

4122/24

I-4162/2024



27/5/24 → 8/1305898/24

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 980950

I certify that the Document, if admitted to registration, The endorsement sheet attached with this document are the Part of this document

Adtl. District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

27 MAY 2024

Arunava Banerjee
Sujata Roy

Query No.- 23058001305898/2024

GRN NO:- 192024250059187078

POWER OF ATTORNEY

After Regd. Development Cum Construction Agreement vide Deed No. 4149 for the year 2024 of ADSR office Asansol

THIS DEED OF POWER OF ATTORNEY is made on this the 27th day of May, 2024, BY:

8/1

ক্রমিক নং: 766 28 05 2028

মূল্য: ২০০০০/-

স্বাক্ষর: [Signature]

জেতার: [Signature]

এ. ডি. নং: [Signature]

নাইসেক্স নং ২৬৭

২১ ০৫ ২০২৪ তারিখে আসানসোল জমাদারী হইতে স্বাক্ষর

৭৯২২



Addl. District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

27 MAY 2024

After Regd. Development Cum Construction Agreement vide
Deed No. 4149 for the year 2024 of ADJR office Asansol
THIS DEED OF POWER OF ATTORNEY is made on this the
27th day of May, 2024, BY:

Arunava Banerjee
Sujata Roy

I, SRI ARUNAVA BANERJEE (PAN NO. AGZPB4019P) son of Late Anil Banerjee by faith Hindu, by occupation- Business, Nationality- Indian, resident of Deshbandhu Road, Subhaspally, P.O.- Burnpur, P.S. – Hirapur, Sub-Division and ADSR Office Asansol, Dist.- Paschim Bardhaman (W.B), PIN – 713325, do hereby appoint, nominate and constitute my lawful Attorney **PURNALAKSHMI ASSOCIATES (PAN NO. ABDFP1563F)** a partnership firm having its office at Subhaspally, P.O. Burnpur 713325, P.S. Hirapur , Dist- Paschim Bardhaman being represented by its two partners viz **1. SRI ARUNAVA BANERJEE (PAN NO. AGZPB4019P)** son of Late Anil Banerjee **2. SMT. SUJATA ROY (PAN NO. ACPPR0927C)** Wife of Late Somnath Roy both by faith Hindu, by occupation- Business, Nationality- Indian, resident of Subhaspally, P.O.- Burnpur, P.S. Hirapur, Sub-Division and ADSR Office Asansol, Dist.- Paschim Bardhaman (W.B), PIN- 713325, to do and execute all or any of the following acts, deeds and things for me and on my behalf in respect of the property which are under my ownership and possession.

WHEREAS I Sri Arunava Banerjee is the absolute owner and in possession of the landed property morefully mentioned and described in the schedule below.

AND WHEREAS I myself and the partners of PURNALAKSHMI ASSOCIATES have already been entered in to an Regd. Development Cum Construction Agreement vide Deed No.4149 for the year 2024 of ADSR office Asansol.

Arunava Banerjee

Sumanbaram
Sujale. Rao

**NOW THIS POWER OF ATTORNEY WITNESSES AS
FOLLOWS:-**

1. To look after, manage, maintain and supervise day to day affairs of my Property mentioned in the schedule below.
2. To appear in all courts either civil or criminal, High court, Supreme Court or in any other Govt. or Semi Govt. office or Offices in connection with the property more fully described in the schedule below, and my said attorney hereby empowered to appoint Advocate, Pleaders for contesting all court and office Cases and engineer for construction of the apartment under the name and style THE NEST for me and on my behalf.
3. My said attorney hereby empowered to put his signature in the affidavit, complaints, written objection, written statements, in all relevant papers and documents which will be required for court cases and office cases and in the concerned Registration office or offices.
4. My attorney empowered to transfer the flats, parking space, shops etc. which will be constructed on the schedule mentioned plots to any person or persons by executing Deed of Sale or Deed of lease for me and on my behalf.
5. My said attorney hereby empowered to collect all consideration price from the intending buyer or buyers and deposit the said price in the bank account of my lawful attorney purnalakshmi Associates for me and on my behalf.
6. My said attorney hereby empowered to present the sale Deed or lease Deed or any other Deed or Deeds before the Registering authority and my said attorney also empowered to put his signature in the said Deeds as well as on the

Sumanbaram
Sujale. Rao

Sumava Banu
Sujate. R.

