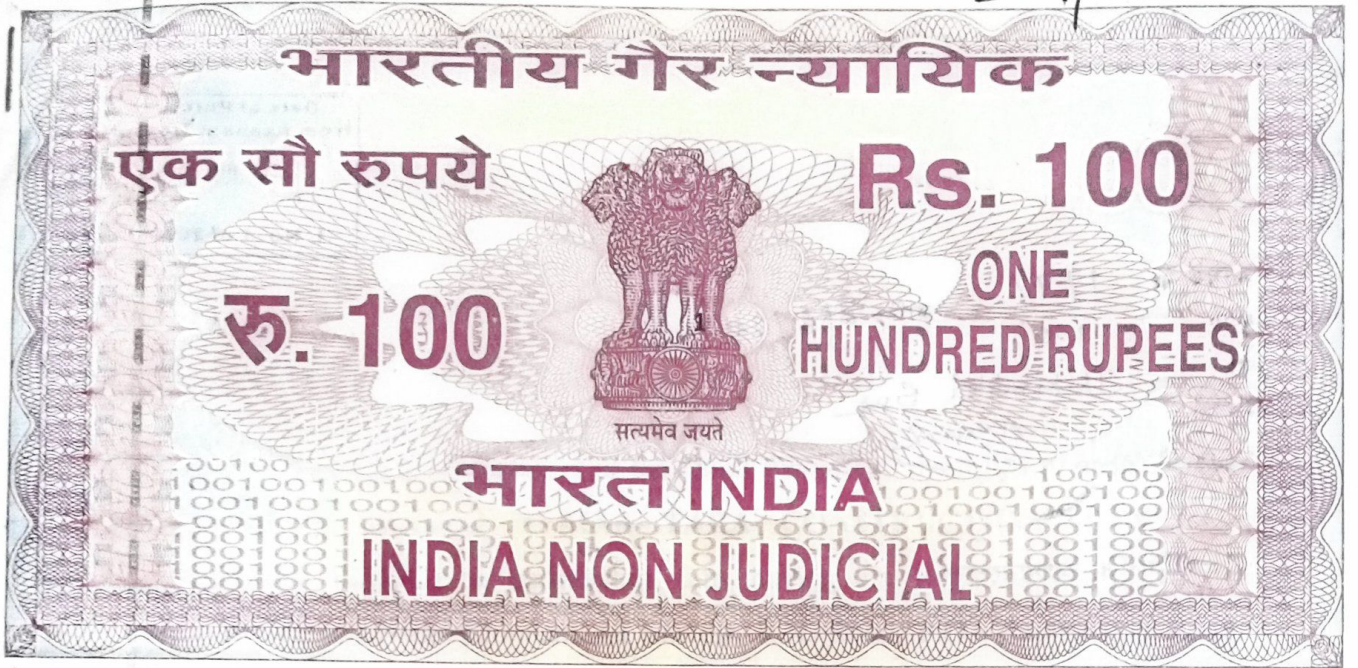


2674

2.2745



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 415472

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

2

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

11 JUN 2020

Attorney after Development & construction agreement

Query No 0258000619004/2020

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SMT. JHIKIMIKI SUR (PAN NO. - BMFPS1873R) w/o Sri Goutam Sur by faith Hindu, resident of Sur Bhawan, Saradapally, Near Court More, Asansol 713304, PS Asansol(S), District Paschim Bardhaman (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include heirs, successors-in-interest, legal representatives and/or assigns) hereafter called the "Grantor",

Goutam Sur

WHEREAS:

- A. The Grantors are the owners of the "Said Property" described in the **Schedule** and the Developer is **MAA TARA CONSTRUCTION (PAN NO.- AANFM5552G)**, a partnership firm having its Regd. office at Jharna Residency, Near- Chinnamasta Mandir, R.N. Road, P.O.- Radhanager Road, Burnpur, Dist – Paschim Bardhaman, Pin – 713325, West Bengal (hereafter called the "**Developer**").
- B. The Grantors and the Developer have entered into an agreement of even date registered with the Asansol Sub Register (hereafter called the "**Development Agreement**"), to develop the Said Property (hereafter the "**Project**") under the terms and conditions as detailed therein.
- C. In terms of the Development Agreement and/or otherwise, the Grantor is required and/or is desirous of appointing the Developer as its true and lawful attorney for the purposes hereinafter mentioned.

