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PATECHARITY OF THE PROPERTY OF THE

পশ্চিমুবঙ্গ पश्चिम बंगाल WEST BENGAL

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AH 128123

Query No. : 23058000699081/22

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

GENERAL POWER OF ATTORNEY

after registered Development or Construction Agreement

KNOW ALL MEN BY THESE PRESENTS I SMT.

Addi. District Sub-Registrar PURNIMA MUKHERJEE (PAN : CTLPM7649M) W/o Late Bhutnath

0 4 MAR 2022

Mukherjee, by faith Hindu, citizenship Indian, resident of : Radhanagar

Road Near Bombhola Kali Mandir, P.O. Radhanagar Road, Burnpur,

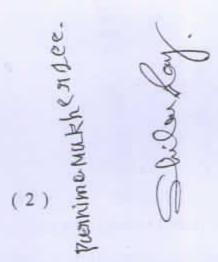
Pin-713325, P.S. Hirapur, Dist. Paschim Bardhaman do hereby

appoint, nominate and constitute 'SUDHA CONSTRUCTION'

a proprietorship firm, represented by its proprietor Sri Shibu

Roy S/o Late Subodh Chandra Roy, by faith Hindu,

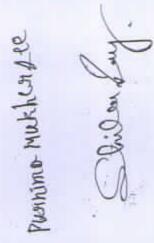
Contd. Page 2



by occupation business, resident of: Gouranga Sen Sarani, P.O. Radhanagar Road, P.S. Hirapur, Chowki & A.D.S.R. Office Asansol, Dist. Paschim Bardhaman to do and perform and/or cause to be done or performed the following acts, deeds and things in respect of the property belonging to me and more fully mentioned in schedule below:-

WHEREAS the Executant/Land Owner is the lawful and rightful owner of the land measuring 2675.81 sq. feet comprised in R.S. Plot No. 2177 situated in Mouza: Santa, P.S. Hirapur, Dist. Burdwan at present Paschim Bardhaman which the First Party/Land Owner purchased by a registered Deed of Sale being Deed No. 7285 for the year 1981 of Asansol Sub Registry Office and the said land has been duly and correctly recorded in the name of the First Party/Land Owner under L.R. Khatian No. 6140 being L.R. Plot No. 2075 of Mouza Santa, P.S. Hirapur;

AND WHEREAS in the circumstances the Executant/Land Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property as detailed hereinabove and which are more fully mentioned in schedule 'A' below;

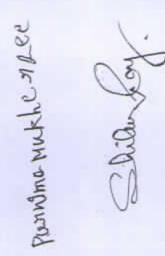


(3)

AND WHEREAS the Executant/Land Owner intend to develop the schedule mentioned land by constructing a multistoried building upon the said land and as such the Executant/Land Owner engaged the Developer firm 'SUDHA CONSTRUCTION' a proprietorship firm, represented by its proprietor Sri Shibu Roy S/o Late Subodh Chandra Roy in this regard to promote/develop the said property by raising a multistoried pucca building thereon in the schedule mentioned land.

And as such the Executant engaged the Attorney/Developer in this regard to promote/develop the said property by raising a multistoried building thereon after demolishing the old existing building at Developer's own costs and expenses upon the schedule mentioned land and the Developer firm has allot/provide to the Executant/Land Owner as noted below:

- (i) 1 (one) number of self contained residential flat consisting of three bed rooms, one dining cum drawing, one kitchen, two toilet, one balcony being Flat No. Al on the first floor
- (ii) 1 (one) number four wheeler parking space at common parking area in the ground floor.
- (iii) Rs. 45,00,000/- (Rupees forty five lac) only as part of expected future profit of the schedule mentioned land. Out of which an amount of Rs. 15,00,000/- (Rupees fifteen lac) only have been paid through cheque No.000368, dated 04/03/2022 of UCO Bank, Burnpur Road Branch. Remaining amount of Rs. 30,00,000/- will be paid within 30 (thirty) months in three instalment i.e. Rs. 10,00,000/- (Rupees ten lac) each after every 10 (ten) months.