- papers in the office of the registering authority and collect the registered Deeds or any other documents or notice issued by the registering authority.
7. My said attorney hereby empowered to enter in to any agreement for sale with the intending purchaser or purchasers by negotiating the total consideration value of the flats, shops, parking space etc. which will be constructed on the schedule mentioned plots for me and on my behalf and they are also empowered to issue receipt for taking advance money from the intending purchaser or purchasers
 8. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance consideration price on completion of such sale or sales and to give good, valid receipt and discharge of the same which will protect the interest of the purchaser or purchasers.
 9. My said attorney hereby empowered to supervise the construction of the apartment under the name and style THE NEST.
 10. To give notice, demand and collect all outstanding dues from any person/ persons for me and on my behalf.
 11. Be it expressly stated that this Deed does not constitute/ create / assume at all or any kind of transfer and enjoyment in favour of the Attorney.

All the consideration price including advance money received from the intending buyer or buyers will be deposited in the account of my lawful attorney viz Purnalakshmi Associates.

Purnalakshmi Associates
R. V.

Amarendra Prasad
Sujata. Roy.

Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the Attorney is created on the property which is the subject matter of this Power of Attorney and that further the said Attorney shall be hereby obtain or have power to make any sale, lease, land developments, sub-plotting etc. on the said property but the entire consideration money shall be deposited to the Bank Account of attorney and this development power of attorney is always **revocable**. All acts, deeds and things which will be done lawfully by my said Attorney will be construe as my own Acts, Deeds and things as if I am personally present there. It is further mentioned here that no monetary transaction has been made between the above named executants / principal and the Attorney.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

In the Dist. of Paschim Bardhaman, P.O- Burnpur, P.S. Hirapur, Mouza- Narsinghbandh, J.L- 21, Chowki, Sub Div. and Sub Registry office Asansol, ward no. 43 (old), 79 (new) under Asansol Municipal Corporation C.S Plot Nos. 1148 & 2235 under C.S Khatian Nos. 402 & 398 corresponding to R.S. Plot Nos. 3682 & 3683 under R.S Khatian Nos. 2632 and 2633 corresponding to L.R Plot No. 4393 & 4394, under L.R Khatian No. 1839 situated on Deshbandhu Road Subhashpally approx. measuring 16 ft, Clasificatian- Bastu, measuring Total area 14 Decimal equivalent to 8 Katha 7 Chatak 23.4 sq.ft out of which 0.0190 Acre on L.R Plot No. 4393 and 0.1210 Acre on L.R Plot No. 4394. Along with a 45 years old dilapidated building measuring about 400 sq.ft.

IN WITNESS WHEREOF the principal and the attorney sign and execute these presents on this the 27th day of May, 2024.

WITNESSES:-

1. Gargi Roy
w/o: Soumendra Roy
Shibani Kutir
Subhaspally
Po:- Bwmpur - 713325
PS:- Hirapur
Dist:- Paschim Bardhaman.

Arunava Bandyopadhyay
SIGNATURE OF THE PRINCIPAL

Arunava Bandyopadhyay
Sujati Roy
SIGNATURE OF THE PARTNER OF
PURNALAKSHMI ASSOCIATES
i.e THE ATTORNEY

2. Milan Kumar Bandyopadhyay
Sp. A. T. M. Bandyopadhyay
Advocate, Asansol Court
Po:- Asansol - 713304
PS:- Asansol (South)
Dist:- Paschim Bardhaman.

Drafted and prepared by me as per the instruction of the parties and read over and explained the contents in Bengali and printed in my office.

