

4206

IV. 22/1/2023



08/06/23
08/06/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 577031

04/14/2023/PM

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document,

District Sub-Registrar-II
Purba Bardhaman

08 JUN 2023

GENERAL POWER OF ATTORNEY

I, INDRANI BANERJEE, PAN :FVNPB3436E, AADHAAR NO-8242-6834-5847 wife of Late Shubham Banerjee, by Nationality-Indian, by faith-Hindu, by occupation Household affairs, residing at 41, P.C. Mitra Road, Ward No. 7, P.O & P.S.- Burdwan, District Purba Bardhaman, Pin- 713101, West Bengal, hereinafter referred to as the PRINCIPAL state.

PMW
PMW

WHEREAS, the father-in-law of the PRINCIPAL namely Sisir Kumar Banerjee, since deceased on 22/02/2023 and the husband of the PRINCIPAL namely Shubham Banerjee, since deceased on 25/10/2022 being OWNERS had entered into a Development Agreement with DREAM HOUSE CONSTRUCTION, a partnership firm.

AND

WHEREAS, the said Development Agreement was registered in the office of the DSR-II being numbered 8639 of the year 2021 and Development power of Attorney After Registered Development Agreement was registered in the office of the D.S.R.-II Burdwan, Being No. – 020210768 of the year 2021.

AND

WHEREAS, the power of Attorney executed by my said father-in-law and my husband in term of the said Development Agreement has become ineffective due to their demise.

AND

WHEREAS, presently myself and my minor son Shivam Om Banerjee has become owners of the properties left by the father in law and my husband, and we are bound to execute fresh power of Attorney in favour of Dream House Construction in terms of said Development Agreement.

AND

WHEREAS, the PRINCIPAL has filed application before the learned District Judge, Purba Bardhaman, praying interalia for permission so that the PRINCIPAL may execute POWER OF ATTORNEY for self as well as the Minor Son.

AND

WHEREAS, the said application has been registered as Misc Case No. 76 of 2023 and is likely not to disposed of very early.

AND

WHEREAS it is not desirable that the Development works be kept suspended till disposed of the said Misc Case.

THEREFORE, for myself by executing the Power of Attorney appoint the DREAM HOUSE CONSTRUCTION a partnership firm represented for the purpose of the Development by

*R/W
Adv*

✓ (1) SUFI MD. ABDUL MONEM PAN: AKAPM3247R

Son of Late Sufi Md. Abdul Karim @Karim Sufi, by Nationality Indian, by faith Islam, by occupation - Business, residing at - Parkas Road, P.O. & P.S. - Burdwan, District – Purba Bardhaman, PIN-713101, W.B.

✓ (2) NILUFAR YASMIN PAN: ADYPY5649L

Daughter of Azfar Ali Sayed, by Nationality Indian, by faith Islam, by occupation – Business, residing at- Paraj Midyapara, P.O.- Paraj, P.S. – Galsi, District – Purba Bardhaman, PIN-713403, W.B.

✓ (3) SABNAM YASMIN PAN-ANPPY1526K

Daughter of Sayed Badruddoza, by Nationality- Indian, by faith- Islam, by occupation – Business, residing at Goda, P.O. Lakurdi, P.S. – Burdwan, Dist. Purba Bardhaman, PIN- 713101,

Phu
✓ (4) MUNSHI MUJIBAR RAHAMAN PAN-AKQPM919IC

Son of Munshi Abdur Rahaman, by Nationality- Indian, by faith- Islam, by occupation– Business, residing at 56, B.L. Chowdhury Road, Ranisayer Purba, P.S. – Burdwan Sadar, Dist. – Purba Bardhaman, PIN-713101

(5) MD ANARUL ISLAM

PAN-AIVPA1776A

Son of Md. Alauddin, Nationality- Indian, by faith- Islam, by occupation – Business, residing at Kazipara, Lavpur, P.S. – Lavpur, Dist. – Birbhum, PIN- 731303

(6) ABDUL LATIF MONDAL

PAN-BCBPM6196H

Son of Hasan Mondal, by Nationality- Indian, by faith- Islam, by occupation – Business, residing at Majherpara, P.O. & P.S. – Ausgram, Dist. – Purba Bardhaman, PIN- 713152

(7) ALKA YASMIN

PAN : AHRPY8794M

Wife of Ziaur Rahaman, by Nationality Indian, by faith- Islam, residing at Sekedda (manckari para) P.O- Makdampur, Dist.- Birbhum.

