. 100/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 5161, Amount: Rs.100/-, Date of Purchase: 25/03/2022, Vendor name: Debdas Mukherjee



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

ificate of Registration under section 60 and Rule 69.

egistered in Book - I

Volume number 0102-2022, Page from 42389 to 42400
being No 010201810 for the year 2022.



Digitally signed by Sankha
Bandyopadhyay
Date: 2022.03.31 13:56:46 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2022/03/31 01:56:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)