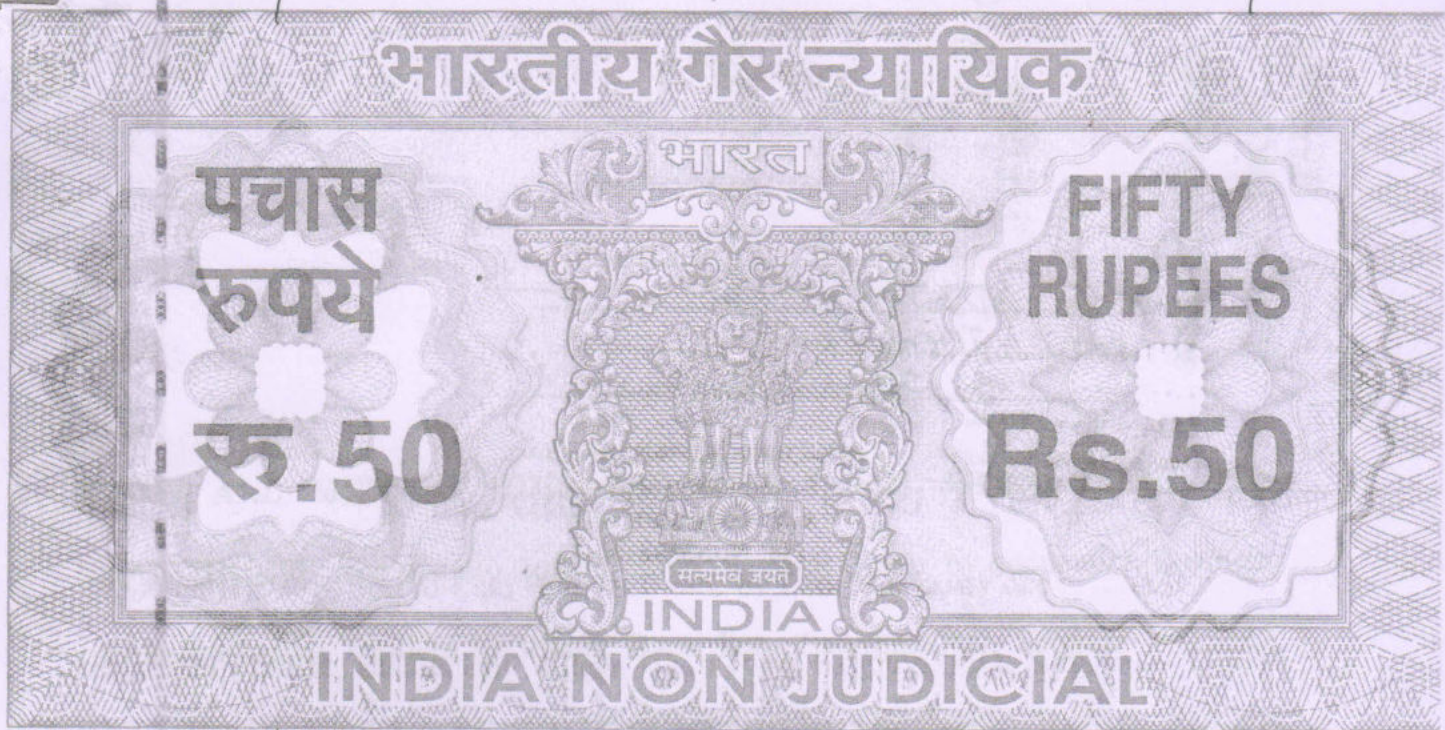


617/22

I-750/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 499939

16/3/2022

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

Tifen Banni

SRI KRISHNA TRADERS

Maregen Adhikari

PARTNER

SRI KRISHNA TRADERS

Tifen Banni

PARTNER

[Signature]
DISTRICT SUB-REGISTRAR
Paschim Bardhaman
16 MAR 2022

Query No. 8000 8607 58

/2022

GENERAL POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS GENERAL POWER OF ATTORNEY made on this the

16th day of March 2022

Cont....P/2

S. Sanyal
H&C

11

I-750/2022

16/3/22

Sl. No. 6733 of 15.3.22 Rs. 52
 Sold to Jiten Bauri
 For Satgram, Jamuria
 Stamp No. 11322

PRADIP KR. PANJA
 Stamp Vendor
 Asansol Court
 Lic. No.-3/92



DISTRICT SUB REGISTRAR
 Paschim Bardhaman

16 MAR 2022

It is certified that the Document is
 and admitted registration. The
 and adomment sheet attached
 will be attached to the Part
 and the document.