NOW KNOW ALL BY THESE PRESENTS THAT I, the above named Grantor, do hereby nominate, constitute and/or appoint the said **MAA TARA CONSTRUCTION (PAN NO.- AANFM5552G)**, a partnership firm having its Regd. office at Jharna Residency, Near- Chinnamasta Mandir, R.N. Road, P.O.- Radhanager Road, Burnpur, Dist – Paschim Bardhaman, Pin – 713325, West Bengal (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest and/or assigns) of the **Other Part** represented by its partners 1) **SRI SUBHAS ROY (PAN NO.- ACQPR5437E)**, S/o Late Bholanath Roy of Rabindranagar, P.O – Asansol, Dist – Paschim Bardhaman, 2) **SRI BIKRAM DASGUPTA (PAN NO.-**

an
G. H. Roy
for

ADGPD8182R), S/o – Lt. Asit Ranjan Dasgupta of Gourango Sengupta Sarani, Radhanagar Road, P.O – Radhanagar (Burnpur), Dist – Paschim Bardhaman (hereafter called the "**Attorney**"), to act as the true and lawful attorney of the Grantor, for in the name of and/or on behalf of the Grantor and the attorney to do, exercise and perform all or any of the following acts, deeds and/or things relating to the Said Property, that is to say:

1. That for the sake of convenience or erecting the said construction upon the schedule mentioned land as also to perform the acts, deeds and things in terms of the conditions embodied in this agreement the First Party are executing this document as Development Agreement cum General power of Attorney in favour of the Second Party conferring upon him the following powers and authority in connection with the schedule mentioned land which are to be exercised by the Second Party as constituted attorney of the First Party in the matter of raising the said building on the schedule mentioned lands:
2. To look after manage and supervise the schedule mentioned lands and to take all appropriate steps for preserving the right, title, and interest of the First Party over the schedule mentioned land for the First Party and on her behalf.
3. To represent the First Party before all officials and departments of the State Govt. and Central Govt. and in all other public and private offices and to submit all petitions, returns, plans and statements for the First Party and on her behalf relating to the schedule mentioned lands.
4. To file all suits, claims and other legal proceedings in all Courts, Civil Criminal, Revenue and other statutory authority and tribunals for the First Party and to pursue all such legal proceedings by executing necessary vokalatnamas and other powers for the First Party and on her behalf and to file all motions, revision, appeals, writ petitions and writ appeals against all judgments orders

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Gourango Sarani

and decrees which may be passed by all such Court and judicial and quasi-judicial authorities in appropriate higher Court or courts and in the writ Courts and to defend the First Party in like manner against all suits, cases, legal proceedings, revisions, motions, appeals etc. which may be brought against the First Party in connection with the schedule mentioned land belonging to the First Party.

5. To get the site plan and the building plan sanctioned/approved from the authority concerned for the First Party and on her behalf by submitting the same before the said authority and to collect and receive the same after its sanction/approval for the purpose of erecting the said building upon the schedule mentioned land and in this connection to sign the necessary papers and receipts at the said office for the First Party and on her behalf.
6. To enter into agreement or contract with any person for selling/transferring the shop/residential unit/parking space/godown of the proposed building to such party or parties and on such terms as the Second Party may deem fit and in this connection the Second Party as attorney will be competent to sign and execute all agreements relating to such transfer by receiving consideration price and/or advance price for the First Party and on their behalf.
7. To raise/erect the proposed building upon the schedule mentioned land in accordance with an in strict compliance with the said site plan and the building plan to be received and collected by the Second Party attorney and shall observe and follow all other directions to be issued by the AMC from time to time under the provisions of Asansol Municipal Corporation Act for the First Party and on her behalf and while performing the said acts, deeds and things the Second Party/attorney shall sign and execute all documents, papers, forms, application etc. as and when required for the First Party and on her behalf. The

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G. S. Ghosh
4/12/21

Second Party attorney shall also competent to submit and to take delivery of the building plan and to take receipt thereof including right to deposit all fees in this regard for the First Party and on her behalf.

