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Sandip Kumar Ganguly
Somnath Ganguly
Supriya Ghosh

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

09 DEC 2019

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

1. **MR. SANDIP KUMAR GANGULY**, Son of Late Sunil Kumar Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; PAN. CZDPG3583Q;

Sandip Kumar Ganguly
Somnath Ganguly
Subriya Ganguly

2. **MR. SOMNATH GANGULY**, Son of Late Sunil Kumar Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Business, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; **PAN. BZEPG5794B**; and
3. **MISS. SUPRIYA GANGULY**, Daughter of Late Sunil Kumar Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; **PAN. CZDPG3582R**; **SEND GREETINGS:-**

WHEREAS we are the OWNERS of the immovable properties consisting of a plot of land and which is more particularly described in schedule hereunder written.

AND WHEREAS our now deceased father, namely **LATE SUNIL KUMAR GANGULY**, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101 who was the OWNER in respect of the Schedule mentioned property during his lifetime, entered upon into one Agreement for Development with the DEVELOPER namely "**SHREE RAM UDYOG**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Office of Operation and Business at Barsul Mill Gate, P.O. Barsul, P.S. Shaktigarh (Previously Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124, **PAN. ADFFS0974B**; represented by its all the Partners namely **1) MR. SHYAMA PROSAD DAS**, S/o Sunil Das, by faith-Hindu, by profession-Business, resident of Near CDP High School, Purba Barsul, P.O. Barshul, Barsul Unnayani, P.S. Shaktigarh (Previously Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN: AKWPD6888M**; and **2) MR. RABINDRANATH DEY**, S/o Shibananda Dey, by faith- Hindu, by profession - Business, resident of Barshul, Baje Salepur, Barshul Unnayani, P.O. Barshul, P.S. Shaktigarh (Previously Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN: BBSPD6842F** vide one Registered Deed of Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. 1,

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Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan.

AND WHEREAS our father i.e., the said erstwhile co-owner namely **LATE SUNIL KUMAR GANGULY**, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101, who has been the First Party to the aforesaid registered Agreement Died intestate on 9th December, 2019 at his residence at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101 leaving behind his legal heirs and successors i.e., us namely **MR. SANDIP KUMAR GANGULY** and **MR. SOMNATH GANGULY** being the sons of the said **LATE SUNIL KUMAR GANGULY**, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101 and **MISS. SUPRIYA GANGULY** being the daughter of the said **LATE SUNIL KUMAR GANGULY**, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101 and subsequently the we as per the guiding principles of Hindu Succession Act became the Owners and Possessors in respect of the entire property left by **LATE SUNIL KUMAR GANGULY**, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101 and subsequently we also started the process to mutate our names in the LRROR in respect of the First Schedule mentioned property appertaining to new LR Khatians by deleting the name and LR Khatian Number of the said **LATE SUNIL KUMAR GANGULY** as per the doctrine of "One Man One Khatian" and from then on the we became the absolute and possessor in respect of the said property.

AND WHEREAS even after the death of the erstwhile owner namely **LATE SUNIL KUMAR GANGULY**, the present Developer has been in possession of the Schedule mentioned property since the time of the original

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agreement and has been constructing the said multistoried building and till date in respect of the said multistoried building the construction of multistoried building has been duly and successfully completed without any intervention of any one and the legal right, title and interest of the DEVELOPER has been truly just and reasonable and legal as per the Law but still for the convenience of the parties and for the simplification of documents in connection to the said the project we and the Developer unanimously decided to continue the previous Agreement for Development uninterruptedly and for such also decided to enter into a formal Agreement cum Memorandum of Understanding cum Deed of Declaration in continuance with the said old Registered Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan for development of the land by way of construction of multistoried building upon the land as described in the Schedule below and since after the demise of the said erstwhile Owner namely **LATE SUNIL KUMAR GANGULY**, the Development Power of Attorney which has been granted by the said erstwhile Owner in favour of the Developer vide Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan has become void and inoperable and ineffective and for such we being the Owners jointly decided to grant a fresh and new Development Power of Attorney for Development in respect of the entire Schedule mentioned property which has been obtained by the us as per the Hindu Law of Intestate Succession after the death of the said **LATE SUNIL KUMAR GANGULY**, in favour of the Developer in order to complete and conclude the said project and we being the other OWNERS also decided to enter into the said formal Agreement cum Memorandum of Understanding cum Deed of Declaration in continuance with the said old Registered Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan for development of the land by way of construction of multistoried building upon the land as described in the original agreement and for transferring the properties and for tendering confirmation regarding the

