

Mrs. Atabi Banerjee

B. A., L.L.B.

Notary, GOVT. OF WEST BENGAL
Durgapur, Burdwan

Professional Address :
Durgapur Court
Durgapur, Burdwan
Pin - 713 216

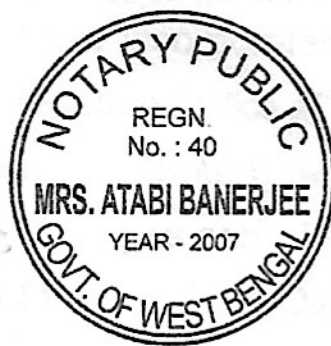
Notarial Certificate

(Pursuant to section 8 of The Notaries Act. 1952)

TO ALL TO WHOM THESE PRESENTS shall come,
I, Mrs. Atabi Banerjee, duly authorised by the Government of West Bengal to practise as a NOTARY do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matters contained therein, presented before me.

According to that this is to certify, authenticate and attest that the annexed instrument "A" is the *original general Power of Attorney executed by Sri Bishnu Narayan Mondal in favour of Devakuti Housing Pvt. Ltd. on identification Rd. Advocate.*

PRIMA FACIE the annexed instrument "A" appears to be in the usual procedure to serve and avail as needs or occasions shall or may require for the same.



IN FAITH AND TESTIMONY WHERE OF being required of a NOTARY, I the said notary do hereby subscribe my hand and affix my seal of office at Durgapur on this the*01st*..... day of *January* in the year of Christ 2023

Atabi Banerjee
Mrs. Atabi Banerjee Notary
Durgapur, Burdwan, W.B.
Regd. No. - 40/2007 Govt. of W.B.
Mrs. Atabi Banerjee
NOTARY



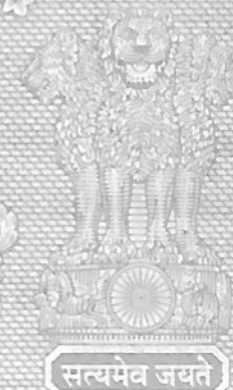
01 JAN 2023

भारतीय गैर न्यायिक

पचास

₹.50

भारत



सत्यमेव जयते

INDIA

FIFTY
RUPEES

₹.50

NOTARY
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 299739



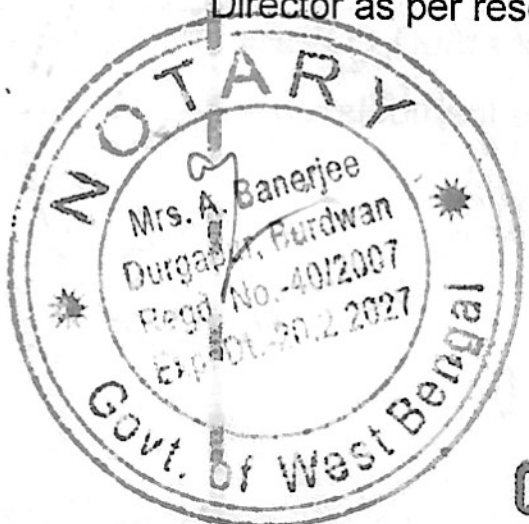
ANNEXURE "A"

GENERAL POWER OF ATTORNEY

Before the Notary
Govt. of West Bengal
Burdwan District
Durgapur

KNOW ALL MEN BY THESE PRESENT that I, SRI BISHNU NARAYAN MONDAL son of Late Sudhanshu Mohan Mondal (PAN No. - AEAPM8859H) and (Aadhar No. - 445597379368) by Nationality - Indian, by faith - Hindu, by occupation - Business and residing at Karangapara, Post Office - Durgapur - 713201 Police Station - Coke-Oven, District - Paschim Bardhaman.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE DEVAHUTI HOUSING PRIVATE LIMITED, [PAN - AAJCD0994L] a Company duly registered and incorporated under the meaning and provisions of the Companies Act, 1956 having its registered office at the premises no. M-21, Rabindra Pally, Block - C, Durgapur : 713 201 Police Station - Coke-Oven, District : Paschim Bardhaman **Represented by its Director Amitava Banerjee** son of Late Madhu Sudan Banerjee, resident of Rabindra Pally, Block - C, Police Station : Coke Oven, Durgapur - 713201 District : Paschim Bardhaman or its any of Director as per resolution as my lawful attorney either singly or jointly to do the following acts:



Contd.Page-02

Mrs. Atabi Banerjee Notary
Durgapur, Burdwan, W.B.
Regd. No. - 40/2007 Govt. of W.B.