And the said partnership firm represented herein for the purpose of this Power of Attorney by its only partners:

*Plm
Adv*

(1) SUFI MD. ABDUL MONEM PAN: AKAPM3247R

Son of Late Sufi Md. Abdul Karim @Karim Sufi, by Nationality Indian, by faith Islam, by occupation – Business, residing at – Parkas Road, P.O. & P.S. – Burdwan, District – Purba Bardhaman, PIN-713101, W.B.

(2) NILUFAR YASMIN PAN: ADYPY5649L

Daughter of Azfar Ali Sayed, by Nationality- Indian, by faith- Islam, by occupation – Business, residing at – Paraj Midyapara, P.O.- Paraj, P.S. – Galsi, District – Purba Bardhaman, PIN- 713403, W.B.

(3) MUNSHI MUJIBAR RAHAMAN PAN-AKQPM9191C

Son of Munshi Abdur Rahaman, by Nationality- Indian, by faith- Islam, by occupation – Business, residing at 56, B.L. Chowdhury Road, Ranisayer Purba, P.S. – Burdwan Sadar, Dist. – Purba Bardhaman, PIN- 713101

Phw ADV
(4) SABNAM YASMIN PAN-ANPPY1526K

Daughter of Sayed Badruddoza, by Nationality- Indian, by faith- Islam, by occupation – Business, residing at Goda, P.O. Lakurdi, P.S. – Burdwan, Dist. Purba Bardhaman, PIN- 713101

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As our constituted, true and lawful attorney, or any two of them to act in my behalf to do the followings activities:

1. To look after / develop, manage and control the said property in all respects.
2. To pay on our behalf all rents, taxes and charges in respect of the said property described in the SCHEDULE below.
3. To appear before the Burdwan Municipality or before any authority, office or Court of Law and to make representation in relation to any matter concerning the property, for sanctioning of Building Plan or for its any development according to the said Development or construction Agreement entered into by us with they/ him/his Firm on as aforesaid and for safeguarding our interest thereto.
4. To construct multi storied building upon the scheduled property in accordance with building plan as may be sanctioned by the Burdwan Municipality as also in accordance with the said Development Agreement.

plm
plw

- o
5. To do all acts for the purpose of construction of multi storied building on the scheduled property in accordance with law and in accordance with the terms of the Development Agreement.
 6. To appoint engage advocates for any matter for safeguarding the interest in the schedule property including for filing suits, appeals, revisions, writ applications or any other proceeding in any appropriate Court of Law.
 7. To execute Vokatnama on our behalf and to sign petition (s) plaint (s), written statement (s), Memo of appeal (s) and Affidavit (s) on our behalf in respect of the development of the SCHEDULE property.
 8. To negotiate and enter into agreement/s, written or oral, with the intending purchaser or purchasers for transfer of the Developer's allocation in the multi storied building constructed upon the scheduled property together with any additional construction/flat (s) with garage space (s), roof rights & any super built up area thereon as may be sanctioned by Burdwan Municipality for such price and consideration as may be agreed to by our Attorney in its/his absolute discretion and to receive the booking money and consideration money from the

Phw
Paw

registered and to do all acts, deeds and things as may be considered necessary by my said attorney/ies for conveying said property in question and/or the Flats, Garage Spaces, roof rights etc. of the building to be constructed thereon and for registering the conveyance/s in favour of the purchaser(s), fully and effectually and to deliver possession to the intending purchaser in respect of the DEVELOPER's Allocation only as mentioned in the said Development Agreement and only after compliance of clause no.4.12 of the Development Agreement compliance of Clause No. 4.12 of the Development Agreement.

11. AND GENERALLY to do execute and perform any other act, deed, matter of things whatsoever as may be considered necessary by our said attorney/ies in relation to the said property together with any additional construction/flat (s) with garage space (s), roof rights etc. & any super built up area, as fully and effectually in all respect as per the said Development Agreement as ourselves could do the same if we were personally present.

Phm
Adv

12. And we hereby agree and undertake to ratify and confirm all and whatsoever the ATTORNEY shall do or purport to do by virtue of this Power of Attorney in respect of the said property together with any additional construction/ flat (s) with garage space (s) & any super built up area in accordance with the said Development Agreement.

13. Be it mention here that this Power of Attorney fully create constitute and assume any kind of transfer, enjoyment or making profit in favour of the Attorney/ies and/or the said firm & further that said Attorney/ies shall hereby obtain or have full power for development of the schedule property in accordance with the said Registered Development Agreement or Construction Agreement dated 05/10/2021 as aforesaid and to sell and receive consideration money for and in respect of the "DEVELOPER'S ALLOCATION" only.