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validity and effectiveness of the said Registered Agreement for Development and Power of Attorney from and on our part and for such, in order to confirm the said Agreement and the Power of Attorney, We, the Owners unanimously decided to execute and register one Agreement cum Memorandum of Understanding cum Deed of Declaration in continuance with the said old Registered Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan and for such we, the present OWNERS from our end expressed our intention to the present DEVELOPER and in that regard we have also offered the present DEVELOPER to carry on and continue the said project and continue the subsisting legal relationship as existed between the our predecessor and the DEVELOPER uninterruptedly as per the previous Agreement for Development and in response to that offer the DEVELOPER has accepted the same and decided to continue to develop the property with a project for construction of a multistoried building for residential cum commercial purpose and in lieu of that we have entered into an Agreement cum Memorandum of Understanding cum Deed of Declaration is being made in continuance and by confirming the Development Agreement cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan and with that Agreement we confirm and declare that since we inherited entire property from our father, hence, in that respect we decided to give one Development Power of Attorney in favour of the Developer separately in respect of the share which they obtained after the death of our father namely **LATE SUNIL KUMAR GANGULY** in order to continue to construct and raise the multistoried building and we being the Executors of this Deed have already confirmed that for purpose of the aforesaid Agreement cum Memorandum of Understanding cum Deed of Declaration, one Registered Development Power of Attorney will be executed in favour of the Developer namely "**SHREE RAM UDYOG**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Office of Operation and Business at Barsul Mill Gate, P.O. Barsul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124, **PAN. ADFFS0974B**; represented by its all

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the Partners namely 1) **MR. SHYAMA PROSAD DAS**, S/o Sunil Das, by faith-Hindu, by profession-Business, resident of Near CDP High School, Purba Barsul, P.O. Barshul, Barsul Unnayani, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN: AKWPD6888M**; and 2) **MR. RABINDRANATH DEY**, S/o Shibananda Dey, by faith- Hindu, by profession - Business, resident of Barshul, Baje Salepur, Barshul Unnayani, P.O. Barshul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN: BBSPD6842F**, i.e., the Holder of this Power of Attorney and for the same purpose We are hereby executing this Power of Attorney.

AND WHEREAS We are currently unable to attain and manage all matters regarding the construction and also regarding the other paperworks due to our health problem and also due other dilemmas and habitation issues.

AND WHEREAS We are currently temporarily non-habitant of the City of Burdwan and due to our other personal causes We frequently reside out of the town which clearly disable us from appending our signatures to various deeds, documents, consents and other instruments therefore We propose to appoint "**SHREE RAM UDYOG**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Office of Operation and Business at Barsul Mill Gate, P.O. Barsul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124, **PAN: ADFFS0974B**; represented by its all the Partners namely 1) **MR. SHYAMA PROSAD DAS**, S/o Sunil Das, by faith- Hindu, by profession-Business, resident of Near CDP High School, Purba Barsul, P.O. Barshul, Barsul Unnayani, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN: AKWPD6888M**; and 2) **MR. RABINDRANATH DEY**, S/o Shibananda Dey, by faith- Hindu, by profession - Business, resident of Barshul, Baje Salepur, Barshul Unnayani, P.O. Barshul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN: BBSPD6842F**; as our attorney or agent with full power to carry on the construction and continue to construct and also freshly construct proposed new building/apartments by developing the same in the Schedule land and thereafter stated on our behalf and in our names and

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which the said attorney have agreed to do and the same hereby been executed in regard to the terms to which our late father cum predecessor-in-interest agreed upon as per the Registered Deed of Agreement for Development being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan and also the Agreement cum Memorandum of Understanding cum Deed of Declaration being Deed No. T - 9328 for 2019, registered before the ADSR, Burdwan.