DISTRICT SUB REGISTRAR
 Paschim Bardhaman
 16 MAR 2022

THIS GENERAL POWER OF ATTORNEY made on this 16th

day of March 2022

Cont. P2

-: 2 :-

Jiten Bauri

SRI KRISHNA TRADERS

Managing Partner

SRI KRISHNA TRADERS

Jiten Bauri
PARTNER

KNOW ALL MEN BY THIS PRESENTS I, SRI JITEN BAURI, PAN No.AIGPB1939F, Son of Late Budhan Bauri, by faith Hindu, by occupation Business, citizenship Indian, resident of Village Bauri Para, Satgram, P.O. Satgram – 713337, P.S. Jamuria, Chowki Asansol, A.D.S.R. Office Raniganj, District Paschim Bardhaman, do hereby appoint, nominate and constitute “SRI KRISHNA TRADERS”, PAN No.AEPFS7805A, a Partnership Firm, having its Office at Vishal Z Apartment, Flat No.1/11, T.P.Road, Holding No.522/New, Asansol, P.O. Ushagram – 713303, P.S. Asansol (South), District Paschim Bardhaman, being represented by its Partners (1) SRI NARAYAN ADHIKARY, PAN No.ADBPA9634Q, Son of Late Asamanja Adhikary, by faith Hindu, by occupation Business, Citizenship Indian, resident of Adhikary Para, Satgram, P.O. Satgram – 713337, P.S. Jamuria, Chowki Asansol, A.D.S.R. Office Raniganj, District Paschim Bardhaman, (2) SRI JITEN BAURI, PAN No.AIGPB1939F, Son of Late Budhan Bauri, by faith Hindu, by occupation Business, citizenship Indian, resident of Village Bauri Para, Satgram, P.O. Satgram – 713337, P.S. Jamuria, Chowki Asansol, A.D.S.R. Office Raniganj, District Paschim Bardhaman, as my true and lawful Attorney to do and perform and / or cause to be done or performed the following acts, deeds and things for me and on my behalf in respect of the property more fully mentioned in the schedule below.

Contd.....P/3.

S. Samin
AK

Jiten Bami

SRI KRISHNA TRADERS
Shareholder

PARTNER

SRI KRISHNA TRADERS

Jiten Bami

PARTNER

-: 3 :-

WHEREAS the Executant is absolutely seized and possessed the property free from all encumbrances which is more particularly described in schedule herein under written.

AND WHEREAS the Executant seeks to develop said scheduled property in consonance with the general pattern of use of the landed in surrounding area where said scheduled property is situated but the Executant have no ready funds and expertise and therefore the Executant have approached the Developer to develop said scheduled property at its own costs and expenses.

AND WHEREAS the developer on the basis of said approach of the Executant inspected said scheduled property and documents relating to title of said property and agreed to develop said scheduled property at its own costs, expenses and its expertise experience.

AND WHEREAS said scheduled property is under physical possession of the Executant and accordingly the owner i.e. the Executant holds good and absolute title of said schedule property till date.

AND WHEREAS the Executant and the Developer i.e. the Attorney entered into a Regd. Development Agreement being Deed No...744..... for the year 2022 of D.S.R. Office, Asansol, and the terms and conditions are specifically mentioned in the said Development Agreement.

Contd.....P/4.

S. Samanta

Jiten Bani

SRI KRISHNA TRADERS
Jiten Bani
PARTNER

SRI KRISHNA TRADERS
Jiten Bani
PARTNER

-: 4 :-

AND WHEREAS with a view to enabling the Developer to develop the said scheduled property, it has become necessary for the Executant to execute this Power of Attorney to exercise the following powers in connection with the schedule mentioned property for the Executant and on his behalf in the matter of developing the schedule property and also for selling or transferring the Developer's allocation, to the intending purchaser/s.

That for the sake of convenience and doing necessary acts for the said development and construction upon the schedule below and also to sell / transfer the Developer's allocation, the Executant is executing this document as General Power of Attorney after Regd. Development Agreement, being Deed No.....⁷⁴⁴..... for the year 2022 of D.S.R. Office, Asansol, and hereby agreed to entrust, appoint, nominate, constitute and empower "SRI KRISHNA TRADERS", and authorizing it to exercise the rights, powers, privileges on behalf of the Owner i.e. the Executant as true Constituted Attorney mentioned hereunder and the Attorney holder hereby agreed to acts on behalf of Executant as Constituted Attorney on the following contents written in below :-

NOW THIS DEED WITNESSETH AS FOLLOWS :-

M. Samin
Adv.

- a) To look after, manage and supervise the schedule property and to take all appropriate steps for preserving my right, title and interest.

