SL.MO. 7917/22 1-8236/2022



পশ্চিমৰঙগ पश्चिम बंगाल WEST BENGAL

AL 912750

cr = 2197289/22 20/07/22

Certified that the Document is Admitted for Registration.

The Signature Sheets and the Endorsement Sheets attached herewith are the parts of this Document.

Addl. District Sub-Registrar Kharagpur

2 0 JUL 2022

DEVELOPMENT POWER OF ATTORNEY

AFTER DEVELOPMENT AGREEMENT

Bosumali Pal



office 20-7-2022 com resultations Kolomos Kolomos Com Mass. Basumos Pal

Mr 6 Gowy sunday sett Lane Sin thee

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Additional Dist. Sub-Registrar Kharagpur, Paschim Medinipur

2 0 JUL 2022







KNOW ALL MEN BY THESE PRESENTS I, Mrs. BASUMATI PAL, wife of Manas Pal, by faith-Hindu, by Nationality-Indian, by Occupation-House wife, resident at 6, Gour Sundar Sett Lane Flat No C/2 3rd Floor, Sinthee, P.O. & P.S.-Sinthee, Dist- Kolkata, Pin No- 700050, State- West Bengal, Aadhaar No- 4986 8460 8777, PAN No- DEWPP4453M do hereby authorize, constitute, appoint, nominate (1) Mr. SANDEEP CHATTERJEE, son of Mr. Swapan Chatterjee, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at Chittaranjan Enclave, Flat No- 1/F, Panchberia, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin No- 721305, Aadhaar No- 524116100070, Pan No-AQBPC7653E.

(2) Mr. ABHISHEK KHANDEKAR, son of Mr. Ashok Kumar Khandekar, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at Chittaranjan Enclave, Flat No- 4/E, Panchberia, P. O.- Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin No- 721305, Aadhaar No- 674847668602, Pan No- BXYPK6669K Directors of "CITYSKY CONSTRUCTION PRIVATE LIMITED" PAN No-

Basumali Pal.







AAICC5951D, a company incorporation under Section 8 of the Companies Act 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014, having its registred office at C/O- Sarbari Sarkar, Chittaranjan Enclave, F/No-1C, Panchberia, P.O.-Inda, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin No-721305, State- West Bengal as my true and lawful attorney, for me, in my name and on my behalf, to do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in the circumstances as stated below.

That the Plot of Land mentioned in Schedule below being a plot of land measuring about 10.45 decimal of land lying and situated in District-Paschim Medinipur, P.O- Kharagpur, P.S- Kharagpur (Town), A.D.S.R.O-Kharagpur, Mouza-Panchberia, J.L. No- 233, RR.S. Khatian No- 141, L.R. Khatian No- 439 under R.S. Plot No- 1375, L.R. Plot No- 1375 under Kharagpur Municipality, Ward No- 01 be the same or a little more or less, morefully described in Schedule below.

AND WHEREAS due to my inability and hardship to raise building structure on the side land have been searching for a developer who would be able to develop the land by constructing multi-storied building structures thereon containing flat or flats in each floor.

AND WHEREAS the developer/ my constituted attorney coming to know about my intention has approached me with an offer to develop the land described in the Schedule below by constructing a  $\mathbf{B}+\mathbf{G}+\mathbf{4}$  Multi-Storied Buildings thereon on the basis of building plan to be sanctioned by the Kharagpur Municipality and the said sanctioned plan shall form a part of this Power of Attorney duly executed and registered amongst me and the side plan has been sanctioned by the Kharagpur Municipality in favour of me to construct the side  $\mathbf{B}+\mathbf{G}+\mathbf{4}$  Multi-Storied Buildings and shall have my consent and concurrence.

Basumali Pal.







AND WHEREAS I have requested my attorney i. e. the developer to develop my land described in the Schedule below by investing the money for the development on the terms i. e., the developer would construct a B + G + 4 Multi- Storied Buildings containing several self contained flats each flat having their own separate numbers allotted earmarked in the sanctioned plan of Kharagpur Municipality as referred to above and hence this power of attorney and for the purpose of this Power of Attorney the said property as referred to as a more fully described in the schedule below shall henceforth for the convenience be referred to as my estate and my attorney shall do or cause to be done all the below mentioned deeds and acts in the below mentioned manners.