NOW KNOW ALL MEN BY THESE PRESENTS THAT, WE,

- A. **MR. SANDIP KUMAR GANGULY**, Son of Late Sunil Kumar Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; **PAN. CZDPG3583Q**;
- B. **MR. SOMNATH GANGULY**, Son of Late Sunil Kumar Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Business, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; **PAN. BZEPG5794B**; and
- C. **MISS. SUPRIYA GANGULY**, Daughter of Late Sunil Kumar Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; **PAN. CZDPG3582R**;
- do hereby nominate constitute and appoint "SHREE RAM UDYOG" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Office of Operation and Business at Barsul Mill Gate, P.O. Barsul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124, **PAN. ADFFS0974B**; represented by its all the Partners namely 1) **MR. SHYAMA PROSAD DAS**, S/o Sunil Das, by faith-Hindu, by profession-Business, resident of Near CDP High School, Purba Barsul, P.O. Barshul, Barsul Unnayani, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN: AKWPD6888M**; and 2) **MR. RABINDRANATH DEY**, S/o Shibananda Dey, by faith- Hindu, by profession - Business, resident of Barshul, Baje Salepur, Barshul Unnayani, P.O. Barshul, P.S. Shaktigarh (Previously Barddhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN: BBSPD6842F**; to be our

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true & lawful Attorney with full authority & power to do and execute all acts, deeds and things mentioned below from and on behalf and in our names viz.

1. To work, manage, control and supervise the management of all and administer the properties of the Executants/Executors of this Power of Attorney being the Owners as mentioned in below.
2. To sign all letters (including the written consent of the Executants/Executors of this Power of Attorney being the Owners to the developer or prospective buyers or agreements with such prospective buyers) deeds, documents consents, applications, receipts and discharges for moneys received on the behalf of the Executants/Executors of this Power of Attorney being the Owners, assurances or any other instruments requiring the signature of the Executants/Executors of this Power of Attorney being the Owners.
3. To appear before the Burdwan Municipality and to do all acts deeds and things in relation to the completion of mutation in the names of the Executants/Executors of this Power of Attorney being the Owners and to sign on giving acknowledgements receipt on behalf of the Executants/Executors of this Power of Attorney being the Owners.
4. For the more better and more effectual execution of the powers and authorities aforesaid, the attorney of the Executants/Executors of this Power of Attorney being the Owners shall be entitled to present and/or to acknowledge any of the various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the Owners, assurances or any other instrument requiring the signature of the Executants/Executors of this Power of Attorney being the Owners before the Registrar, Notary, Oath, Commissioner or other public authorities as if the same was duly executed by the Executants/Executors of this Power of Attorney being the Owners and to do and perform all or any other acts, deeds and things in connection therewith, as may be necessary or expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Executants/Executors of this Power of Attorney being the Owners personally.

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5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the Owners, assurances or any other instrument requiring the signature of the Executants/Executors of this Power of Attorney being the Owners and signed by them under these presents and hand over the same for safe custody.
6. To present the Executants/Executors of this Power of Attorney being the Owners if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immovable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on behalf of the Executants/Executors of this Power of Attorney being the Owners for the purpose of conducting the litigations, if any, as the said attorney of the Executants/Executors of this Power of Attorney being the Owners shall think fit and proper to do so, whether as plaintiff or defendant, or as appellant or respondent as the case may be.
7. To sign verify and affirm by affidavit, if the occasion so arises, of all plaints written statements, petitions, Memorandum of Appeal, Stay Applications and all other legal document for the purpose of filing the same in Court and to give all necessary instructions for the due prosecution or the defence of such litigation of the said immovable property specifically mentioned in the **Schedule** hereinafter.
8. For the aforesaid purpose or any of them to do everything which is generally required to be done in connection with the signing or execution of any of the abovementioned documents usually to be done by the Executants/Executors of this Power of Attorney being the Owners and to sign generally on behalf of any in our name including the approval of the said document or documents. Purchaser of flats may required if necessary and for that purpose the said attorney of the Executants/Executors of this Power of Attorney being the Owners is hereby authorized and empowered to appear before the Registrar or Sub-Registrar or Joint- Registrar or Deeds and Assurances or any

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other registering authority officer of officers as occasioned shall or may require.