14. This POWER OF ATTORNEY shall not be cancelled or revoked unless the entire project is completed and/or the agreed Developer's allocation is lawfully disposed of, subject to conditions as mentioned in Clause No. 5.06 and 5.07 and other clauses of the said Development Agreement.

*Plw
per*

IN WITNESS WHEREOF we, the principal herein have executed this
Power of Attorney on this the 08th day[^] of JUNE, 2023.

Signed, Sealed and Delivered in the presence of:

Witnesses :

1. Md. Jeen Ann Mondol.
Son of Late Joynd Mondol,
Vill - Chowghuria
P.O - Kholishpur.
P.S - Kolmei Bardwan.
2. Biswasif Prasad
96 Sushil Park
Add - Shyama road Bali.
office

DRAFTED BY ME

& TYPED IN MY OFFICE

Ranaprata Ray
(RANAPRATAP RAY)

ENRL. NO- F/272/279/2020

ADVOCATE

DISTRICT JUDGES' COURT

PURBA BARDDHAMAN

Signature for self and on behalf of the
minor SHIVAM OM BANERJEE

Indrani Banerjee

Signature of the ATTORNEY











1. Smt. A. Anurupa

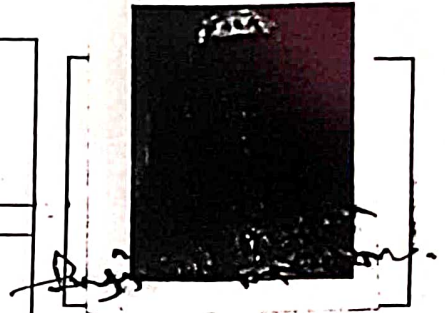
2. Nilufar Yasmin.

3. Munshi Mujibul Rabaman.

4. Sabuan Yamin

GER PRINTS











				
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Suzi M. Abdurrahman

 Signature

GER PRINTS











				
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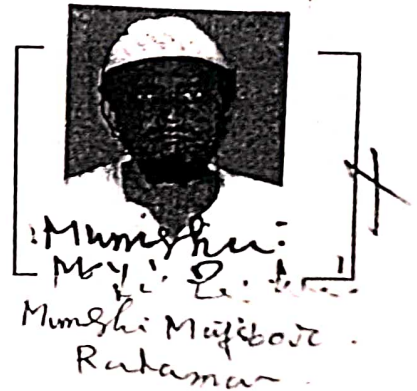


Nilufar yasmin

 Signature

GER PRINTS

				
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*Munshi
 Mayi Q. S.
 Munshi Mujib
 Rahaman*

.....
 Signature

FINGER PRINTS

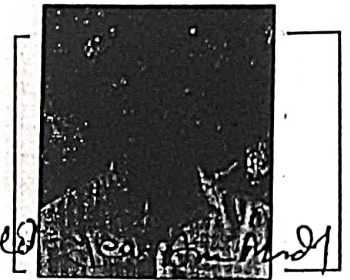
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Sabnam Yarsi
Signature

FINGER PRINTS

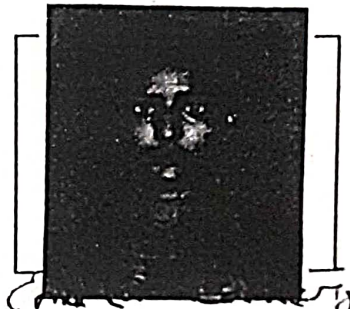
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Md. Jear Anu Modd
Signature

FINGER PRINTS

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R I G H T					
	Thumb	Index	Middle	Ring	Little



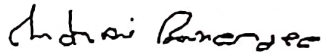


Indira Banerjee
Signature

Major Information of the Deed



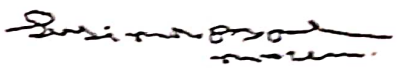


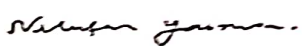


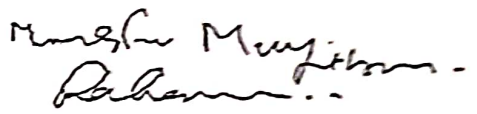
Deed No :	IV-0202-00022/2023	Date of Registration :	08/06/2023
Query No / Year	0202-3001475423/2023	Office where deed is registered	
Query Date	07/06/2023 5:24:55 PM	D.S.R. - II Purba Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	RANAPARTAP ROY BURDWAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9434661886, Status : Advocate		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Set Forth Value	Additional Transaction		
Stamp duty Paid (SD)	Market Value		
Rs. 100/- (Article:48(d))	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		




Principal Details :