- To look after control, manage and supervise the administration of the said property.
- To mutate the property as described in the schedule in the records of Kharagpur Municipality and in the records of the Block Land & Land Reforms Officer and/ or in the Land department and Electric Connection from the WBSEDCL and put necessary signature on my behalf in my name in respect of the said property and also do, execute and affirm all papers, affidavits and declaration by the Kharagpur Municipality as well as by the Land Department, Govt. Of West Bengal, State Electricity Board.
- 3. To represent me before the Kharagpur Municipality in all respects and sign on my behalf in my name for sanction of building plan or modified or any revised plan and/ or drainage and sewerage plan and/ or to take water connection on my behalf in my name in the side premises and to do all the acts for the same and to get delivery of the same on my behalf in connection with the matter of the Kharagpur Municipality and my Attorney shall be duly bound to abide by all the Rules & Regulations of Kharagpur Municipality and the M.K.D.A. and

Basumali Pal





(A)

- in the vent of any dispute arising my of the same my Attorney as the Developer shall be fully responsible for the same.
- To execute and register any kind of deed of declaration to be required for sanctioning the Building Plan or drainage or sewerage plan for my said property.
- To swear any affidavit on my behalf to be required for sanctioning the building plan and/or sewerage or drainage plan form the Kharagpur Municipality.
- To engage on my behalf pleaders, advocates and solicitors and to discharge their services in respect of my property to do the work as per my requirement, to be required in the matter of the Kharagpur Municipality.
- To take water connection in my said premises and to sign and do all the works on my behalf.
- 8. To take electric connection or separate meter(s) in the side premises and put signature on my behalf for doing the side acts at WBSEDCL.
- To represent before the Judge, Munsiff, Collector, Board of Revenue, Kharagpur Municipality, State of West Bengal, Bharat Sanchar Nigam Limited, Other Government and Semi-Government Bodies/ Organisation in the matter of the side property.
- 10. To represent me in all courts, civil, criminals, Revenue of original or a local jurisdiction, execute Vokalatnama, file complaints, written statements or its appeal and to receive all summons and other process of law in respect of the side property.
- To compromise or compound any cases or refer to arbitration on respect of the side property protect my interest.
- 12. To negotiate for sale of flat/flats, car parking space of the Developer's allocated share, to accept earnest money, advance or advances against such sale and to execute deed or deeds of conveyance for

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registration, present an admit the same before registering authority and to cancel or repudiate the same as the attorney shall deem fit and proper in connection with our side undivided property as described in the schedule below on my behalf save & except my allocation as stated below and morefully described in the Development Agreement which is executed and registered alongwith this Power of Attorney in this Deed.

- 13. To negotiate on terms for and to agree to and sell the allocated portion of the Developer any to any intending purchaser or purchasers at such price or prices which our side attorney, in their absolute discretion thinks fit and proper, to agree upon and to enter into any agreement or agreements for such sale or sales and/or repudiate the same and to receive form the intending the same and to receive form the intending purchases/s any earnest money and/or advance.
- 14. To execute Deed of Sale in favour of the intending purchasers or the flats being the Developer's allocation and to receive from the intending purchaser/s any earnest money, advance and sale proceeds being the consideration as he may in his capacity as my constituted attorney think deem fit and proper.
- 15. To sign and execute all other deeds instruments and assurances, which they shall consider necessary, and to enter in to and/or agree to such covenant and conditions, as may be required for fully and effectually conveying the said properties as we could do ourselves, if personally present.

AND I do hereby agree to ratify and confirm and whatsoever other act or acts my side attorney, shall do execute and perform in connection with my joint proportionate shares of the property described in schedule below by virtue of these presents.

Basumali Pal







That we the both parties has been read over the contents of this Power of Attorney and after understanding the contents of the same we admitted the same to have been correctly written and after understanding the contents of the same we admitted the same to have been correctly written as per our instructions and the contents of the same are true to the best of our knowledge and belief and after the same we put our signatures on this Power of Attorney on this day.