9. To ratify and confirm and agree to ratify and confirm and agree to whatsoever the attorney of the Executants/Executors of this Power of Attorney being the Owners shall lawfully do or purport to do or cause to be done by virtue of these presents and the Executants/Executors of this Power of Attorney being the Owners further agree and undertake that all the signatures executed by them on any indentures or deeds or documents or applications or receipts or discharges of money received on behalf of the Executants/Executors of this Power of Attorney being the Owners or any other instrument requiring our signature in connection with and all acts, deeds and things in connection therewith and lawfully done by the said attorney of the Executants/Executors of this Power of Attorney being the Owners shall be construed as being signed and/or executed by the Executants/Executors of this Power of Attorney being the Owners and/or done by themselves.
10. To execute and effect all repairs, alterations, constructions major or minor, that may be deemed necessary for the purpose of maintenance of the property mentioned above and to engage labours, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for the same in the name of the Executants/Executors of this Power of Attorney being the Owners.
11. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
12. To enter into, make sign, execute and register and do all such things, contracts, agreements, receipts, deeds, payment assignments, transfers, conveyances, mortgages, releases, assurances, instruments, notices and things and may be in the opinion of the said attorney necessary, usual or convenient for the exercise of any of the power herein conferred on the said attorney.
13. To prepare building plan, design work and to put signature on behalf of the Executants/Executors of this Power of Attorney being the Owners as the lawful attorney of the Executants/Executors of this Power of Attorney being the Owners in the building plan drawings

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and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in the name of the Executants/Executors of this Power of Attorney being the Owners and on behalf of the Executants/Executors of this Power of Attorney being the Owners in connection with the building plan or necessary modify the building plan and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, played corner and strip of land relating thereto and receive the same from the said Burdwan Municipality or any other competent authority against acknowledgement receipt on behalf of the Executants/Executors of this Power of Attorney being the Owners as the lawful attorney of the Executants/Executors of this Power of Attorney being the Owners.

14. To appear for and on behalf of the Executants/Executors of this Power of Attorney being the Owners in office of the WBSEDCL, West Bengal Electricity Supply, Burdwan Municipality or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for and obtain permanent connection of water, electricity drainage and sewerage to the said premises.
15. To sign, execute and verify and file all plaints, suits, written statement, written objection, pleadings, application, complaints, memorandum of appeal, arose objection reply affidavit and sign all other papers to be filed before Civil Court, Criminal Court, administrative authorities Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on behalf of the Executants/Executors of this Power of Attorney being the Owners. And the Executants/Executors of this Power of Attorney being the Owners do hereby ratify, agree and undertake to ratify and conform all acts deeds the attorney of the Executants/Executors of this Power of Attorney being the Owners shall lawfully do, execute, and perform or cause to be done executed or performed by virtue of power of attorney.

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16. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board or any other local authority.
17. To appoint an architect and to get the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities concerned in respect of the proposed building.
18. To make necessary applications and signed all papers, to appear before the Burdwan Municipality, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities.
19. To develop and construct proposed building on the said plot and to utilize the land to aid and support the process of construction of the multistoried residential building inclusive of Office and Shops and Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plans and according to specifications & other requirements of the Burdwan Municipality and for the purpose to imply contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.
20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.
21. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally/required for a building.
22. To pay any deposit and pay moneys required to be deposited with the Burdwan Municipality and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposit which are refundable.

