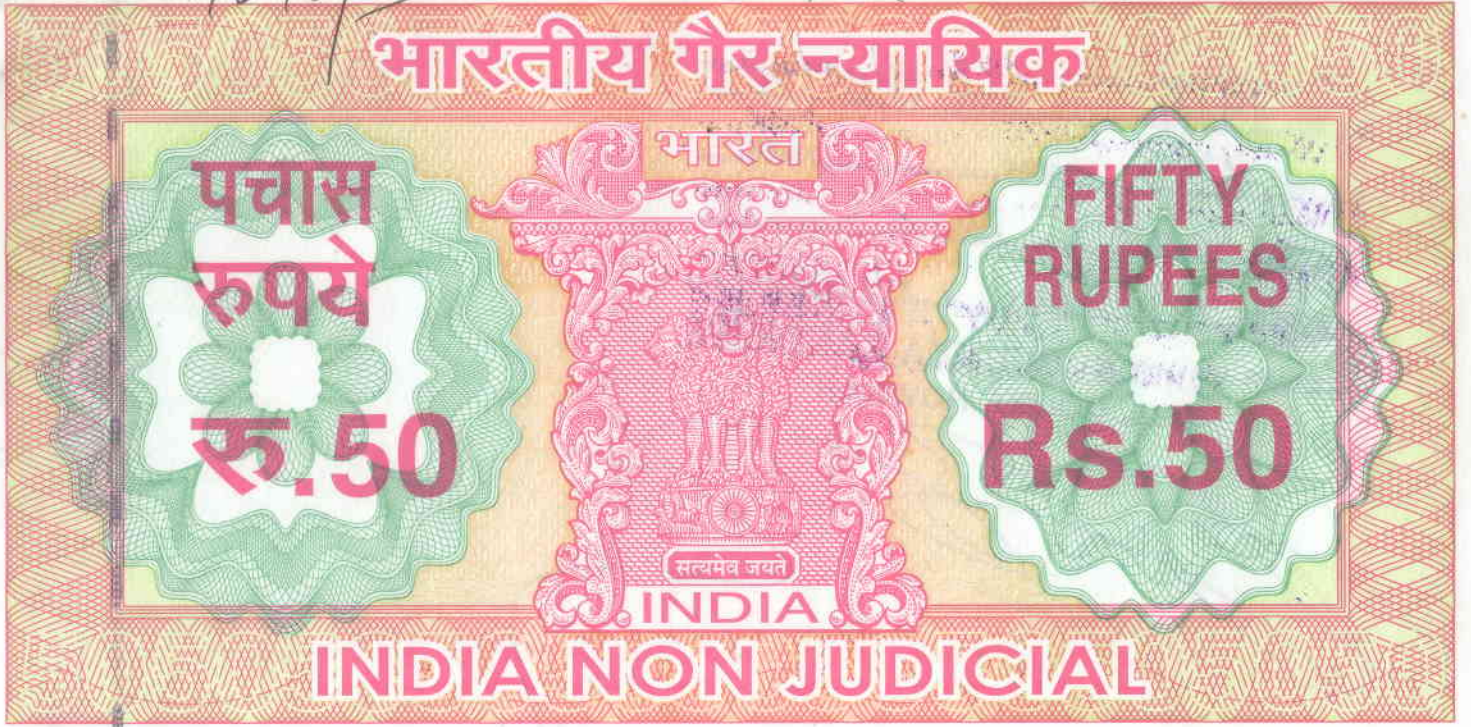


04040/23

D-05/803951(2023)

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 024773

certified that this document is admitted to registration, the registration sheets and the endorsement sheet annexed with this document are the part this document.

District Sub-Registrar-II
Howrah

15 MAY 2023

1233357/23
8

::: DEVELOPMENT POWER OF ATTORNEY :::

(AFTER REGISTRATION OF DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENTS THAT I, SAMAR JANA (PAN : AGGPJ8745H) (Aadhar No. 5467 6957 7168) son of Nandalal Jana, by faith - Hindu (Indian Citizen), by

Contd.....

P. K. Datta

SL. NO. 1914 DATE 11/05/2023

VALUE 50 RUPEES PAISE

NAME Samab - Jana

ADDRESS Panchla - Howrah

STAMP VENDOR - SOUMYA BANERJEE
CIVIL COURT, HOWRAH

[Handwritten signature]



Smta Nandi

S/o Lt. Fela Nandi

87/1, Abinash Banerjee Lane

Ps. Chatterjeehat

Dist - Howrah - 71102

Law clerk

District Sub-Registrar-II
Howrah

15 MAY 2023

(2)

occupation - Business, residing at Vill. & P.O. - Suvarara, P.S. - Panchla, District - Howrah - 711302,, Indian Citizen, hereinafter called and referred to as the **OWNER/LANDLORD** (which expression and term shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, administrators and assignees) or the parties of the **FIRST PART** or the **FIRST PARTY**.