Milan Kumar Bandyopadhyay
Advocate at Asansol Court
Enrolment No. WPS/846/1998

Thumb

Littlefinger to forefinger



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me: Arumava Banerjee

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand

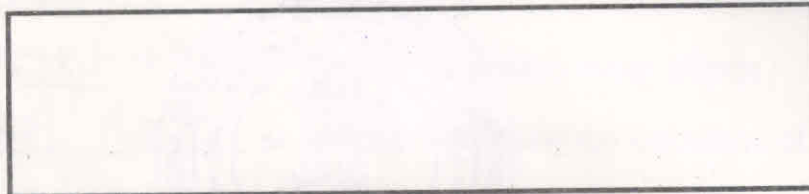
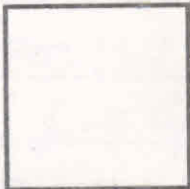


Finger Print attested by me: Sujata Roy

Thumb

Littlefinger to forefinger

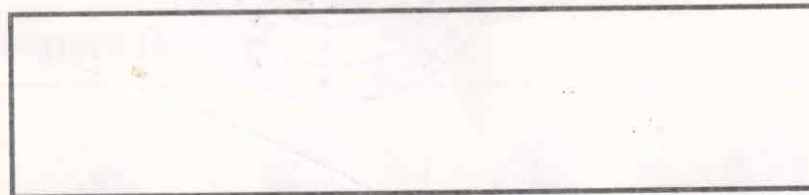
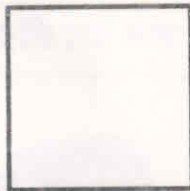
Left Hand



Thumb

Forefinger to Littlefinger

Right Hand

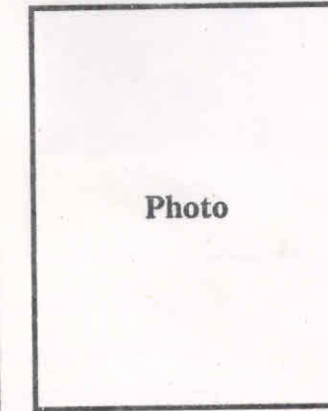
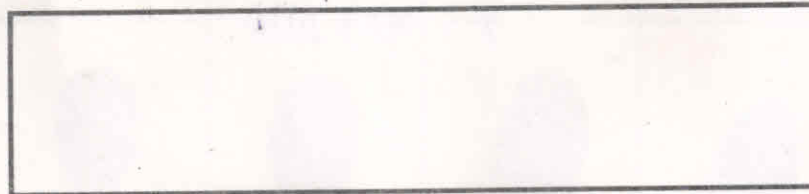
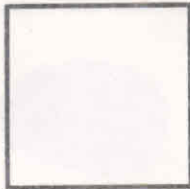


Finger Print attested by me:

Thumb

Littlefinger to forefinger

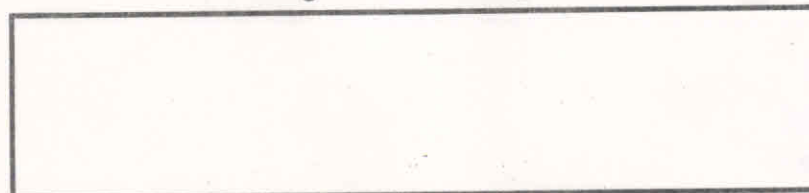
Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me:

DETAILS OF IDENTIFIER WITH PHOTO











(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Smt. Gangi Roy
2. FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম) Sri Soumendhra Roy
3. OCCUPATION (পেশা) Housewife
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) Shibani Kutir
VILLAGE / TOWN (গ্রাম) Subhashpally
POST OFFICE (পোস্ট অফিস) Burupur
POLICE STATION (থানা) Hirapur PIN 713325
DISTRICT (জেলা) Paschim Bardhaman STATE (রাজ্য) W.B.
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) Family Relation
6. AADHAR NO. 2955 3546 0756
PAN
EPIC NO.