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23. To pay all the taxes to the concern authority relating to the said property until the completion of the building.
24. To file or defend any suit on behalf of the Executants/Executors of this Power of Attorney being the Owners regarding the **Schedule** mentioned property and sign, verify plaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any Court of law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on behalf of the Executants/Executors of this Power of Attorney being the Owners.
25. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
26. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
27. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgment receipt.
28. To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal or before any office whatsoever.
29. To apply for the inspection of and to inspect any Judicial records any records of any office or offices.
30. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of this present or to or in which the Executants/Executors of this Power of Attorney being the Owners are or may be party or any way interested.
31. To mortgage, pledge, hypothecate or charge or concur in pledging hypothecating or charging with, to or in favour of any Bank or Banks or any other financial institutions, body subject to such condition as the Attorney may think fit and for that purpose to sign execute and deliver all necessary instruments and deed of mortgage, charge,

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encumbrance, hypothecation, pawn, pledge, lien and trust receipt and to receive the consideration money or otherwise for such mortgage, charge, hypothecation, pawn, pledge, lien and the like.

32. To negotiate for sale of the **Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount in respect of the Owner's and also the Developer's Allocation.
33. To negotiate for sale of the Shops and Offices and Flat(s)/Residential Unit(s) and Parking Space(s) in the multi-storied commercial and residential building inclusive of Shops/Offices/Commercial Units and Flats/Residential Units and Car Parking Spaces on **Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount on behalf of the OWNER in respect of the Owner's Allocation as well as of the Developer's Allocation and to keep and retain the said amount to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNER.
34. To execute, sign and enter into an agreement for sale on behalf of the Executants/Executors of this Power of Attorney being the Owners in respect of the Owner's Allocation as well as of the Developer's Allocation and execute the agreement for sale by receiving the advance amount in respect of the Owner's Allocation as well as of the Developer's Allocation and to appear before the registering authority and presenting the same & shall admit execution and registration in respect of the Owner's Allocation as well as of the Developer's Allocation and to receive the consideration amount on behalf of the OWNER in respect of the Owner's Allocation as well as of the Developer's Allocation and to keep and retain the said amount to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNER.
35. To sign, admit and execute the sale deed in favour of the prospective purchasers in respect of the Owner's Allocation as well as of the Developer's Allocation and to receive consideration from them in respect of the Owner's Allocation as well as of the Developer's Allocation and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution

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thereof on behalf of the Owner/Executant in respect of the Owner's Allocation as well as of the Developer's Allocation and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNER and to keep and retain the said amount to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNER.

36. To receive the entire amount of the consideration amount directly from the Purchaser(s) and/or from any Financial Institution and/or Bank and/or Investor (individual or Juristic Entity) for selling of the flats and parking spaces from the all purchasers and to receive the consideration amount on behalf of the OWNER in respect of their allocation and to keep and retain the said amount to reimburse and to make adjustment by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the **DEVELOPER** Firm incurred and made as per the terms and conditions of this Agreement.
37. To Sign, Execute, Present and Register the Agreement for Sale Deed and/or also to Sign, Execute, Present and Register Sale Deed in favour of the prospective purchasers on behalf of the Executor of this Power of Attorney. Deed i.e., the OWNER, in respect of the OWNER'S ALLOCATION and also DEVELOPER'S ALLOCATION in any Registration Office by representing the OWNER and by signing on their behalf and by admitting any document and deed on their behalf and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/executant and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNER and to keep and retain the said amount to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNER.
38. To deliver the possession in favour of the buyer on behalf of the Executants/Executors of this Power of Attorney being the Owners.

Sandip Kumar Ganguly
Somnath Ganguly
Subriya Ganguly

39. Generally to Act as the Attorney or Agent of the Executants/Executors of this Power of Attorney being the Owners in relation to the matter aforesaid and all other matters in which the Executants/Executors of this Power of Attorney being the Owners may be interested or concerned and on behalf of the Executants/Executors of this Power of Attorney being the Owners to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Executants/Executors of this Power of Attorney being the Owners and/or themselves to do if personally present.
39. To deliver the possession in favour of the buyer on behalf of the Executants/Executors of this Power of Attorney being the Owners. This Power of Attorney executed without any consideration amount.
40. Generally to Act as the Attorney or Agent of the Executants/Executors of this Power of Attorney being the Owners in relation to the matter aforesaid and all other matters in which the Executants/Executors of this Power of Attorney being the Owners may be interested or concerned and on behalf of the Executants/Executors of this Power of Attorney being the Owners to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Executants/Executors of this Power of Attorney being the Owners and/or themselves to do if personally present.