-AND-

Sansar and

M/S DESIRE CONSTRUCTION (PAN : AAQFD8846B) a Partnership Firm, having its registered office at Andul Purbapara, Andul - Mouri, P.S. - Sankrail, District - Howrah - 711302, West Bengal, India, Represented by its ~~two~~ Partners namely **(1) KOUSHIK BHATTACHARYA** (PAN : ALMPB6615K) (AADHAR NO. 6123 7632 6720), son of Late Radha Kanta Bhattacharya, by faith - Hindu, by occupation - Business, residing at Village - Andul Purbapara, Post Office - Andul - Mouri, Police Station - Sankrail, District - Howrah, PIN - 711302, **(2) SMT. MITA DENRIA** (PAN : AUIPD3084B) (AADHAR NO. 5225 5568 4806), wife of Sri Rajkumar Denria, by faith- Hindu, by occupation - Business, residing at Village Jujarsaha Manna Para, P.O. Jujarsaha, P.S. Panchla, District- Howrah-711302, as my **JOINT ATTORNEYS**;

P. K. Datta

Contd.....



District Sub-Registrar-II
Howrah

15 MAY 2023

(3)

WHEREAS the above named Principal/I am the absolute Owner and occupier in respect of the schedule noted property along with rights of easements attached thereto more fully and specifically described in the schedule written hereunder which is the subject matter of the present Development Power of Attorney.

AND WHEREAS I, the Principal/Owner duly seized and possessed of or otherwise was/am well and sufficiently possessing the schedule noted property peacefully uninterruptedly and with the knowledge of all concerned neighbors and free from all encumbrances.

AND WHEREAS due to some legal causes and for some unavoidable circumstances I am not in a position to conduct the following acts personally and it is now necessary for me to appoint attorney who could be able to do the said acts on my behalf in respect of the Schedule mentioned property and thus I have entered into a Development Agreement which was duly registered and recorded in the office of D.S.R-II. Howrah on vide Being No. 0513 0 39 3 6 for the year 2023.

SANMATA

I, the Principal/Owner do hereby nominate constitute and

Contd.....

P. n. datta



X

District Sub-Registrar-II
Howrah

15 MAY 2023

(4)

appoint **1) KOUSHIK BHATTACHARYA** (PAN : ALMPB6615K) (AADHAR NO. 6123 7632 6720), son of Late Radha Kanta Bhattacharya, by faith - Hindu, by occupation - Business, residing at Village - Andul Purbapara, Post Office - Andul - Mouri, Police Station - Sankrail, District - Howrah, PIN - 711302, **(2) SMT. MITA DENRIA** (PAN : AUIPD3084B) (AADHAR NO. 5225 5568 4806), wife of Sri Rajkumar Denria, by faith- Hindu, by occupation - Business, residing at Village Jujarsaha Manna Para, P.O. Jujarsaha, P.S. Panchla, District- Howrah-711302, as my **TRUE AND LAWFUL ATTORNEYS** jointly and severally for myself and in my name or otherwise and/or on my behalf to do or commit or caused to be done or committed all or any of the several acts, powers, authorities, matters and things herein below mentioned that is to say :-

1. To look after interest and to do all acts, deeds and things in respect of the said properties as mentioned in the Schedule hereunder written.
2. To protect and safeguard right, title and interest in respect of the Schedule mentioned property.
3. To enter into Agreement with the intending Purchaser/

Contd.....

P.K. Datta
A

(5)

Purchasers in respect of the Developer's Allocation share of the Schedule mentioned property and to receive any amount like Baina/Advance/part consideration or otherwise and even the entire consideration against proper receipts.

4. To execute any Amalgamation Agreement with the landlord .
5. That the money received towards total consideration or part consideration on account of execution and registration of the respective Deed of Conveyance in respect of Developers' Allocation shall be deposited in my Bank Account and there are / shall be no monetary transaction between the Principal and the said Attorney as per the terms and conditions of the above referred Development Agreement.
6. To appear before any Registration Office for the purpose of execution and registration of the Deed of Conveyance, Sale, Gift, any amalgamation Deed with the other owners etc. or Agreement for Sale in respect of the Developer's Allocation and to share, sign, execute in the name of myself/the Principal on the said Deed of Conveyance or Agreement and also Sign in the Fee Receipt Book, in terms of the Developer's Allocation share of the schedule property.

Contd.....