Jiten Bawa

-: 5 :-

SRI KRISHNA TRADERS

Shree Ravi Adv. Naray
PARTNER

SRI KRISHNA TRADERS

Jiten Bawa
PARTNER

- b) To represent me before all officials and departments of the State Govt. and Central Govt. and all other public and private offices and to submit all petitions, returns, plans and statements for me and on my behalf relating to schedule mentioned land.
- c) To file all type of suits, claims and other legal proceedings in all courts, civil, criminal, revenue and other authority/authorities and tribunals for me and to pursue all such legal proceedings by signing and executing necessary Vakalatnama and other powers for me and on my behalf and to file all judgements, orders and decrees which may be passed by all such court, judicial and quasi-judicial authorities in appropriate higher court or courts and in the Writ court and to defend me 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 myself.
- d) To get the master plan / site plan and building plan sanctioned / approved from the authority concern 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 developing and erecting the said buildings 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.

S. Saman
Adv.

Contd.....P/6

Jiten Bawni

SRI KRISHNA TRADERS

Manoj Kumar
PARTNER

SRI KRISHNA TRADERS

Jiten Bawni
PARTNER

-: 6 :-

- e) To enter into agreement or contract with any person / persons for selling / transferring the proposed Two Nos. of B+G+4 Storied Building to such party / parties and on such term above named attorney holder be competent person to sign and execute all agreements relating to such transfer having right to receive consideration price and / or advance price from them (save and except owner's allocation).
- f) To raise / erect Two Nos. of B+G+4 storied building upon the schedule mentioned land in accordance with and strictly compliance with the said master plan / site plan and building plan and shall observe and follow all other directions to be issued by the concerned authority from time to time, for me and on my behalf and while performing the said acts, deeds and things the above named attorney shall sign and execute all documents, papers, forms, application etc. as and when required for me and on my behalf. The above named attorney shall also be competent to submit and to take delivery of building plan and to take receipt thereof including right to deposit all fees in this regard for me and on my behalf.
- g) To sign and execute all forms, applications, documents etc. for me and on my behalf for the purpose of taking water connection and electric connection with meter and lines in the proposed Two Nos. of B+G+4 storied building.

M. Saravanan
Attorney

Contd.....P/7

Jiten Bani

-: 7 :-

SRI KRISHNA TRADERS

Jiten Bani

PARTNER

SRI KRISHNA TRADERS

Jiten Bani

PARTNER

- h) 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 schedule land and / or with the constructional matter or in the matter of taking water connection or to get necessary permission for such purpose and electric connection and to submit the same before the appropriate authority for me and on my behalf whenever required.
- i) To sign and execute Sale Deed/s transferring and selling the Two Nos. of B+G+4 storied building in favour of all intending purchaser/s on receipt of valuable consideration money which shall be mentioned in all such Sale Deeds (save and except owner's allocation) and to present such Deed/s before the office of Additional District Sub-Registrar, Raniganj, or appropriate Registering Authority concern for registering the same for me and on my behalf and in this connection the above named 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.
- j) To hand over the original sale receipt after signing the same 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 and also to hand over the Original Title Deed to the said purchaser/s.
- k) To sign or execute tripartite agreement or relevant documents in respect of Housing Loan regarding purchase of Two Nos. of B+G+4 storied Building by intending purchasers, if required, on our behalf.

Contd.....P/8.

Jiten Bauri

-: 8 :-

SRI KRISHNA TRADERS
Jiten Bauri
PARTNER

SRI KRISHNA TRADERS
Jiten Bauri
PARTNER

- l) To borrow money from any bank or financial institution in respect of construction of the proposed multistoried building by creating charge, mortgage on the said premises.
- m) The Attorney shall be entitled to Mortgage the schedule property for taking financial assistance from any bank or financial institution for obtaining Project Loan, Housing Loan etc.
- n) This is not at all a transfer to the above named attorney holder and no title is created thereby. The above named attorney holder has merely been engaged to perform specified works of attorney in its truest sense.
- o) 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 the above named attorney holder in exercise of powers hereby conferred.
- p) AND I hereby declare that the powers and authorities hereby granted pursuant to the Development Agreement registered before the D.S.R. Office, Asansol, vide Deed No.....743..... for the year 2022.

S. Sarma
Adv.

Contd.....P/9.

-: 9 :-

Jiten Bauri

SRI KRISHNA TRADERS
Mouza Raniganj
PARTNER

SRI KRISHNA TRADERS
Jiten Bauri
PARTNER

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

In the District of Paschim Bardhaman, P.S. Raniganj, Chowki & Sub-Division Asansol, A.D.S.R. Office Raniganj, Mouza Searsole, J.L.No.17, comprised in part of R.S. Plot No.194, corresponding to L.R. Plot No.305, under L.R. Khatian No.5274, all that the piece and parcel of 'Bastu' class of land measuring 24 (Twenty Four) Decimal and under L.R. Khatian No.8287, all that the piece and parcel of 'Bastu' land measuring 12 (Twelve) Decimal i.e. total land measuring 36 (Thirty Six) Decimal equivalent to 22 (Twenty Two) Cottahs, situated at Ranisayer, under Ward No.33 (New), 16 (Old), of Asansol Municipal Corporation.

The property is butted and bounded as follows :-

- On the North : Property of Anup Roy.
- On the South : G.T. Road.
- On the East : Property of Madhab Mukherjee.
- On the West : Gupta Hotel.

S. Sanyal

Contd.....P/10.

-: 10 :-

IN WITNESS WHEREOF the parties above named signed and executed this Deed of General Power of Attorney on the day, month and year first above written.

WITNESSES :-

1. Chayon Bauri

S/O Bhadrant Bauri

Mitha Pur, Karapada

Jamuria, PS Jamuria

Dist. Paschim Bardhaman

Jiten Bauri

Signature of the Executant

2. Uttam Mondal

S/O M. S. Mondal

Satgram, Jamuria

Paschim Bardhaman

SRI KRISHNA TRADERS

Prasanna Adhikary

PARTNER

SRI KRISHNA TRADERS

Jiten Bauri

PARTNER

Drafted & prepared by me as per instruction of the Executant and printed in my office.

Suvendu Sarkar

(Suvendu Sarkar)

Advocate

Asansol Court.

Enrolment No.F1035/1370 of 2003.

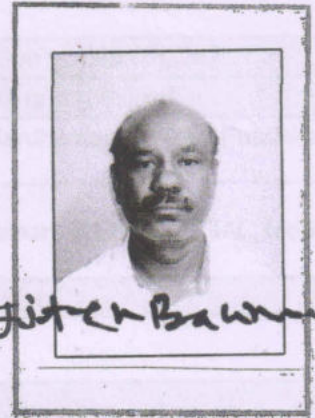
Signature of the Developer / Attorney

A sheet containing the self attested photo & finger prints of the parties is attached with this Deed.

Thumb

Littlefinger to forefinger

Left Hand



Jiten Bawni

Thumb

Forefinger to Littlefinger

Right Hand



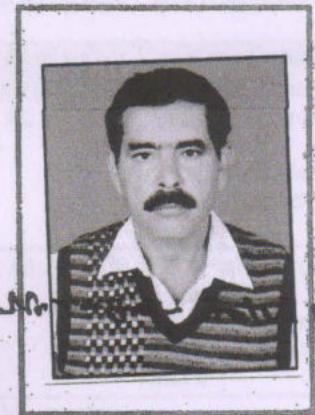
Finger Print attested by me:

Jiten Bawni

Thumb

Littlefinger to forefinger

Left Hand



Manigan Adulicay

Thumb

Forefinger to Littlefinger

Right Hand



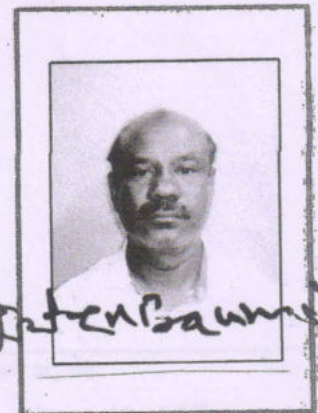
Finger Print attested by me:

Manigan Adulicay

Thumb

Littlefinger to forefinger

Left Hand



Jiten Bawni

Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me:

Jiten Bawni

Major Information of the Deed



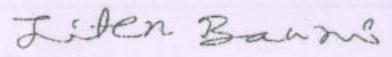
Deed No :	I-2301-00750/2022	Date of Registration	16/03/2022
Query No / Year	2301-8000860758/2022	Office where deed is registered	
Query Date	16/03/2022 2:25:52 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Suvendu Sarkar Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9332203438, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 97,56,895/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230100744/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Searsole, Pin Code : 713347

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-305	LR-5274	Bastu	Bastu	24 Dec	1/-	65,04,597/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-305	LR-8287	Bastu	Bastu	12 Dec	1/-	32,52,298/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			36Dec	2 /-	97,56,895 /-	
		Grand Total :			36Dec	2 /-	97,56,895 /-	