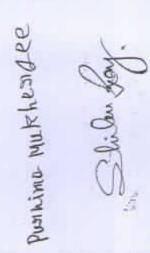
and the Develop firm SUDHA CONSTRUCTION by a Deed of Development Agreement or Construction Agreement being Deed No. 2243 for the year 2022 of A.D.S.R.Office, Asansol, the attorney firm 'SUDHA CONSTRUCTION' a proprietorship firm, represented by its proprietor Sri Shibu Roy agreed to erect a multistoried building upon the schedule mentioned land comprising various self contained flats and parking space/shop/office in the basement/ground floor on the terms and conditions as mentioned in the said Deed of Development Agreement or Construction Agreement.

(4)

AND WHEREAS in terms of such mutual agreement, I the executant have already delivered possession of the schedule mentioned property to the attorney firm 'SUDHA CONSTRUCTION' a proprietorship firm, represented by its proprietor Sri Shibu Roy authoriting to erect the said multistoried building on the said land.

AND WHEREAS with a view to enabling the attorney to raise the said multistoried building upon the schedule mentioned land it has become necessary for me to execute this document for mutual convenience appointing and constituting Sri Shibu Roy representing the said firm as partners as my lawful attorney to exercise the following powers in connection with my said land and property for me and on my behalf in the matter of raising the said multistoried building upon the schedule mentioned lands:

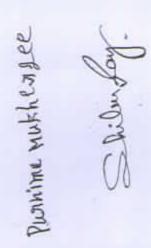
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(i) To look after manage and supervise the schedule mentioned lands and to take all appropriate steps for preserving the right, title and interest of the First Party over the schedule mentioned land for me and on my behalf.

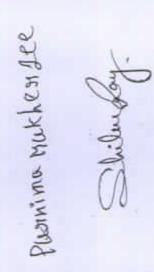
(5)

- (ii) To represent the Executant 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 me and on my behalf relating to the schedule mentioned lands.
- (iii) To file all suits, claims and other legal proceedings in all courts, civil, criminal, revenue and other statutory authority and tribunals for me and to pursue all such legal proceedings by executing necessary vokalatnamas and other powers for me and on my behalf and to file all motions, revisions, appeals, writ petitions and writ appeals against all judgements, orders 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 me in connection with the schedule mentioned land belonging to me.



(6)

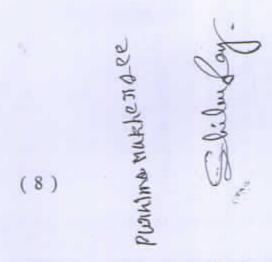
- (iv) To get the site plan and the building plan sanctioned/approved from the authority concerned for me and on my behalf by submitting the same before the said authority and to collect and receive the same after its sanction/approval for the purpose of erecting the said building upon the schedule mentioned land and in this connection to sign the necessary papers and receipts at the said office for me and on my behalf.
- the flat/s, parking space, shop/s of the proposed multistoried building (save and except allocation property of the said building which have been allocated to the Land Owners/executant) to such party or parties and on such terms as the attorney may deem fit and in this connection the attorney will be competent to sign and execute all agreements relating to such transfer by receiving consideration price and/or advance price for me and on my behalf.
- (vi) To raise/erect a multistoried pucca building upon the schedule mentioned land consisting of various self contained flats/shops and parking space in the ground floor/basement floor in accordance with and in strict compliance with the said site plan and the building plan to be received



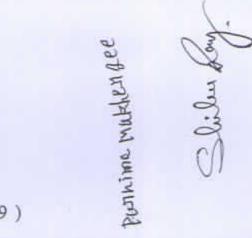
(7)

and collected by the attorney and shall observe and follow all other directions to be issued by the A.M.C. from time to time under the provisions of Asansol Municipal Corporation Act for me and on my 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 me and on my behalf. The Attorney shall also be 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 me and on my behalf.

- (vii) To sign and execute all forms, application, documents etc. for me and on my behalf for the purpose of taking water connection and electric connection with meters and lines in the proposed multistoried building.
- (viii) To sign and swear all affidavits before the court of law for me and on my 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 me and on my behalf whenever required.



- transferring and selling the self contained flat/flats/shops parking space
 [save and except allotted property of the Land Owner/Executant] of the
 said proposed building in favour of all transferees on receipt of
 consideration which may be mentioned in all such Sale Deeds for me and
 on my behalf and to present all such sale Deed or Deeds before the
 appropriate Registering Authority for getting the same registered for me
 and on my behalf and in this connection the Attorney shall also be
 competent to sign all other relevant papers and documents at registration
 office for me and on my behalf which will be required for the purpose
 of completing the sale.
 - (x) To hand over the original sale receipt after signing the same for me and on my behalf to the transferee/purchaser for enabling him/her/them to procure the Title Deed in original from the Registration Office in due course.