8. To sign and execute all forms, application, documents etc. for the First Party and on her behalf for the purpose of taking water connection and electric connection with meters and lines in the proposed multistoried building.
9. To sign and swear all affidavits before the Court of law for the First Party and on her behalf as and when required in connection with the said land and/or with the constructional matter or in the matter of taking water connection and electric connection and to submit the same before the appropriate authority for the First party and on his behalf whenever required.
10. To sign and execute all kinds of deeds i.e. Sale/Lease/Exchange/Rent/Transferring and selling the self-contained Flat/Flats/shops parking space of the said proposed building in favour of all transferees on receipt of consideration which may be mentioned in all such Sale Deeds for the First Party and on her behalf and to present all such Sale Deed or Deeds before the appropriate Registering Authority for getting the same registered for the First Party and on her behalf and in this connection the Second Party attorney shall also be competent to sign all other relevant papers and documents at registration office for the First Party and on behalf which will be required for the purpose of completing the sale.
11. To hand over the original sale receipt after signing the same on behalf of the First Party to the transferee/purchaser for enabling him/her/them to procure the Title Deed in original form the Registration Office in due course.
12. And generally to do everything what the First Party could do on his behalf and the First Party do hereby undertake to ratify and confirm all such acts, deeds

M. G. G. A.

and things what will be lawfully done by the Second Party attorney in exercise of Powers hereby conferred.

Schedule-A (Said Property)

ALL THAT piece and parcel of land situated at Within District Burdwan, PS Hirapur, **Mouza Santa**, RS Khatian No 34, **RS Plot No 2057**(Two thousand fifty seven) & **2183**(Two thousand one hundred eighty three) corresponding to **LR Plot No 1689** (One thousand six hundred eighty nine) under LR Khatian No 6229 **measuring .26 Acres equivalent to 15.73 Cottah.** of Bastu land with structure (double storied) building having covered area 2500 Sft. being Holding No 199/126 Kumarpur Asansol, Ward No 1(Old)/53 within Asansol Municipal Corporation

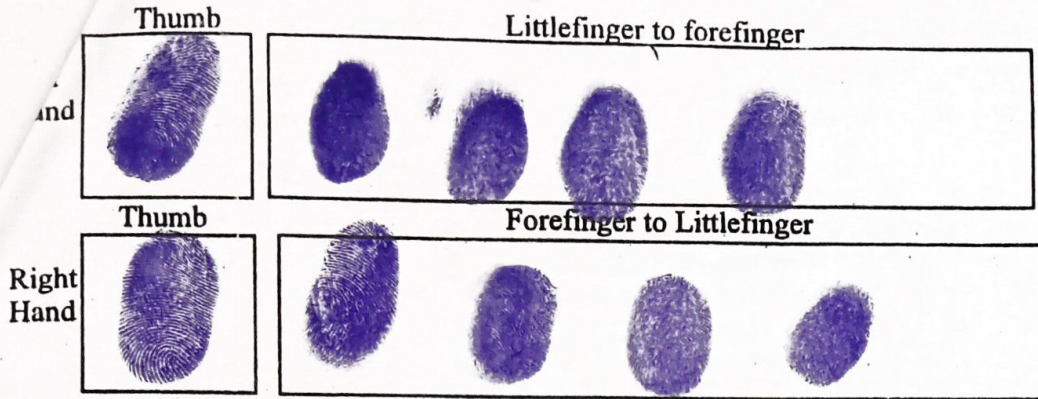
Butted and bounded

- On the North : H/o Dr. S. N. Banerjee
- On the East : Vacant Land
- On the South : Durga Mandir
- On the West : Road