P.K. Senthil

(6)

7. To receive total consideration at the time of execution and registration of the Deed of Conveyance for myself, in terms of the Development Agreement.
8. To sell, transfer the Schedule mentioned property and/or any part thereof at party price to be fixed by the said Attorney to any intending Purchaser/s or person (s), in terms of the Development Agreement of Developers' share allocation.
9. To manage, control, protect, work and supervise the Management and preservation of the property mentioned in the Schedule hereunder and to enter into contract, covenant and make Arrangement of any kind whatsoever in relation thereto.
10. To engage Advocate, Attorney, Moharar, etc. for the purpose of execution and registration of the respective Deed of conveyance / Deed of Agreement etc. and to defend suit, if any, in respect of the Schedule mentioned properties in compliance to the terms and conditions of the Development Agreement.
11. To appear and represent the Principals before any Magis-

Contd.....

P. K. Datta
→

(7)

trate Judges, Civil Judge and all Courts, Registration Offices or any other Government Office and/or Settlement Offices and Howrah Zilla Parishad, Police Station, Commissioner or Central or State Government Offices, or Public Body or Bodies, Corporate and other statutory authority / authorities in all matters and things relating to the aforesaid properties.

12. To file suits, cases, Misc. Appeal etc. and to sign and verify Plaintiff. Written Statement, petition, Objection, Miscellaneous Appeal, Revisions, swear Affidavit to sign and execute Vakalatnama and such other papers and documents and to file in Any Court or Offices in respect of the Schedule mentioned properties and also sign and execute such other papers and documents as the said Attorney shall think necessary and expedient on behalf of the Principal.
13. To issue and/or receive summons, notices, letters and to file and receive back, any documents in any court or offices and to compromise, compound or withdraw cases and to settle up the disputes, if any, in respect of the said properties and to sign the Petition of compromise and to adduce evidences for and on my behalf.

Contd.....

Handwritten signature

(8)

14. To appoint Arbitrator to settle up the dispute, if any, in Respect of the Schedule mentioned properties with the others any properties for and on behalf of the Principal/ Owner.

Be it mentioned here that this Power of Attorney will be cancelled automatically after the completion of this total process of Developer's Agreement.

AND GENERALLY to execute and perform any other act or acts, deed or deeds, matter or things whatsoever which are in the opinion of my said Attorney ought to be done, executed and performed relating to the Schedule mentioned property of the Developers' allocation and affairs, ancillary or incidental thereto.

AND WHEREAS the schedule noted property is totally free from all encumbrances and was/is never acquired by any Govt. and/or Semi Govt. authority or never served with any notice for Acquisition.

AND the principal do hereby agree and undertake to ratify and confirm all acts, deeds and other things, that the said constituted attorneys may lawfully do, execute or perform by virtue of this Development Power Attorney subject to the preceding conditions as per terms and conditions of the aforesaid Development Agreement.

The Attorney will sell all portion, same and expect owner (s) allocation, Contd.....

P. Karthi

SATISH

(9)

--: SCHEDULE - 'A' ABOVE REFERRED TO :-

(ENTIRE PROPERTY)

(1) **ALL THAT** piece and parcel of BASTU land measuring more or less about 01 Cottah 10 chittack 29 sq. ft. in R.S. Khatian No. 433, R.S. Dag No. 662, Hal/L.R. Khatian No. 2768, L.R. Dag No. 742, within Mouza - Andul, J.L. No. - 29, P.S. - Sankrail, District - Howrah,

(2) **ALL THAT** piece and parcel of BASTU land measuring about 03 Cottahs 01 chittack 39 sq. ft. in L.R. Khatian No. 2768, R.S. Khatian No. 433, R.S. Dag No. 663, L.R. Dag No. 743, within Mouza - Andul, J.L. No. - 29, P.S. - Sankrail, District - Howrah.

In total measuring about 04 Cottahs 12 chittack 23 sq. ft. of Bastu land in One Block , being butted and bounded by metes and bounds as follows :-

IN THE NORTH : 30'-0" Andul Road and/or land of Rajkumar Denria.

IN THE SOUTH : Land of Rajkumar Denria & others.

IN THE EAST : Property of Snehasish Maity.

IN THE WEST : Property of Rajkumar Denria.

Contd.....

P.K. Datta

(10)

IN WITNESS WHEREOF We, the Executants/Owners/Principal hereto have set our hands, seals and signature on this the 15th day of May, 2023.