(9)

(xi) And generally to do everything what I could do for me and on my behalf and I do hereby undertake to ratify and confirm all such acts, deeds and things what will be lawfully done by my said attorney in exercise of powers hereby conferred.

SCHEDULE

In the District of Paschim Bardhaman, P.S., Sub Division and A.D.S.R. Office Asansol, within Mouza Santa J.L No. 20 under the limits of Asansol Municipal Corporation, Ward No. 52 (new), 01 (old) all that land measuring 2675.81 sq. feet comprising part of R.S. Plot No. 2177 under R.S. Khatian No. 65 coresponding to L.R. Plot No. 2075 under L.R. Khatian No. 6140 including single storied old and dilapidated building measuring covered area 600 sq. feet along with all easement rights attached thereto.

Butted and bounded by:

By the property of Tapas Banerjee and others. On the North

By the property of Sati Ranjan Goswami. On the South

On the East By 18 feet wide Road.

By the property of Rajib Chatterjee. On the West

IN WITNESS WHEREOF I sign and execute this Deed of General Power of Attorney on this04.th ... day of ... March in the year 2022 at Asansol.

WITNESSES:

Goutam Kumar Bandyapadhyay 5/0- ET. Nripendra Bandyopadhyay AS-1/39-1/2 Kalyanpows Housing estate P.O. R.K. Mission Asomsol -5 U DISH - Paseking Bardahaman. Asansol. 4

DISH. paschem Barddhaman.