Sl. No.	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	INDRANI BANERJEE (Presentant) Wife of Late SUBHAM BANERJEE Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 08/06/2023 ,Place : Office			
	08/06/2023	LTI 08/06/2023	08/06/2023	
41 P C MITRA LANE, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 08/06/2023 ,Place : Office				




Arrest Details :

Name, Address, Photo, Finger print and Signature

No.	Name	Photo	Finger Print	Signature
1	<p>SUFI ABDUL MONEM Son of Late SUFI MD ABDUL KARIM KARIM SUFI Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 08/06/2023 ,Place : Office</p>	 08/06/2023	 LTI 08/06/2023	 08/06/2023
<p>Son of Late SUFI MD ABDUL KARIM KARIM SUFI PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 08/06/2023 ,Place : Office</p>				
2	<p>NILUFAR YASMIN Daughter of AZFAR ALI SAYED Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 08/06/2023 ,Place : Office</p>	 08/06/2023	 LTI 08/06/2023	 08/06/2023
<p>Daughter of AZFAR ALI SAYED PARAJMIDYAPARA, Village:- P, P.O:- PARAJ, P.S:-Galsi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713403 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 08/06/2023 ,Place : Office</p>				
3	<p>MUNSHI MUJIBAR RAHAMAN Son of MUNSI ABDUR RAHAMAN Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 08/06/2023 ,Place : Office</p>	 08/06/2023	 LTI 08/06/2023	 08/06/2023
<p>Son of MUNSI ABDUR RAHAMAN 56 B L CHOWDHURY ROAD RANI SAYER UTTAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 08/06/2023 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
SABNAM YESMIN Son of SAYED BADRUDDOZA Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 08/06/2023 ,Place : Office	 08/06/2023	 L1 08/06/2023	 08/06/2023
Son of SAYED BADRUDDOZA Village:- GODA, P.O.- LAKURDDI, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 08/06/2023 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Md YEAS ARUN MONDAL Son of JOYNAL ABEDIN MONDAL CHOWGHURIA, City:- Not Specified, P.O:- KHALISHPUR, P.S:-Kalna, District:- Purba Bardhaman, West Bengal, India, PIN:- 713422	 08/06/2023	 08/06/2023	 08/06/2023
Identifier Of INDRANI BANERJEE, SUFI ABDUL MONEM, NILUFAR YASMIN, MUNSHI MUJIBAR RAHAMAN, SABNAM YESMIN			

Endorsement For Dood Number : IV - 020200022 / 2023

08-06-2023

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 (d) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 48(1), W.B. Registration Rules, 1962)

Presented for registration at 14:00 hrs on 08-06-2023, at the Office of the D.S.R. - II Purba Bardhaman by INDRANI BANERJEE, Executant.

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

Execution is admitted on 08/06/2023 by 1. INDRANI BANERJEE, Wife of Late SUBHAM BANERJEE, 41 P C MITRA LANE, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife, 2. SUFI ABDUL MONEM, Son of Late SUFI MD ABDUL KARIM KARIM SUFI, PARKAS ROAD, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by Profession Business, 3. NILUFAR YASMIN, Daughter of AZFAR ALI SAYED, PARAJMIDYAPARA, P.O: PARAJ, Thana: Galsi, . Purba Bardhaman, WEST BENGAL, India, PIN - 713403, by caste Muslim, by Profession Business, 4. MUNSHI MUJIBAR RAHAMAN, Son of MUNSI ABDUR RAHAMAN, 56 B L CHOWDHURY ROAD RANI SAYER UTTAR, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by Profession Business, 5. SABNAM YESMIN, Son of SAYED BADRUDDOZA, P.O: LAKURDDI, Thana: Bardhaman

, , Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business Indetified by Md YEAS ARUN MONDAL, , , Son of JOYNAL ABEDIN MONDAL, CHOWGHURIA, P.O: KHALISHPUR, Thana: Kalna, , Purba Bardhaman, WEST BENGAL, India, PIN - 713422, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

- Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
 2. Stamp: Type: Impressed, Serial no 2319, Amount: Rs.100.00/-, Date of Purchase: 07/06/2023, Vendor name: B Hazra

Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
Purba Bardhaman, West Bengal

Document of Registration under section 60 and Rule 69.
Registered in Book - IV
Volume number 0202-2023, Page from 615 to 647
being No 020200022 for the year 2023.



Digitally signed by AMITAVA DATTA
Date: 2023.06.16 10:48:38 +05:30
Reason: Digital Signing of Deed.



(Amitava Dutta) 2023/06/16 10:48:38 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
West Bengal.

(This document is digitally signed.)