আমি (শনাক্তকারী) Smt. Gangi Roy অত্র দলিলের (Query No.)
8001305898/2024 বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।

I, Smt. Gangi Roy as identifier identifying the executants of the concerned deed
(Query No.) 8001305898/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Gangi Roy
Identifier Signature
(শনাক্তকারীর স্বাক্ষর)

Mob. No: 7063224126



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250059187078

GRN Details

GRN: 192024250059187078 Payment Mode: SBI Epay
GRN Date: 27/05/2024 13:31:44 Bank/Gateway: SBIPay Payment Gateway
BRN : 2884718724916 BRN Date: 27/05/2024 13:32:04
Gateway Ref ID: 414815548730 Method: State Bank of India UPI
GRIPS Payment ID: 270520242005918706 Payment Init. Date: 27/05/2024 13:31:44
Payment Status: Successful Payment Ref. No: 8001305898/3/2024
[Query No*/Query Year]

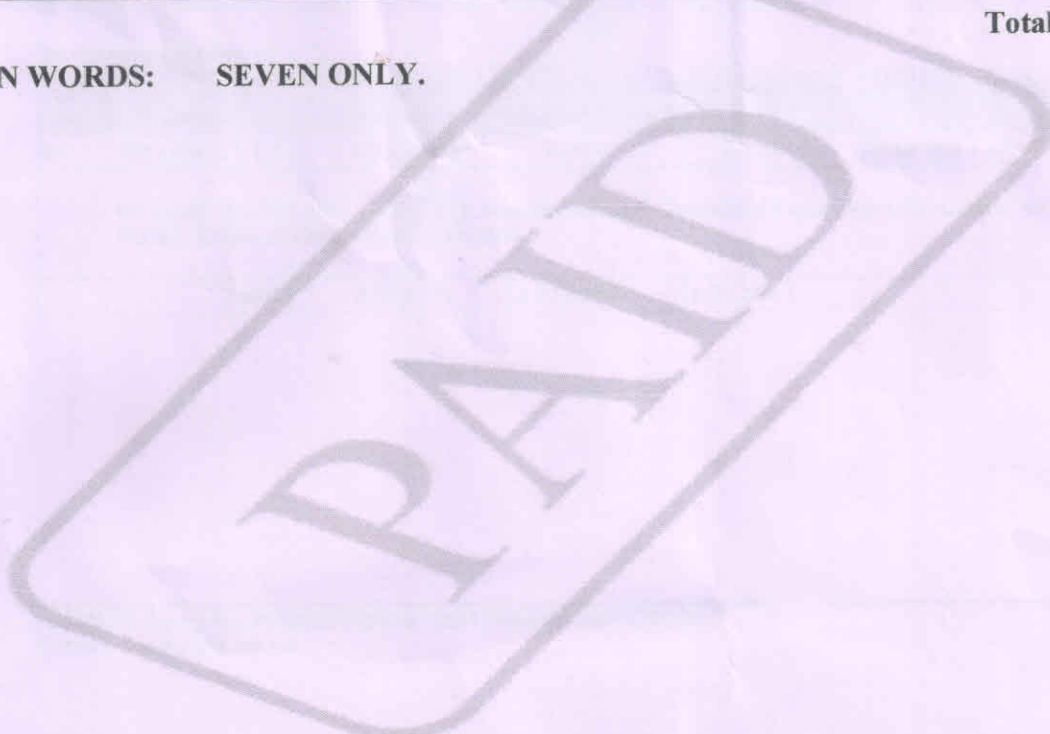
Depositor Details

Depositor's Name: Mr MILAN KUMAR BANDYOPADHYAY
Address: ASANSOL COURT
Mobile: 8370858497
Period From (dd/mm/yyyy): 27/05/2024
Period To (dd/mm/yyyy): 27/05/2024
Payment Ref ID: 8001305898/3/2024
Dept Ref ID/DRN: 8001305898/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8001305898/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				7

IN WORDS: SEVEN ONLY.