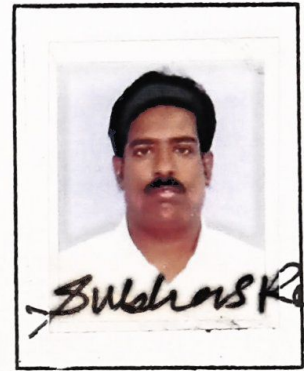
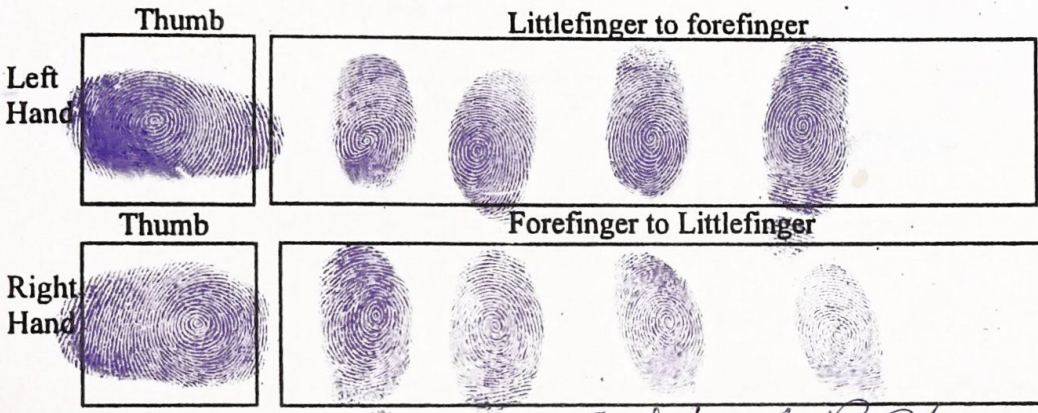
Schedule-B (Owner's Allocation)

The Owners shall be entitled of 20% in the Domestic area and 20% car parking spaces, out of the entire Saleable Areas in the Complex according to sanctioned building plan after completion of the project in lieu of share of expected profits out of the projects. That the location of the owners allocated area will be proportionately from the each floor or as will settled after sanctioned of building plan of the said proposed building by the unanimous decision

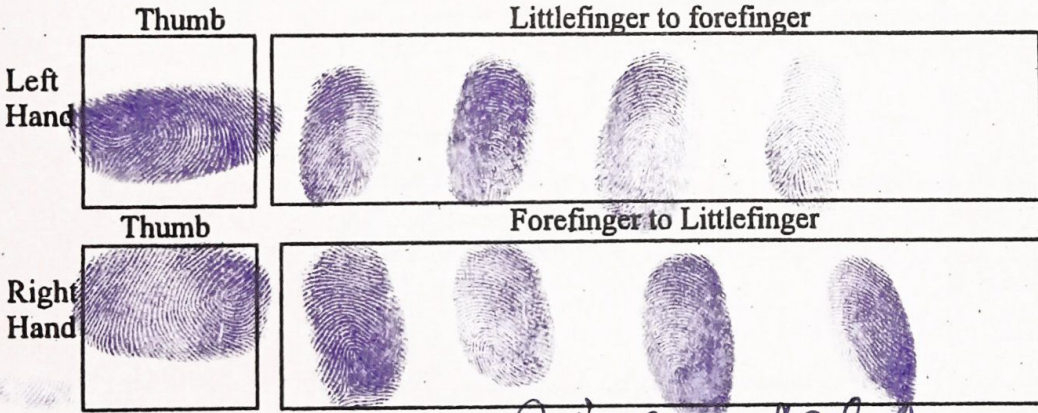
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G...*