01 JAN 2023

Sl No. 2082 Date 16/01/2023

Sold to B. N. Mondal

Address D. West

Value of Stamp 50

Date of Purchase of the stamp

Prepared from Treasury 05 JAN 2023

Name of the Treasury from Durgapur

Somnath Chatterjee

Somnath Chatterjee
Stamp Vender

A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17

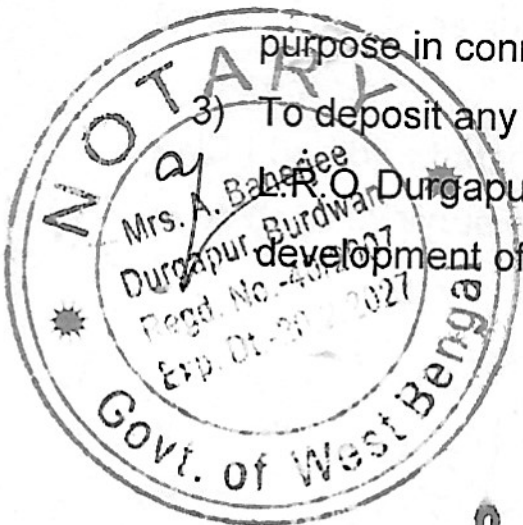


05 JAN 2023
DURGAPUR
WEST BENGAL STATE LIBRARY

WHEREAS the present landowner acquired the " A " Schedule landed property by way of inheritance from his father Sudhanshu Mohan Mondal whose name duly mutated in RS Records Of Right on and from 15.04.1956 and after his death said property devolved upon present landowner and his brother Sri Damodar Prasad Mondal and they are enjoying the all landed property by way of mutual family partition on and from 1975 and by force of said amicable partition the present landowner acquired absolute right title and interest as specifically demarcated and described in "A" Schedule and name of present landowner duly mutated in role of Durgapur municipal corporation and BL.& L.R.O Faridpur-Durgapur and paid land revenue and Municipal Holding Tax and peacefully enjoyed the same without any disturbances from anybody whatsoever or litigation or sub-judice before any court of law or any forum or Tribunal.

AND WHEREAS knowing the intention of the owner, the Second Part of this Agreement being the Developer proposed to develop the said land and entered with an agreement for development of a land and by construction of a multi-storied building up to maximum limit B+G+7 floor consisting of so many flats, garages, etc. by the Durgapur Municipal Corporation and/or any other concerned Authority / Authorities but due to engagement in other affairs of our firm's business and lack of sufficient times I am not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such I need to execute this power of attorney by appointing our developer company and its Director. By force of this Power of Attorney my lawful attorney shall be able to do any acts as follows: -

- 1) To appear before the office of Durgapur Municipal Corporation or B.L.& L.R.O Faridpur Durgapur or any Govt. Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
- 2) To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Durgapur Municipal Corporation or B.L.& L.R.O Durgapur or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
- 3) To deposit any fees or charges in the office of Durgapur Municipal Corporation or B.L.& L.R.O Durgapur or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.



01 JAN 2023

Mrs. Atabi Banerjee Notary
Durgapur, Burdwan, W.B.
Regd. No.- 40/2007 Govt. of W.B.

Contd.Page-03

- 4) To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
- 5) To receive the any building plan or revised plan after sanction from the competent authority.
- 6) To apply for any type of connection either in his own name or in the name of company.
- 7) To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
- 8) To bring any proceeding or any suit on my behalf in connection with my said plot against any persons or any authorities before any court of law.
- 9) To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in my name or in the name of company.
- 10) To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
- 11) To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
- 12) To execute any affidavit or bond or any documents in favour of customer or office;
- 13) To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.
- 14) To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
- 15) To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration.
- 16) To receive or acknowledge any amount towards sale consideration of erected flat or garage or commercial spaces.

And Generally to do all acts deeds and thing which my said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as I could do the same.

AND I hereby whatsoever our said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if I was/ were personally present.



Mrs. Atabi Banerjee Notary
Durgapur, Burdwan, W.B.
Regd. No. - 40/2007 Govt. of W.B.

01 JAN 2023

This power of attorney is irrevocable in nature.

All That the land measuring about more or less 27 satak out of total area 47 satak, Mouza - Gopinathpur, J. L. No. - 85, Dag No. - R.S. No. - 5285, L.R. - 3421, 3431, Ward No. - 30, Holding No. - 88 / 69 under the Durgapur Municipal Corporation, Post Office - Durgapur, Police Station - Durgapur, District - Paschim Bardhaman, PIN - 713201 Which is butted and bounded by: -

On the North : Station Road On the South : Land of Owners
On the East : Trinayani Lodge On the West : Rest part of / Sri Damodar Prasad Mondal

In witnesses whereof We the Executants put our signature on this 01st day of January 2023 at office of Advocate Mr. Jnanendra Nath Sinha.

WITNESSES:

1. Suvendu Mondal

Bisnu Mohan Mondal
SIGNATURE OF THE EXECUTANT

2. Parimal Ray

Amitava Banerjee
Signature of my attorney duly
attested by me



Drafted and typed by:
Jnanendra Nath Sinha
Advocate
Enrolment No. -WB/468/80
Durgapur Court, P.O-Durgapur-16
Paschim Bardhaman.

Bisnu Mohan Mondal
SIGNATURE OF THE EXECUTANT

INSTRUMENT 'A' REFERRED TO
IN THE NOTARIAL CERTIFICATE
Amitava Banerjee
Mrs. A. Banerjee, Notary
Durgapur, Burdwan, W.B.
Reg. No. - 40/2007 Exp. Dt. - 20/2/2027

01 JAN 2023