WITNESSES :

1. *Shanku Nandi*
87/1, Abinash Bhumeru Lane
Howrah
2. *Tanmay Manne*
Tujersaha, Panchla,
Howrah - 711302
3. *Debabrata Manne,*
Tujersaha, Panchla
Howrah - 711302

SANJAY ZOSHA

SIGNATURE OF THE 1ST PARTY / OWNER

We accepte this Power

DESIRE CONSTRUCTION

Kaushik Bhattacharya
Partner

DESIRE CONSTRUCTION

Mita Dey
Partner

Drafted by me and
prepared in my office.

Pankaj Kumar Dutta
Pankaj Kumar Dutta

Advocate

Howrah Judges' Court




Registration No. WB - 679/1991

Computerized by me :




Dipankar Samanta

**SINATURE OF THE 2ND PARTIES /
ATTORNEYS**




FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Samir M

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Kaushik Bhattacharya

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Mita Dandia

Major Information of the Deed



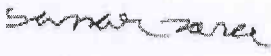
Deed No :	I-0513-03951/2023	Date of Registration	15/05/2023
Query No / Year	0513-8001233357/2023	Office where deed is registered	
Query Date	15/05/2023 2:53:28 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Santu Nandi Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9748799284, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 29,82,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 051303936/2023		

Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, Pin Code : 711302

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-742	LR-2768	Bastu	Bastu	1 Katha 10 Chatak 29 Sq Ft	2,00,000/-	10,38,634/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-743	LR-2768	Bastu	Bastu	3 Katha 1 Chatak 39 Sq Ft	1,00,000/-	19,43,865/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			7.8902Dec	3,00,000 /-	29,82,499 /-	
		Grand Total :			7.8902Dec	3,00,000 /-	29,82,499 /-	







Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Samar Jana (Presentant) Son of Mr Nandalal Jana Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Office			
		15/05/2023	LTI 15/05/2023	15/05/2023
Village:- Suvarara, P.O:- Suvarara, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx5H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Desire Construction Village:- Andul Purbapara, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 , PAN No.:: AAxxxxxx6B,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
	Mr Koushik Bhattacharya Son of Late Radhakanta Bhattacharya Date of Execution - 15/05/2023, , Admitted by: Self, Date of Admission: 15/05/2023, Place of Admission of Execution: Office			
		May 15 2023 3:04PM	LTI 15/05/2023	15/05/2023
Block/Sector: Andul Mouri, Village:- Andul Purbapara, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5K,Aadhaar No Not Provided Status : Representative, Representative of : Desire Construction (as Partner)				
2	Name	Photo	Finger Print	Signature
	Smt Mita Denria Wife of Mr Rajkumar Denria Date of Execution - 15/05/2023, , Admitted by: Self, Date of Admission: 15/05/2023, Place of Admission of Execution: Office			
		May 15 2023 3:05PM	LTI 15/05/2023	15/05/2023

Village:- Jujarsaha Manna Para, P.O:- Jujarsaha, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxx4B,Aadhaar No Not Provided Status : Representative, Representative of : Desire Construction (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santu Nandi Son of Late Felu Nandi Howrah Court, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			
	15/05/2023	15/05/2023	15/05/2023

Identifier Of Mr Samar Jana, Mr Koushik Bhattacharya, Smt Mita Denria

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Samar Jana	Desire Construction-2.74771 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Samar Jana	Desire Construction-5.1425 Dec

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 742, LR Khatian No:- 2768	Owner:সমর জানা , Gurdian:বন্দলাল জানা, Address:শুভরআড়া,পাঁচলা,হাওড়া , Classification:পুকুর, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 743, LR Khatian No:- 2768	Owner:সমর জানা , Gurdian:বন্দলাল জানা, Address:শুভরআড়া,পাঁচলা,হাওড়া , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 051303951 / 2023

On 15-05-2023

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 13:58 hrs on 15-05-2023, at the Office of the D.S.R. - II HOWRAH by Mr Samar Jana ,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 29,82,499/-

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

Execution is admitted on 15/05/2023 by Mr Samar Jana, Son of Mr Nandalal Jana, P.O: Suvarara, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business

Indetified by Mr Santu Nandi, , , Son of Late Felu Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-05-2023 by Mr Koushik Bhattacharya, Partner, Desire Construction, Village:- Andul Purbapara, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Santu Nandi, , , Son of Late Felu Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-05-2023 by Smt Mita Denria, Partner, Desire Construction, Village:- Andul Purbapara, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Santu Nandi, , , Son of Late Felu Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 1914, Amount: Rs.50.00/-, Date of Purchase: 11/05/2023, Vendor name: Soumya Banerjee



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2023, Page from 109591 to 109607

being No 051303951 for the year 2023.



Digitally signed by Panchali Munshi
Date: 2023.05.19 14:41:50 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

**(Panchali Munshi) 2023/05/19 02:41:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.**

(This document is digitally signed.)