: THE SCHEDULE ABOVE REFERRED TO :

(Property Details)

ALL THAT PIECE AND PARCEL OF THE LAND WITH STRUCTURE THEREON at District: Purba Bardhaman, P.S & Sub-Registry Office - Burdwan, Burdwan Municipality, Mouza Burdwan, J.L No-30, C.S. Khatian No. 2141 comprising in C.S. Plot No. 8088 appertaining to R.S. Khatian No. 2141 comprising in R.S. Plot No. 8088 presently appertaining to L.R Khatian Nos. 20797, 20798 & 20799 comprising in L.R Plot No. 9955 of "Bastu" Class of Land measuring 0.046 Acres i.e., 4.6 Decimals (A Little More or Less) and C.S. Khatian No. 1107 comprising in C.S. Plot No. 8089 appertaining to R.S. Khatian No. 1107 comprising in R.S. Plot No. 8089 presently appertaining to L.R Khatian Nos. 20797, 20798 & 20799 comprising in L.R Plot No. 9956 of

Sandip Kumar Ganguly
Somnath. Faridul
Subriya Ganguly

"Bastu" Class of Land measuring 0.05 Acres i.e., 5 Decimals (A Little More or Less), total measuring 9.6 Decimals (A Little More or Less) i.e., 0.096 Acres (A Little More or Less) situated within the jurisdiction of Burdwan Municipality of Ward No. 29 appertaining to Municipal Holding No. 73 of J.B. Mitra Road Mahalla under the jurisdiction of P.S. Bardhaman, Dist. Purba Bardhaman within Sub-Registry Office at Burdwan with old 80 Years dilapidated structure thereon which is having total constructed area of **3060 Sq. Ft** (A Little More or Less) comprising in 2 Different Floors including the Ground Floor and First Floor whereas the Ground Floor has **2932 Sq. Ft.** (A Little More or Less) and First Floor has **128 Sq. Ft.** (A Little More or Less) of Covered Area and out of the said total area of Land measuring 0.096 Acres (a little more or less) or 9.6 Decimals (a little more or less) or 5.82 Kathas of Land (a more or less), the **TOTAL AREA OF LAND** is measuring **9.6 Decimals (A Little More or Less) i.e., 0.096 Acres (A Little More or Less) i.e., 5.82 Kathas (A Little More or Less)** with entire aforesaid old 80 Years storied structure thereon as detailed herein above.

AND THE SAID PREMISES (COMPRISING OF TWO L.R. PLOT NUMBERS) IS BUTTED AND BOUNDED BY.

- On the North:** Part of R.S. Plot No. 8035 (L.R. Plot No. 9902),
On the South: J.B. Mitra Lane (20 Ft. Wide Metal Road),
On the East: Part of R.S. Plot No. 8090 (L.R. Plot No. 9957); and
On the West: Part of R.S. Plot No. 8086 (L.R. Plot No. 9953) & R.S. Plot No. 8087 (L.R. Plot No. 9954)

IN WITNESSES WHEREOF, the **EXECUTORS** of the **POWER OF ATTORNEY,** the **POWER OF ATTORNEY HOLDER** and **WITNESSES** after knowing the purpose and meaning of this deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on **9th Day of December, 2019.**

[This Deed is prepared on 1(One) Stamp Paper, 17 (Seventeen) Legal Papers and 2 (Two) Paper containing the Finger Prints and Photos of the Parties i.e., this Deed is prepared on and upon total 20 (Twenty) Pages].

WITNESSES

1. Abhijit Ghosh
510 - Ananta Ghosh
Bhabani Thakur Lane
Burdwan
1. Sandip Kumar Ganguly
2. Somnath Panigrahy
2. Partha Chakrabarty
Bachchan Bunder
3. Supriya Ganguly

SIGNATURES OF THE EXECUTORS

SHREE RAM UDYOG

Shyama Prasad
Partner

SHREE RAM UDYOG

Rabinder Nath Ray
Partner



SPECIMEN COPY OF SEAL & SIGNATURE OF THE POWER OF ATTORNEY HOLDER

Drafted by me & typed in my Office

Rajdeep Goswami
Rajdeep Goswami
Advocate
Burdwan Dist. Judges Court
Enrollment No. WB/1989/2011
Computerized Typed by Me

Sk. Sabir
Sk. Sabir
Nerodighi, Burdwan











Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Shyam Prasad Das

SIGNATURE

SHREE RAM UDYOG
Shyam Prasad Das
 Partner











Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Rabindra Nath Das

SIGNATURE











SHREE RAM UDYOG
Rabindra Nath Das
 Partner

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Sandip Kumar Ganguly











SIGNATURE Sandip Kumar Ganguly

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Somnath Ganguly

SIGNATURE Somnath Ganguly

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Supriya Ganguly

SIGNATURE Supriya Ganguly

आयकर विभाग

INCOME TAX DEPARTMENT

SHREE RAM UDYOG



भारत सरकार
GOVT. OF INDIA



05/12/2016

Permanent Account Number



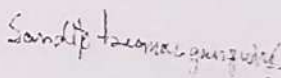


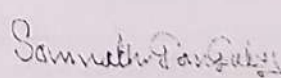
ADFFS0974B

23122016

Major Information of the Deed

Deed No :	IV-0203-00563/2019	Date of Registration	09/12/2019
Query No / Year	0203-1000257365/2019	Office where deed is registered	
Query Date	09/12/2019 1:21:11 PM	A.D.S.R. BURDWAN, District Burdwan	
Applicant Name, Address & Other Details	Rajdeep Goswami 2 No Dhopapalarane, Jhapantala, Thana : Barddhaman, District Burdwan, WEST BENGAL, PIN - 713104, Mobile No. : 8436759214, Status Advocate		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Set Forth value	Additional Transaction		
Stampduty Paid(SD)	Market Value		
Rs. 100/- (Article 48(d))	Registration Fee Paid		
Remarks	Rs. 7/- (Article E)		

Principal Details :



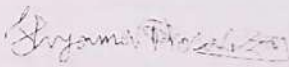

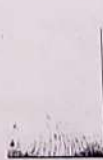
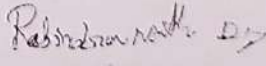
SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sandip Kumar Ganguly (Presentant) Son of Late Sunil Ganguly Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office	 <small>09/12/2019</small>	 <small>LTI 09/12/2019</small>	 <small>09/12/2019</small>
B C Road Kalitala, P.O:- Burdwan, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CZDPG3583Q, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Somnath Ganguly Son of Late Sunil Ganguly Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office	 <small>09/12/2019</small>	 <small>LTI 09/12/2019</small>	 <small>09/12/2019</small>
B C Road Kalitala, P.O:- Burdwan, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BZEPG5794B, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr Supriya Ganguly Son of Late Sunil Ganguly Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office			
	09/12/2019	LTI 09/12/2019	09/12/2019
B C Road Kalitala, P.O:- Burdwan, P.S:- Bardhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CZDPG3582R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office			

Attorney Details :



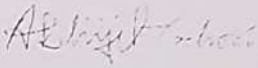
Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE RAM UDYOG Barsul Mill Gate, Barsul Shaktigarh, P.O:- Barsul, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713124 , PAN No.:: ADFFS0974B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Shyama Prosad Das Son of Sunil Das Date of Execution - 09/12/2019, , Admitted by: Self, Date of Admission: 09/12/2019, Place of Admission of Execution: Office			
		Dec 9 2019 4:08PM	LTI 09/12/2019	09/12/2019
Near CDP High School, Purba Barsul, Barsul Unnayani, Shaktigarh, P.O:- Barsul, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPD6888M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHREE RAM UDYOG (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Rabindranath Dey Son of Shibananda Dey Date of Execution - 09/12/2019, , Admitted by: Self, Date of Admission: 09/12/2019, Place of Admission of Execution: Office			
		Dec 9 2019 4:06PM	LTI 09/12/2019	09/12/2019

Barsul, Baje Salepur, Barsul Unnayani, Shaktigarh, P.O:- Barsul, P.S:- Bardhaman Sadar, District:- