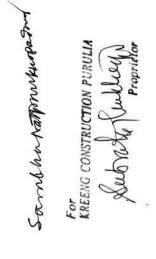


This Deed of General Power of Attorney after execution of a Development Agreement is being executed on this the 29th day of August, 2022 (Two Thousand Twenty Two);

BETWEEN:

I, Sri Sambhu Nath Mukhopadhyay (PAN-CMXPM1926N, Aadhaar No. 6253 8520 1474), son of Late Ram Ranjan Mukhopadhyay, Hindu by religion, Indian Citizen, Advocate in profession, residing at Sekh Bechu Lane, Huchuk Para, Purulia, P.O. Purulia, P.S. Purulia(T) and Dist. Purulia, West Bengal, hereinafter called and referred to as the LAND LORD/OWNER/PRINCIPAL (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include my heirs, executors, administrators, legal represen-



tatives, assignees etc.) of the ONE PART do hereby nominate, constitute and appoint my elder son namely **Sri Subrata Mukherjee** (PAN-ALAPM8615J, Aadhaar No. 6827 2182 0878) son of Sri Sambhu Nath Mukherjee, Hindu by religion, Indian citizen, business by occupation, residing at Huchukpara, Purulia, West Bengal, herein after referred to as the Attorney) being sole proprietor of **KREENG CONSTRUCTION PURULIA** (PAN-ALAPM8615J), a Proprietorship Firm, having its registered office at Huchukpara, Purulia, P.O. Purulia, P.S. Purulia(T) and Dist. Purulia, West Bengal as my attorney in my name and on my behalf to do interalia the following acts, deeds and things in respect of Developer's share in the property mentioned in the schedule herein below:-

WHEREAS the property in Mouza Purulia, being J.L. No. 292/2, recorded in R.S. Khatian No. 1369, being the portion of R.S. Plot No. 5638, measuring an area of 3 Cottahs 3 Chattaks 17 Sq.ft is my self acquired property being the principal herein.

AND

WHEREAS my aforesaid son who is the sole proprietor of the Developer Company namely **KREENG CONSTRUCTION PURULIA** also have acquired a portion of the property in the aforesaid Mouza under the aforesaid Khatian in the aforesaid R.S. Plot, measuring an area of 2 Cottahs 6 Chattaks 26 Sq.ft.

AND

WHEREAS after acquiring the aforesaid property by myself and my son have amulgamated the aforementioned property into one block to develop the same and as such the total admeasure amulgamated properties, measuring an area of 5 Cottahs 9 Chattaks 43 Sq.ft. or 0.0929 Acre which is specifically mentioned in the schedule herein below and for such intention I have already entered into a development agreement with the aforesaid Developer Company through a registered deed of Development Agreement being no. 5241, Dated 26-08-2022 before the office of the A.D.S.R. Purulia.



[3]

AND

WHEREAS as per the aforesaid deed of development agreement it has been decided by me with the aforesaid developer that I have been allocatted as 2 nos. of flat on the first floor and one no. of office room on the Ground Floor of the proposed building and except my allocation, the entire area will be under the developer's Allocation.

AND

WHEREAS due to obviate future litigation so that no clumsiness may occure in future, I, the principal herein do hereby decided to appoint and empower the aforesaid sole proprietor of **KREENG CONSTRUCTION PURULIA** namely Subrata Mukherjee to do all acts, things and deeds in respect of the Developer's Allocated Portion as well as the entire landed property on behalf of myself i.e. to say:

- a. To develop the schedule property by constructing multistoried residential building or in any manner as per sanctioned plan sanctioned by the Purulia Municipality and or any other competent authority.
- b. To look after, manage, supervise and administer the affairs of SCHDEULE PROPERTY and protect the interest and share of myself which has been recited as owner's allocation in the schedule Property of the development agreement.
- c. To appear on behalf of myself, being the owner before the Purulia Municipality, Urban Land Ceiling Authority, Income-Tax Authority and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps to submit, sign, verify and to receive back all Plans, petitions, applications, forms, challans, receipts etc. on behalf of myself, being the owner.
- d. To apply for submission of plans for sanction of the Building and to obtain the Building Plan/Plans duly sanctioned by the Purulia Municipality or any other Competent Authority.
- e. To make contract or Agreement for sale of the developers share of the said building in part or whole thereof with any person/persons/firm/association at such rate or price the developer shall deem fit and proper.



- f. To sell, convey, transfer the share of the developer's allocated portion as has been stated herein before of this agreement wholly or partly thereof to the intending buyer/buyers on receipt of advance money or full consideration money thereof.
- g. To mortgage, pledge, keep as co-lateral security, the developer's allocated portions fully or partly thereof, with Bank and/or financial institution for obtaining loan which the developer will think, fit and proper.
- h. To execute and sign any contract or Agreement in respect of developer's allocated portions on receipt of advance money or part payment of the consideration money and grant valid receipt or discharge for the same.
- i. To execute any deed of conveyance or conveyances such as sale, gift, mortgage, Lease, etc. of developers allocated portions fully or partly in favour of the intending Purchaser/Purchasers and to sign and verify all such deeds, documents as and when such occassion will arise.
- j. To present any Deed of Conveyance or Conveyances for registration in respect of the developers allocated portion before any Registration authority within the territory of Indian Union either Registrar of Assurances Kolkata, District Registrar, sub-Registrar, Additional District Sub-Registrar Purulia and also any registering authority having jurisdiction and admit execution, to have the conveyance or conveyances registered and to do all acts, deeds, things which the developer shall consider necessary for conveying their allocated portions either wholly or partly thereof to the said Purchaser/Purchasers as fully and effectually in all respects.
- k. To receive back any Deed or document from any court or office on proper and valid receipt.
- 1. To appear in all the Courts either civil, criminal, Revenue, Original, Revisional, or appellate, in the Registration Offices and in any other office and to sign and verify Vakaltnama, Ekrarnama, Powernama etc. and to file plaint, complaint, written statements, verification, affidavit, show cause petition, objection petition before any Magistrate, either Judicial Magistrate Executive Magistrate, District Magistrate, Additional District magistrate or before any sub-Judge, Munsiff, District Judge, Sessions Judge, District Delegate in respect of the schedule property.



- m. To institute any case, suit or proceeding before any Court of Law against any person, firm, association or any authority.
- n. To appoint and constitute pleader, Advocate or any legal practitioner or agent whenever the developer shall think proper to do so and to discharge them.
- o. To conduct, defend, and contest all cases, suits and proceedings relating to the schedule property instituted by any person, firm, association or any authority.
- p. To compound, compromise, settle and submit for arbitration all suits, cases, proceedings, claims, demands etc. arising in course of or in relation to the management, supervision and transfer of the schedule property.
- q. To sign, verify and file applications for execution of decree or orders of any court in respect of the schedule property.
- r. To prefer appeal, motion, revision before any Higher Court against any order or judgement passed by any Lower Court.
- s. To open Bank Account/Accounts with any Nationalized Bank and to operate the same by his own signature.
- t. To appear and to file claim petition before the Land Acquisition Authority in case the said Property or any part thereof is acquired or requisitioned by the Govt. of West Bengal or any other statutory authority and to receive the compensation in respect of developer's allocated area only and the attorney being a one of the partners of Developer herein will be in no way be entitled to receive any such compensation from any competent office in respect of the owner's allocated portion and if he/she/they do/does so that will be deposited to the Bank Account of the Owner and collect receipt from me, being the owner herein.
- u. The developer shall not sell and or transfer the share of owner's allocation as has been stated herein before of this document and if he/it/they do so he/it/they will be bound to pay the total consideration of the owner's allocated area or deposit the same to the Bank Account of myself being the owner immediately and collect receipt thereof from me.



[6]

v. The developer is entitled to make necessary mutation and conversion in respect of his (Developer's Allocation) share in the schedule property before the concerned B.L. & L.R.O. Purulia and any other competent Government and Semi Government authority.

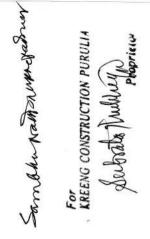
And generally to do all other acts, deeds and things which in the opinion of myself being the owner ought to be done and all acts, deeds and things lawfully done by the developer shall be construed as the acts, deeds and things done by myself being the owner as me being the owner is personally present and do the same myself.

And I being the owner do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of the developer which will be done by virtue of this development power of Attorney hereby conferred and on the strength of this deed.

SCHEDULE

All that a homestead landed property at present classified as Abasan in Mouza Purulia, being J.L. No. 292/2, Paragana Chharrah, at Sekh Bechu Lane, Huchukpara, Purulia, under Purulia Municipality, Ward No. 5 being Holding No. 1020 and 1021 in the District of Purulia within the local limits of Purulia Town Police Station under Purulia Sub-Registration Office, recorded in R.S. Khatian No. 1369 being the portion of R.S. Plot. No. 5638, measuring an area of 5 Cottahs 9 Chattaks 43 Sq.ft. or 0.0929 Acre has been empowered by me being the Principal in favour of the developer to develope the same through a deed of development agreement Dated 26-08-2022 and this General Power of Attorney has been executed by me in respect of the aforesaid property to my constituted attorney to Develope the entire area and also be empowered to transfer and alienate the same in respect of the Developer's allocated area as recited above through this deed.

IN WITNESS WHEREOF I have hereto set and subscribed my hands and seal on this the 29th day of August, 2022 (Two Thousand Twenty Two);



[7]

Note:- Signature with photo and fingers' print of the land owner/principal and the sole proprietor of the Developer as the attorney are affixed on the specimen copy annexed with this Deed.

Witnesses

1. Sungmal Banyere

5 odate 3 fatick Ch. Banagere

Flatmo - 5 A; 5 th Floom

Signature of the Principal

"Kneen, Sudin", Cook's Compound

P.O. DUL MI - NADIHA

Dist - Purulie

Pin - 7231028 9491-3913

Addin No - M538 9491-3913

Signature of the Attorney

Signature of the Attorney

Scribe – The Deed has been drafted as per instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writings of this Deed, put their respective signature and Fingers impression by their own hand and fingers.

(Malay Kumar Das)

Deed Writer, Purulia.

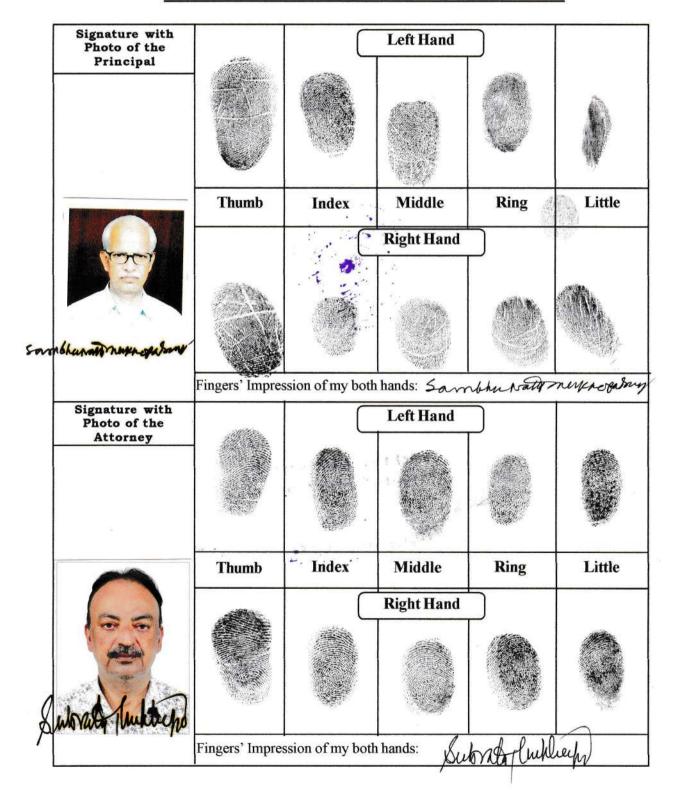
Licence No. 94.

Typed by

Anas De Qas.

(Ananda Das) of Purulia.

SPECIMEN FORM FOR PHOTO AND FINGERS' PRINT





Subvita fluillage

Government of India



ssue Date: 04/11/2012



SUBRATA MUKHERJEE जगाजीवर/DOB: 01/09/1962 भूगाज/ MALE

6827 2182 0878

VID : 9123 8495 6682 1919 আমার আখাল, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ষ্টকানা: ৫০ -০৭/২৭, পি.এ.শাহ বোড, ইন্সানী পাক, টালিগচ্চ, কোলকাতা, পশ্চিমবঙ্গ - 700033

Address: 50 /07/17, P.A.SHAH ROAD, INDRANI PARK, Tollygunge H.O, Kolkata, West Bengal - 700033

6827 2182 0878

VID: 9123 8495 6682 1919

help@uidai.gov.in | # www.uidai.gov.in

Subnatultey





ভারতীয় বিশিষ্ট পরিচ্য প্রাধিকরণ

ভারত সরকার Unique Identification Authority of India Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/13104/00940

শস্তুলাথ মুথোপাধ্যায়

Sambhunath Mukhopadhyay S/O: Ram Ranjan Mukherjee

huchuk para

PURULIA M WARD NO-5 PURULIA

Purulia - I

Purulia

Purulia - I Puruliya

West Bengal 723101



আপনার আধার সংখ্যা / Your Aadhaar No. :

6253 8520 1474

আধার – সাধারণ মান্সের অধিকার



ভারত সরকার Government of India



শন্তুলাথ মুখোপাধ্যায় Sambhunath Mukhopadhyay জন্মতারিখ / DOB : 24/01/1940 নুরুষ / Male



6253 8520 1474

আধার – সাধারণ মানুষের অধিকার





তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুল |

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচ্য দ্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

S/O: রাম রঞ্জন মুখান্ধী, হুচুক পাড়া, পুরুলিয়া এম ওয়ার্ড লং-5, পুরুলিয়া, পুরুলিয়া ১, পুরুলিয়া, পুরুলিয়া, পশ্চিম বঙ্গা, 723101

Address:

S/O: Ram Ranjan Mukherjee, huchuk para, PURULIA M WARD NO-5, PURULIA, Purulia - I, Purulia, Puruliya, West Bengal, 723101

6253 8520 1474



M help@uidai.gov.in

www

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आयकर विभाग



भारत सरकार GOVT OF INDIA

INCOME TAX DEPARTMENT

SAMBHUNATH MUKHOPADHYAY

RAM RANJAN MUKHERJEE

24/01/1940 Permanent Account Number

CMXPM1926N SN mukhopodkyon)

Signature



इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौटाएं: आयकर पैन सेवा इकाई, एन एस डी एल 5 वी मंजिल, मंत्री स्टलिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कालोनी, दीप बंगला चौक के पास, पुणे - 411 016.

If this card is lost/someone's lost card is found, please inform/return to:

Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in

Sambhupadmuunogadmyn

Major Information of the Deed

Deed No :	I-1402-05251/2022	Date of Registration	29/08/2022	
Query No / Year	1402-8002596497/2022	Office where deed is re	egistered	
Query Date	29/08/2022 1:20:17 PM	A.D.S.R. PURULIA, Dis		
Applicant Name, Address & Other Details	Malay Kumar Das Joynagar,Thana : Purulia Muffassil, I 9434009249, Status :Deed Writer	District : Purulia, WEST BE	NGAL, Mobile No. :	
Transaction		Additional Transaction		
[0138] Sale, Development I Development Agreement	Power of Attorney after Registered			
Set Forth value		Market Value		
Rs. 6,50,000/-		Rs. 50,76,412/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after No/Year]:- 140205241/2022 Receive issuing the assement slip.(Urban area	Registered Development and Rs. 50/- (FIFTY only) f	Agreement of [Deed rom the applicant for	

Land Details:

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Sk.Bechu Lane, Mouza: Purulia-(002), , Ward No: 5, Holding No:1020 Pin Code: 723101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	RS-5638	RS-1369	Bastu	Bastu	3 Katha 3 Chatak 17 Sq Ft	3,00,000/-	22,05,431/-	Width of Approach Road: 18 Ft., , Project Name :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Sk.Bechu Lane, Mouza: Purulia-(002), , Ward No: 5, Holding No:1021 Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L2	RS-5638	RS-1369	Bastu	Bastu	2 Katha 6 Chatak 26 Sq Ft		16,55,981/-	Width of Approach Road: 18 Ft., , Project Name :
	Grand	Total:			9.2767Dec	5,00,000 /-	38,61,412 /-	1

Structure Details:

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	3000 Sq Ft.	1,50,000/-	12,15,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	3000 sq ft	1,50,000 /-	12,15,000 /-	

Principal Details:

SI No	Name, Address, Photo, Finger print and Signature							
1	Name	Photo	Finger Print	Signature				
	Mr Sambhu Nath Mukhopadhyay (Presentant) Son of Late Ram Ranjan Mukhopadhyay Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office			Sandenparpmengeland				
		29/08/2022	LTI 29/08/2022	29/08/2022				
	Sekh Bechu Lane, Huchuk Para, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: CMxxxxxxx6N, Aadhaar No: 62xxxxxxxx1474, Status: Individual, Executed by: Self, Date of Execution: 29/08/2022, Place: Office							

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
	KREENG CONSTRUCTION PURULIA Huchuk Para, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, PAN No.:: ALxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details:

Name	Photo	Finger Print	Signature
Mr Subrata Mukherjee Son of Mr Sambhu Nath Mukherjee Date of Execution - 29/08/2022, , Admitted by: Self, Date of Admission: 29/08/2022, Place of Admission of Execution: Office			Subortylettey
	Aug 29 2022 1:48PM	LTI 29/08/2022	29/08/2022

Identifier Details:

Name	Photo	Finger Print	Signature
Mr Sukomal Banerjee Son of Late Sfatick Chandra Banerjee Flat No 5A, 5th Floor, Kreeng Sudin Cooks Compound, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102			Sugarel Banizer
	29/08/2022	29/08/2022	29/08/2022

Trans	fer of property for L	
SI.No	From	To. with area (Name-Area)
1	Mr Sambhu Nath Mukhopadhyay	KREENG CONSTRUCTION PURULIA-5.29833 Dec
Trans	fer of property for L	2
SI.No	From	To. with area (Name-Area)
1	Mr Sambhu Nath Mukhopadhyay	KREENG CONSTRUCTION PURULIA-3.97833 Dec
Trans	fer of property for S	1
SI.No	From	To. with area (Name-Area)
1	Mr Sambhu Nath Mukhopadhyay	KREENG CONSTRUCTION PURULIA-3000.00000000 Sq Ft

31/08/2022 Query No:-14028002596497 / 2022 Deed No :I - 140205251 / 2022, Document is digitally signed.

Page 13 of 15

Endorsement For Deed Number: I - 140205251 / 2022

On 29-08-2022

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 12:50 hrs on 29-08-2022, at the Office of the A.D.S.R. PURULIA by Mr Sambhu Nath Mukhopadhyay ,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 50,76,412/-

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

Execution is admitted on 29/08/2022 by Mr Sambhu Nath Mukhopadhyay, Son of Late Ram Ranjan Mukhopadhyay, Sekh Bechu Lane, Huchuk Para, Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Advocate

Indetified by Mr Sukomal Banerjee, , , Son of Late Sfatick Chandra Banerjee, Flat No 5A, 5th Floor, Kreeng Sudin Cooks Compound, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by profession Business

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

Execution is admitted on 29-08-2022 by Mr Subrata Mukherjee, proprietor, KREENG CONSTRUCTION PURULIA, Huchuk Para, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:-723101

Indetified by Mr Sukomal Banerjee, , , Son of Late Sfatick Chandra Banerjee, Flat No 5A, 5th Floor, Kreeng Sudin Cooks Compound, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by profession Business

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 17377, Amount: Rs.100/-, Date of Purchase: 22/08/2022, Vendor name: Debdas Bhattacharya

Dum

Ruhul Amin ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. PURULIA

Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2022, Page from 95119 to 95133
being No 140205251 for the year 2022.



Duin

Digitally signed by RUHUL AMIN Date: 2022.08.31 15:39:49 +05:30 Reason: Digital Signing of Deed.

(Ruhul Amin) 2022/08/31 03:39:49 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. PURULIA West Bengal.

(This document is digitally signed.)