Major Information of the Deed

Deed No :	I-2305-04162/2024	Date of Registration	27/05/2024
Query No / Year	2305-8001305898/2024	Office where deed is registered	
Query Date	27/05/2024 1:00:14 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Milan Kumar Bandyopadhyay Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9732326945, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 12,00,000/-	Rs. 37,36,360/-		
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]:- 230504149/2024. Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



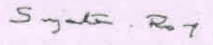
Land Details :

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Deshbandhu Road-Subhas Pally, Mouza: Narsinghbandh, Pin Code : 713325

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3682	RS-2632	Bastu	Bastu	0.019 Acre	1,00,000/-	4,66,363/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-3683	RS-2633	Bastu	Bastu	0.121 Acre	8,00,000/-	29,69,997/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					14Dec	9,00,000 /-	34,36,360 /-	
Grand Total :					14Dec	9,00,000 /-	34,36,360 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	400 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	3,00,000 /-	3,00,000 /-	

2	Name	Photo	Finger Print	Signature
	Smt SUJATA ROY Wife of Late SOMNATH ROY Date of Execution - 27/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office	 May 27 2024 2:20PM	 Captured LTI 27/05/2024	 27/05/2024
SUBHASHPALLY, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx7C,Aadhaar No Not Provided Status : Representative, Representative of : PURNALAKSHMI ASSOCIATES (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Gargi Roy Wife of Shri Soumendra Roy Shibani Kutir Subhaspally, City:- , P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325	 27/05/2024	 Captured 27/05/2024	 27/05/2024
Identifier Of Mr ARUNAVA BANERJEE, Mr ARUNAVA BANERJEE, Smt SUJATA ROY			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ARUNAVA BANERJEE	PURNALAKSHMI ASSOCIATES-1.9 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr ARUNAVA BANERJEE	PURNALAKSHMI ASSOCIATES-12.1 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr ARUNAVA BANERJEE	PURNALAKSHMI ASSOCIATES-400.00000000 Sq Ft



(Faint signature and text)
Mangla Khatun Mondal
REGISTRAR OF ASSURANCES
OFFICE OF THE A.T. & R. JUDGE
Paschim Bardhaman, West Bengal

Endorsement For Deed Number : I - 230504162 / 2024

On 27-05-2024

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 27-05-2024, at the Office of the A.D.S.R. ASANSOL by Mr ARUNAVA BANERJEE ,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 37,36,360/-

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

Execution is admitted on 27/05/2024 by Mr ARUNAVA BANERJEE, Son of Late ANIL BANERJEE, DESHBANDHU ROAD SUBHASH PALLY, P.O: BURNPUR, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Business

Indetified by Smt Gargi Roy, , , Wife of Shri Soumendra Roy, Shibani Kutir Subhaspally, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession House wife

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

Execution is admitted on 27-05-2024 by Mr ARUNAVA BANERJEE, PARTNER, PURNALAKSHMI ASSOCIATES, SUBHASHPALLY, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325

Indetified by Smt Gargi Roy, , , Wife of Shri Soumendra Roy, Shibani Kutir Subhaspally, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession House wife

Execution is admitted on 27-05-2024 by Smt SUJATA ROY, PARTNER, PURNALAKSHMI ASSOCIATES, SUBHASHPALLY, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325

Indetified by Smt Gargi Roy, , , Wife of Shri Soumendra Roy, Shibani Kutir Subhaspally, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession House wife

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 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/05/2024 1:32PM with Govt. Ref. No: 192024250059187078 on 27-05-2024, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 2884718724916 on 27-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 883, Amount: Rs.100.00/-, Date of Purchase: 24/05/2024, Vendor name: P K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/05/2024 1:32PM with Govt. Ref. No: 192024250059187078 on 27-05-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 2884718724916 on 27-05-2024, Head of Account



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2024, Page from 87157 to 87170
being No 230504162 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.05.28 11:59:26 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 28/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

POWER OF ATTORNEY

After Regt. Development Cum Construction Agreement vide
Deed No. 4149 for the year 2024 of ADSR office Asansol

THIS DEED OF POWER OF ATTORNEY is made on this the