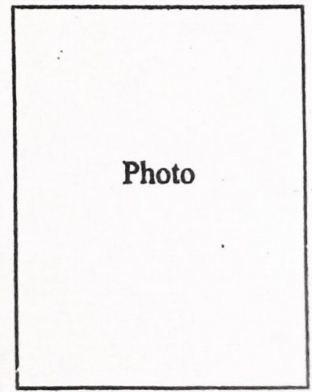
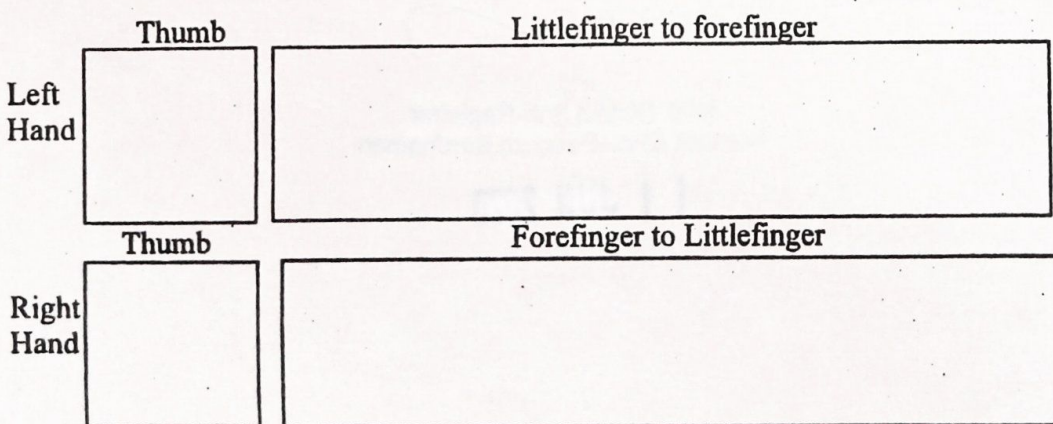
Finger Print attested by me : Thikimela Sun



Finger Print attested by me : Subhas Roy



Finger Print attested by me : Bikram Sen



Finger Print attested by me :


भारत सरकार
GOVERNMENT OF INDIA



ज्योती दूर
Jyoti Durr
Post - सहायक निदेशी
Father - SATYENDRAKUMAR NIGOH
MR 99 / 100 of 1999 - 1999
दिल्ली / दिल्ली



7545 6130 4342

साधार - साधारण आनुषंगिक अधिकार

आयकर विभाग
TAXES DEPARTMENT

ज्योती दूर
SATYA KUMAR NIGOH
51/100/1999
Permanent Account Number
ENFP21872R



भारत सरकार
GOVT. OF INDIA





Jyoti Durr


भारत सरकार
GOVERNMENT OF INDIA





বিক্রম দাশগুপ্ত
BIKRAM DASGUPTA
 জন্মতারিখ/DOB: 13/09/1970
 পুরুষ/ MALE



8481 3108 7152

আমার আধার, আমার পরিচয়

স্থায়ী লেখা সংখ্যা /PERMANENT ACCOUNT NUMBER
ADGPD8182R


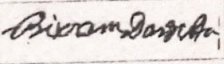


নাম /NAME
BIKRAM DASGUPTA

পিতা का नाम /FATHER'S NAME
ASIT RANJAN DASGUPTA

জন্ম তারিখ /DATE OF BIRTH
13-09-1970

হस्ताক্ষর /SIGNATURE



AK Das
 আয়কর আধিকারিক, প.সং.-XI
 COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

MAA TARA CONSTRUCTION


21/12/2005
 Permanent Account Number
AANFM5552G



13092006

Bikram Dasgupta

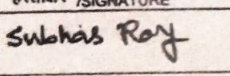
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACQPR5437E