IN WITNESSES WHEREOF I, Mrs. BASUMATI PAL, wife of Manas Pal do hereby put my signatures and shall on the 20<sup>th</sup> day of July 2022 A. D. out of free will and consent and in sound state of mind before the available witnesses.

### SCHEDULE OF PROPERTY PERTAINING TO WHICH POWER OF ATTORNEY IS GIVEN.

ALL THAT piece and parcel of land District- Paschim Medinipur, P.O-Kharagpur, P.S- Kharagpur (Town), A.D.S.R.O- Kharagpur, Mouza-Panchberia, J.L.No-233, R.S. Plot No-1375, L.R. Plot No-2351, Area-10.45 Decimal under Kharagpur Municipality, Ward No-01.

#### **BUTTED & BOUNDED BY:**

ON THE NORTH: - 20 ft. wide Municipal Road.

ON THE SOUTH: - Vastu Land.

ON THE EAST:- Land of Dijon Bhattacharya.

ON THE WEST:- Land of Fulchand.

#### **MEASUREMENT**

ON THE NORTH:- 50 ft. 06 inch.

ON THE EAST: - 92 ft. 00 inch.

ON THE SOUTH: - 51 ft. 00 inch.

ON THE WEST:- 85 ft. 00 inch.

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#### SCHEDULE OF OWNER'S ALLOCATION WHICH CAN NOT BE SOLD BY ATTORNEY

- 1) Flat No- G- A, 738.81 Sq. ft. on Ground Floor.
- 2) Flat No- 1- B, 779.61 Sq. ft. on First Floor.
- 3) Flat No- 2- D, 429.10 Sq. ft. on First Floor.
- 4) Flat No- 2- B, 779.61 Sq. ft. on Second Floor.
- 5) Flat No- 3- A, 738.81 Sq. ft. on Third Floor.
- 6) Flat No- 3- B, 779.61 Sq. ft. on Third Floor.
- 7) Flat No- 4- D, 429.10 Sq. ft. on Fourth Floor.
- 8) 35% mid size car parking space in the Basement.

IN WITHNESS WHEREOF The party have put their respective signature thereto on this 20th day of July 2022 A. D.







Witnesses :

1. Manas Pal S/O-Lali Harisanthen Pal 6, gour Sundan Sett Lane, Flat NO.-C/2, P.O. - Sinthee, Kolkata - 700050.

2. Romjif Senafali't 8/0- Phlin Senafali' SouthInda HJP. Pin-721301

Drafted By:

Roushix Kan

Koushik Kar

Advocate

Enrolment No- **F- 839/1109 of 2014** 

Judge's Court, Midnapore

Type By: Mithun Karan Mithun Karan

This Development Power of Attorney after Development Agreement consists of 9 pages including 1 number of Non- Judicial Stamp Paper, along with 1 pages of fingers impression of the Executant & the Attorney Holders has been annexed hereto, forming part of the Deed.

Basumati Pal.