Prepared by me and printed in my office

Tophak Kasti Das

(Pijush Kanti Das) Advocate Enrl. No. WB/828/1973 Asansol Court

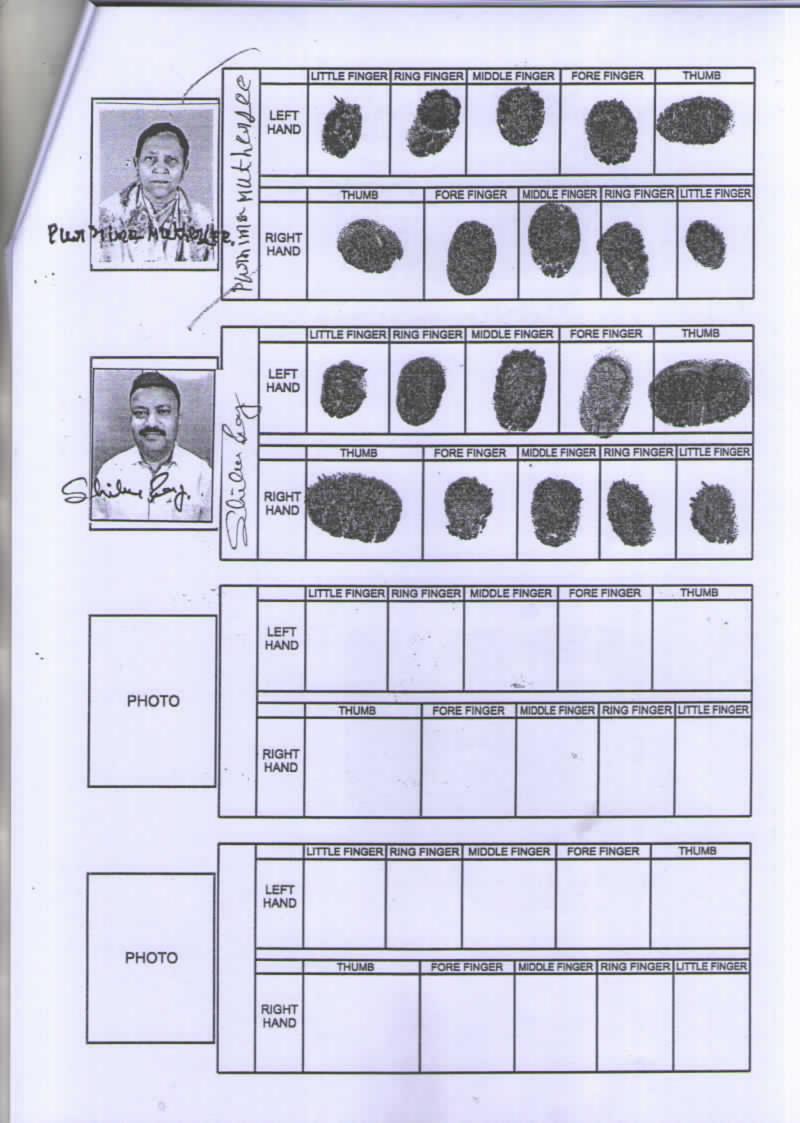
parrama nutherace

Signature of the Executant

Signature of the Attorney Attorneys signature attested by me

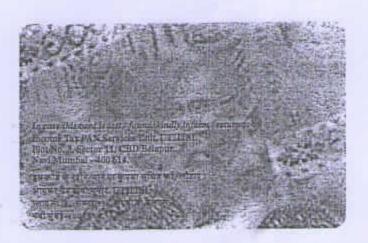
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Signature of the Executant



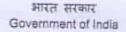


Purnima Mukhenzee



Plankina Mukhen Lee







मेरा

पूर्णिमा मुखाउँ Pumima Mukherjee जन्म तिथि / DOB : 01/01/1955 সহিনা / Female



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पताः अधीगिनीः सेट भूतनाथ मुखाजी, राधानगर रोड, बस्मोला केली मंदिर के पास, पोस्ट राधानगर, आसनतील (एस कोपे.), बर्डमान, बनेपुर, वेस्ट बनास, 713325

Address: W/O: Late Bhutnath Mukherjee, Radhanagar Road, Near bambhola kall mandir, post Radhanagar, Asansol (m Corp.), Barddhaman, Burnpur, West Bengal, 713325

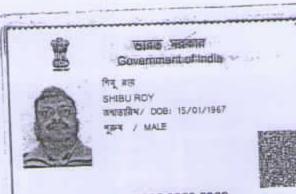
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ভারতীর বিশিষ্ট পরিচর প্রাধিকরণ Unique Identification Authority of India

ঠিকাৰা: S/O লেট সুবোৰ বাম, গীতলা ডিনা, খৌৱল সেন সমণী, বাধানগৰ বোড শোঠী প্ৰকিসের নিকটে, নিচুপাড়া, আসানসোল (এম কপ), বন্দমান, পশ্চিম বন্ধ - 713325

Address: S/O Lets Subodh Roy, Shitala Villa, Gourange Sen Sarani, Neer Radhanager Road Post Office, Nichupare, Asansol (m Corp.), Barddhaman, West Bangal - 713325

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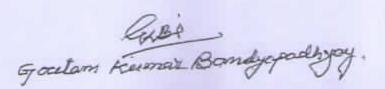
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भेरा आधार, भेरी पहचान



Major Information of the Deed

Deed No :	ed No : I-2305-02251/2022		04/03/2022	
Query No / Year 2305-8000699081/2022		Office where deed is registered		
Query Date			strict: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pijush Kanti Das Asansol, Thana : Asansol, District : Pi 9333980908, Status : Advocate	aschim Bardhaman, WEST	FBENGAL, Mobile No. :	
Transaction		Additional Transaction		
Control of the Contro	Power of Attorney after Registered	[4305] Other than Immo Declaration [No of Declaration	eration: 1]	
Set Forth value		Market Value		
		Rs. 40,38,683/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 100/- (Article:48(g))		Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230502243/2022 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: Radhanagar Road-Santa, Road Zone : (On Road - On Road), Mouza: Santa, Pin Code : 713325

Sch	Plot Number	Khatian Number	Land	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
_		LR-6140	Bastu	Bastu	2675.81 Sq Ft			Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name:
	Grand	Total:			6.1321Dec	0 /-	36,79,246 /-	

Structure Details :

Sch	Structure	Area of	Setforth	Market value	Other Details
No	Details	Structure	Value (In Rs.)	(In Rs.)	
S1	On Land L1	600 Sq Ft.	0/-	3,59,437/-	Structure Type: Structure

Gr. Floor, Area of floor; 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure; 25 Years, Roof Type Pucca, Extent of Completion: Complete

	15		
Total:	600 sq ft	0 /-	3,59,437 /-

Principal Details:

0	Name	Photo	Finger Print	Signature
1		15/10/15		
	Smt PURNIMA MUKHERJEE (Presentant) Wife of Late Bhutnath Mukherjee Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place			7 minio Mekhengee
	: Office	04/03/2022	1.TI 94/03/2022	94/03/2022