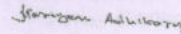


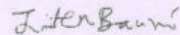
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Jiten Bauri (Presentant) Son of Late Budhan Bauri Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Office			
		16/03/2022	LTI 16/03/2022	16/03/2022
Village Bauri Para, Satgram, City:- , P.O:- Satgram, P.S:-Jamuria, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713337 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx9F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/03/2022 , Admitted by: Self, Date of Admission: 16/03/2022 ,Place : Office				

Attorney Details :



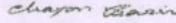
SI No	Name,Address,Photo,Finger print and Signature			
1	SRI KRISHNA TRADERS			
	Vishal Z Apartment, Flat No.1/11, T.P.Road, Holding No.522/New, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: AExxxxxx5A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Narayan Adhikary Son of Late Asamanja Adhikary Date of Execution - 16/03/2022, , Admitted by: Self, Date of Admission: 16/03/2022, Place of Admission of Execution: Office			
		Mar 16 2022 4:28PM	LTI 16/03/2022	16/03/2022
Adhikary Para, Satgram, City:- , P.O:- Satgram, P.S:-Jamuria, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713337, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4Q,Aadhaar No Not Provided Status : Representative, Representative of : SRI KRISHNA TRADERS (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Jiten Bauri Son of Late Budhan Bauri Date of Execution - 16/03/2022, , Admitted by: Self, Date of Admission: 16/03/2022, Place of Admission of Execution: Office			
		Mar 16 2022 4:28PM	LTI 16/03/2022	16/03/2022

Village Bauri Para, Satgram, City:- , P.O:- Satgram, P.S:-Jamuria, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713337, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx9F,Aadhaar No Not Provided Status : Representative, Representative of : SRI KRISHNA TRADERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Chayan Bouri Son of Bharat Bouri Mithapur Korapara Jamuria, City:- Not Specified, P.O:- Jamuria, P.S:-Jamuria, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358			
	16/03/2022	16/03/2022	16/03/2022

Identifier Of Mr Jiten Bauri, Mr Narayan Adhikary, Mr Jiten Bauri

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Jiten Bauri	SRI KRISHNA TRADERS-24 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Jiten Bauri	SRI KRISHNA TRADERS-12 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Searsole, Pin Code : 713347

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 305, LR Khatian No:- 5274	Owner:জীতেন বাউরী, Gurdian:বুধন বাউরী, Address:নিজ , Classification:বাইদ, Area:0.24000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 305, LR Khatian No:- 8287	Owner:জীতেন বাউরী, Gurdian:বুধন , Address:সাতগ্রাম জামুড়িয়া , Classification:বাইদ, Area:0.12000000 Acre,	Owner Name not selected by applicant.

On 16-03-2022

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 16:25 hrs on 16-03-2022, at the Office of the D.S.R. Paschim Bardhaman by Mr Jiten Bauri ,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 97,56,895/-

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

Execution is admitted on 16/03/2022 by Mr Jiten Bauri, Son of Late Budhan Bauri, Village Bauri Para, Satgram, P.O: Satgram, Thana: Jamuria, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713337, by caste Hindu, by Profession Business

Indetified by Chayan Bouri, , Son of Bharat Bouri, Mithapur Korapara Jamuria, P.O: Jamuria, Thana: Jamuria, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Others

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

Execution is admitted on 16-03-2022 by Mr Narayan Adhikary, Partner, SRI KRISHNA TRADERS, Vishal Z Apartment, Flat No.1/11, T.P.Road, Holding No.522/New, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Chayan Bouri, , Son of Bharat Bouri, Mithapur Korapara Jamuria, P.O: Jamuria, Thana: Jamuria, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Others

Execution is admitted on 16-03-2022 by Mr Jiten Bauri, Partner, SRI KRISHNA TRADERS, Vishal Z Apartment, Flat No.1/11, T.P.Road, Holding No.522/New, City:- Asansol, P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Chayan Bouri, , Son of Bharat Bouri, Mithapur Korapara Jamuria, P.O: Jamuria, Thana: Jamuria, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4333, Amount: Rs.50/-, Date of Purchase: 15/03/2022, Vendor name: Pradip Kr Panja

(Subodh Kumar Majumdar) 2022/03/21 16:10:10
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal

Subodh Kumar Majumdar

Subodh Kumar Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal

(This document is digitally signed.)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2301-2022, Page from 18317 to 18333
being No 230100750 for the year 2022.



Digitally signed by SUBODH KUMAR
MAJUMDER
Date: 2022.03.21 15:13:29 +05:30
Reason: Digital Signing of Deed.

Subodh Kumar Majumdar

(Subodh Kumar Majumdar) 2022/03/21 03:13:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal.

(This document is digitally signed.)