CHYSKY CONSTRUCTION PRIVATE LIMITED

Sandy Cutt in

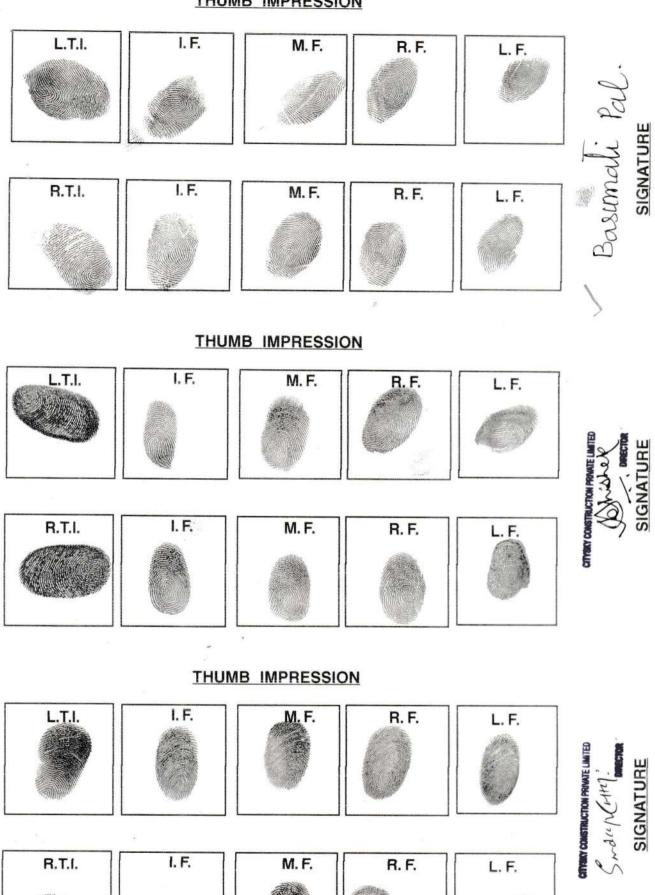
CITYBICY CONSTRUCTION PRIVATE LIMITED

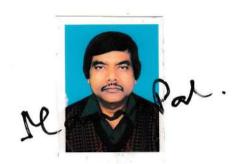
Basumali P.1



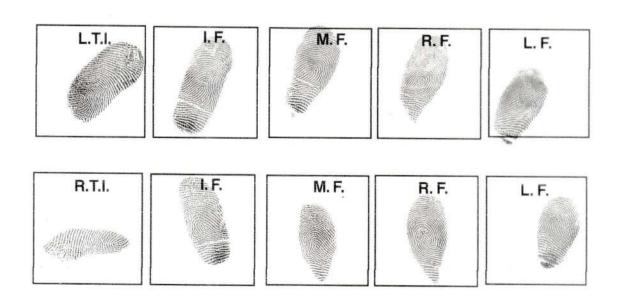


#### THUMB IMPRESSION





#### THUMB IMPRESSION



Mamas Pal SIGNATURE

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#### Major Information of the Deed

Deed No :	I-1010-08236/2022	Date of Registration	20/07/2022	
Query No / Year 1010-8002197289/2022		Office where deed is registered		
Query Date	19/07/2022 6:00:53 PM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore		
Applicant Name, Address & Other Details	Koushik Kar Inda,Thana: Kharagpur Town, District 721305, Mobile No.: 9851743503, S	ct : Paschim Midnapore, W tatus :Advocate	EST BENGAL, PIN -	
Transaction		Additional Transaction		
[0138] Sale, Development I Development Agreement	Power of Attorney after Registered			
Set Forth value		Market Value		
		Rs. 24,81,698/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)		
Remarks  Development Power of Attorney a No/Year]:- 101007945/2022 Rec issuing the assement slip.(Urban a		ed Rs. 50/- (FIFTY only) f	Agreement of [Deed from the applicant for	

#### Land Details:

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 1, Mouza: PANCHBERIA, Pin Code: 721305

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
	LR-2351	LR-3798	Vastu	Dahipurat anpatit				Width of Approach Road: 20 Ft., , Project Name :
	Grand	Total :		4' 1.2	10.45Dec	0 /-	24,81,698 /-	

#### Principal Details:

SI No	Name, Address, Photo, Finger print and Signature					
1	Name	Photo	Finger Print	Signature		
1	Mrs Basumati Pal (Presentant ) Wife of Mr Manas Pal Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Office			Basumal Pal,		
		20/07/2022	LTI 20/07/2022	20/07/2022		
	6, Gour Sundar Sett Lane, 3rd Floor, Flat No- C/2, City:- Not Specified, P.O:- Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DExxxxxx3M, Aadhaar No Not Provided by UIDAI, Status:Individual, Executed by: Self, Date of Execution: 20/07/2022, Admitted by: Self, Date of Admission: 20/07/2022, Place: Office					

#### Attorney Details:

SI No	Name, Address, Photo, Finger print and Signature
	CITYSKY CONSTRUCTION PRIVATE LIMITED  C/O- Sarbari Sarkar, Chittaranjan Enclave, F/No- 1C, Panchberia, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305, PAN No.:: AAxxxxxxx1D, Aadhaar No Not Provided by UIDAI, Status:Organization, Executed by: Representative