नाम /NAME
SUBHAS ROY

पिता का नाम /FATHER'S NAME
BHOLA NATH ROY

जन्म तिथि /DATE OF BIRTH
15-01-1967

हस्ताक्षर /SIGNATURE


आयकर आयुक्त, प.प्र. - II
 COMMISSIONER OF INCOME-TAX, W.B. - II



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

Enrollment No 1058/13605/56325

To,
 SUBHAS ROY
 S/O: Bholanath Roy
 PRASANTA SMRITI
 RABINDRA NAGAR, COURT MORE
 NEAR RANA SEN HOUSE
 Asansol (m Corp.)
 U C Danga Barddhaman Barddhaman
 West Bengal 713304
 9832175129

Ref: 29302 / 09C / 3957979 / 3958928 / P



SE542916763FT



आपका **आधार** क्रमांक / Your **Aadhaar** No. :

5517 4923 8624

आधार - आम आदमी का अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT
 MAA TARA CONSTRUCTION



भारत सरकार
 GOVT. OF INDIA



21/12/2005
 Permanent Account Number
AANFM5552G

13092006



भारत सरकार
 Government of India



SUBHAS ROY
 DOB : 15/01/1967
 Male



5517 4923 8624

आधार - आम आदमी का अधिकार

Subhas Roy

In witness whereof we, execute this deed in free mind, sound health and after fully knowing the contents thereof being read over & explained to us in Vernacular on the 11th June 2020 at Asansol.

Jitendra Sen

WITNESSES:

1. Tathagata Sen
S/o Gobindam Sen, R/O
S/o Bhawan, Saradapally,
Asansol-4, West Bengal

Jitendra Sen

- 2 Rohit Kumar Chowdhury
S/o. Kailash Pal Chowdhury.
Dhruv Dangaal (near water tank)
P.O. Radhanagar Road, Asansol
Dist. Paschim Bardhaman
Pin - 713325

MAA TARA CONSTRUCTION
Subhas Roy
Partner

MAA TARA CONSTRUCTION
Bikram Jangra
Partner

Signature of the Executants

Drafted & prepared by me as per instructions of the executors and read over and explained the contents of this deed before them in vernacular and typed in my office

Chowdhury Musaraf Hossain
(Chowdhury Musaraf Hossain)

Advocate

Enrolment No. F-1024/1172/2002

Major Information of the Deed

Deed No :	I-0205-02745/2020	Date of Registration	11/06/2020
Query No / Year	0205-8000619004/2020	Office where deed is registered	
Query Date	11/06/2020 3:33:57 PM		
Applicant Name, Address & Other Details	C M HOSSAIN ASANSOL COURT, Thana : Asansol (S), District : Burdwan, WEST BENGAL, Mobile No. : 9434253243, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,06,01,286/-		
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]:- 020502744/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

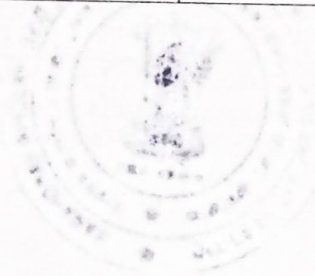
Land Details :

District: Burdwan, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Sarada Polly-Santa, Road Zone : (Road Width (12-20) -- Road Width (12-20)) , Mouza: Santa, Pin Code : 713304



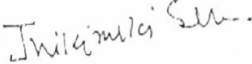
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1689	LR-6229	Bastu	Bastu	26 Dec	1/-	1,89,09,098/-	Property is on Road , Project Name :
Grand Total :					26Dec	1 /-	189,09,098 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	1/-	16,92,188/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2500 sq ft	1 /-	16,92,188 /-	






Principal Details :



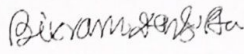
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Jhikimiki Sur (Presentant) Wife of Mr Goutam Sur Executed by: Self, Date of Execution: 11/06/2020 , Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Office			
	11/06/2020	LTI 11/06/2020		11/06/2020
Sur Bhawan, Saradapally, Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMFPS1873R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/06/2020 , Admitted by: Self, Date of Admission: 11/06/2020 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Maa Tara Construction Jharna Residency, Near- Chinnamasta Mandir, R.N. R, P.O:- Radhanager Road, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325 , PAN No.:: AANFM5552G,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 Subhas Roy Son of Late Bholanath Roy Date of Execution - 11/06/2020, , Admitted by: Self, Date of Admission: 11/06/2020, Place of Admission of Execution: Office			
	Jun 11 2020 3:50PM	LTI 11/06/2020		11/06/2020
Rabindranagar, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACQPR5437E,Aadhaar No Not Provided Status : Representative, Representative of : Maa Tara Construction (as partner)				

Name	Photo	Finger Print	Signature
Mr Bikram Dasgupta Son of Late Asit Ranjan Dasgupta Date of Execution - 11/06/2020, , Admitted by: Self, Date of Admission: 11/06/2020, Place of Admission of Execution: Office			
	Jun 11 2020 3:50PM	LTI 11/06/2020	11/06/2020
Gourango Sen Sarani, Radhanagar Road, P.O:- Burnpur, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADGPD8182R,Aadhaar No Not Provided Status : Representative, Representative of : Maa Tara Construction (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tathagata Sur Son of Mr Goutam Sur Sur Bhawan Saradapally Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304			
	11/06/2020	11/06/2020	11/06/2020
Identifier Of Mrs Jhikimiki Sur, Mr Subhas Roy, Mr Bikram Dasgupta			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Jhikimiki Sur	Maa Tara Construction-26 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mrs Jhikimiki Sur	Maa Tara Construction-2500.00000000 Sq Ft

Land Details as per Land Record

District: Burdwan, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Sarada Polly-Santa, Road Zone : (Road Width (12-20) -- Road Width (12-20)) , Mouza: Santa, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1689, LR Khatian No:- 6229	Owner:শ্রীমতি ঝিকিমিকি সুর, Gurdian:শ্রী গৌত সু, Address:সারদা পল্লী , আসানসোল , Classification:বাস্ত, Area:0.26000000 Acre,	Owner Name not selected by applicant.

On 11-06-2020

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 15:42 hrs on 11-06-2020, at the Office of the A.D.S.R. ASANSOL by Mrs Jhikimiki Sur ,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 2,06,01,286/-

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

Execution is admitted on 11/06/2020 by Mrs Jhikimiki Sur, Wife of Mr Goutam Sur, Sur Bhawan, Saradapally, Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession House wife

Indetified by Mr Tathagata Sur, , Son of Mr Goutam Sur, Sur Bhawan Saradapally Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 11-06-2020 by Mr Subhas Roy, partner, Maa Tara Construction, Jharna Residency, Near- Chinnamasta Mandir, R.N. R, P.O:- Radhanager Road, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325

Indetified by Mr Tathagata Sur, , Son of Mr Goutam Sur, Sur Bhawan Saradapally Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 11-06-2020 by Mr Bikram Dasgupta, partner, Maa Tara Construction, Jharna Residency, Near- Chinnamasta Mandir, R.N. R, P.O:- Radhanager Road, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325

Indetified by Mr Tathagata Sur, , Son of Mr Goutam Sur, Sur Bhawan Saradapally Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

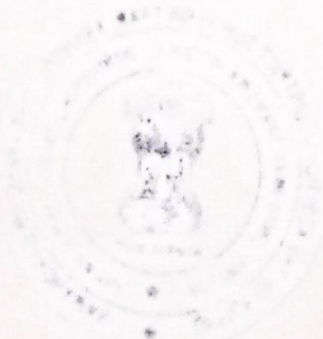
Payment of Fees

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 1171, Amount: Rs.100/-, Date of Purchase: 08/06/2020, Vendor name: P Ghanty



Hillol Ghosh

Hillol Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0205-2020, Page from 61062 to 61078
Being No 020502745 for the year 2020.



Digitally signed by HILLOL GHOSH
Date: 2020.06.12 11:55:55 +05:30
Reason: Digital Signing of Deed.

Hillol Ghosh

(Hillol Ghosh) 2020/06/12 11:55:55 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)