Radhanagar Road Near Bombhola Kali Mandir, City:- , P.O:- Radhanagar Road Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CTxxxxxx9M, Aadhaar No Not Provided, Status : Individual, Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place: Office

Atto	orney Details :
SI	Name, Address, Photo, Finger print and Signature
,	SUDHA CONSTRUCTION Gouranga Sen Sarani, City:-, P.O:- Radhanagar Road Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325, PAN No.:: AFxxxxxx7Q, Aadhaar No Not Provided, Status: Organization, Executed by: Representative

Representative Details:

		-1.1.	Figure Drint	Signature
	Name	Photo	Finger Print	
Son of L Roy Date of 04/03/2 Self, Da 04/03/2	Execution - 022, Admitted by: te of Admission: 022, Place of on of Execution: Office	Ge		Shiles Lay
CANOT GROOM		Mar 4 2022 12:37PM	LTI 04/93/2022	S:-Hirapur, District:-Paschim

Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Ca Citizen of: India, , PAN No.:: AFxxxxxx7Q, Aadhaar No Not Provided Status : Representative, Representative of : SUDHA CONSTRUCTION (as Sole Proprietoship)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Goutam Kumar Bandyopadhyay Son of Late Nripendra Bandyopadhyay AS-1/39/1/2 KALYANPUR HOUSING ESTATE, City:- Not Specified, P.O:- R K MISSION, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:-	5		Maritan Kunsus Bandyapadhyny
713305	04/03/2022	04/03/2022	04/03/2022

Identifier Of Smt PURNIMA MUKHERJEE, Mr SHIBU ROY

Transf	er of property for L	.1
SI.No	From	To. with area (Name-Area)
1	Smt PURNIMA MUKHERJEE	SUDHA CONSTRUCTION-6.13207 Dec
Trans	fer of property for S	51
SI.No	From	To. with area (Name-Area)
1	Smt PURNIMA MUKHERJEE	SUDHA CONSTRUCTION-600.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Radhanagar Road-Santa, Road Zone : (On Road -- On Road) , Mouza: Santa, Pin Code : 713325

Sch	Plot & Khatian	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2075, LR Khatian No:- 6140	Owner:পূর্ণনা মুখালী, Gurdian:ধ্রনাথ মুখালী, Address:রাজানার রোড, বোমারালা কালি বাড়ি খীবাসুর, Classification:ধ্যাল, Area:0.07000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230502251 / 2022

On 04-03-2022

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 12:30 hrs on 04-03-2022, at the Office of the A.D.S.R. ASANSOL by Smt PURNIMA MUKHERJEE , 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 40,38,683/-

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

Execution is admitted on 04/03/2022 by Smt PURNIMA MUKHERJEE, Wife of Late Bhutnath Mukherjee, Radhanagar Road Near Bombhola Kali Mandir, P.O. Radhanagar Road Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Others

Indetified by Mr Goutam Kumar Bandyopadhyay, . , Son of Late Nripendra Bandyopadhyay, AS-1/39/1/2 KALYANPUR HOUSING ESTATE, P.O. R K MISSION, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN-713305, by caste Hindu, by profession Others

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

Execution is admitted on 04-03-2022 by Mr SHIBU ROY, Sole Proprietoship, SUDHA CONSTRUCTION, Gouranga Sen Sarani, City:-, P.O:- Radhanagar Road Burnpur, P.S:-Hirapur, District;-Paschim Bardhaman, West Bengal, India,

Indetified by Mr Goutam Kumar Bandyopadhyay, , , Son of Late Nripendra Bandyopadhyay, AS-1/39/1/2 KALYANPUR HOUSING ESTATE, P.O. R K MISSION, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN -713305, by caste Hindu, by profession Others

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

1. Stamp: Type: Impressed, Serial no 176, Amount: Rs.100/-, Date of Purchase: 03/03/2022, Vendor name: P K Das

deres.

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

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2022, Page from 53754 to 53775 being No 230502251 for the year 2022.



Digitally signed by HILLOL GHOSH Date: 2022.03.10 11:27:06 +05:30 Reason: Digital Signing of Deed.

Level

(Hillol Ghosh) 2022/03/10 11:27:06 AM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. ASANSOL West Bengal.