#### Representative Details:

lo lo	Name,Address,Photo,Finger print and Signature					
1	Name	Photo	Finger Print	Signature		
	Mr Sandeep Chatterjee Son of Mr Swapan Chatterjee Date of Execution - 20/07/2022, , Admitted by: Self, Date of Admission: 20/07/2022, Place of Admission of Execution: Office			Sandre Northeje		
£ 19		Jul 20 2022 1:16PM	LTI 20/07/2022	20/07/2022		
	Chittaranjan Enclave, Flat No- 1/F, Panchberia, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx3E, Aadhaar No Not Provided by UIDAI Status: Representative, Representative of: CITYSKY CONSTRUCTION PRIVATE LIMITED (as Director)					

## Mr Abhishek Khandekar Son of Mr Ashok Kumar Khandekar Date of Execution 20/07/2022, Admitted by: Self, Date of Admission: 20/07/2022, Place of Admission of Execution: Office Jul 20 2022 1:16PM LTI 20/07/2022

Chittaranjan Enclave, Flat No- 4/E, Panchberia, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx9K, Aadhaar No Not Provided by UIDAI Status: Representative, Representative of: CITYSKY CONSTRUCTION PRIVATE LIMITED (as Director)

#### Identifier Details: Name Photo **Finger Print** Signature Shri Manas Pal Son of Late Hari Sankar Pal 6 Goursundar Sett Lane 3rd Floor Flat Manas Pal No. C/2, City:- Not Specified, P.O:-Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:-700050 20/07/2022 20/07/2022 20/07/2022 Identifier Of Mrs Basumati Pal, Mr Sandeep Chatterjee, Mr Abhishek Khandekar

Transfer of property for L1				
SI.No	From	To. with area (Name-Area)		
1	Mrs Basumati Pal	CITYSKY CONSTRUCTION PRIVATE LIMITED-10.45 Dec		

#### Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 1, Mouza: PANCHBERIA, Pin Code: 721305

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2351, LR Khatian No:- 3798	Owner:বসুমতি পাল, Gurdian:মানস , Address:নিজ , Classification:ডাহিপুরাতনপতিত, Area:0.10450000 Acre,	Owner Name not selected by applicant.

#### Endorsement For Deed Number: I - 101008236 / 2022

#### On 20-07-2022

#### 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 13:08 hrs on 20-07-2022, at the Office of the A.D.S.R. KHARAGPUR by Mrs Basumati Pal ,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 24,81,698/-

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

Execution is admitted on 20/07/2022 by Mrs Basumati Pal, Wife of Mr Manas Pal, 6, Gour Sundar Sett Lane, 3rd Floor, Flat No- C/2, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife

Indetified by Shri Manas Pal, , , Son of Late Hari Sankar Pal, 6 Goursundar Sett Lane 3rd Floor Flat No. C/2, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Business

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

Execution is admitted on 20-07-2022 by Mr Sandeep Chatterjee, Director, CITYSKY CONSTRUCTION PRIVATE LIMITED, C/O- Sarbari Sarkar, Chittaranjan Enclave, F/No- 1C, Panchberia, City:- Kharagpore, P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305

Indetified by Shri Manas Pal, , , Son of Late Hari Sankar Pal, 6 Goursundar Sett Lane 3rd Floor Flat No. C/2, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Business

Execution is admitted on 20-07-2022 by Mr Abhishek Khandekar, Director, CITYSKY CONSTRUCTION PRIVATE LIMITED, C/O- Sarbari Sarkar, Chittaranjan Enclave, F/No- 1C, Panchberia, City:- Kharagpore, P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305

Indetified by Shri Manas Pal, , , Son of Late Hari Sankar Pal, 6 Goursundar Sett Lane 3rd Floor Flat No. C/2, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, 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 12525, Amount: Rs.100/-, Date of Purchase: 20/07/2022, Vendor name: Debabrata Bhanja

leanify

Bhim Charan Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR

Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1010-2022, Page from 190153 to 190169 being No 101008236 for the year 2022.



Digitally signed by BHIM CHARAN MAITY

Date: 2022.07.21 16:47:52 +05:30 Reason: Digital Signing of Deed.

lemy

(Bhim Charan Maity) 2022/07/21 04:47:52 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. KHARAGPUR West Bengal.

(This document is digitally signed.)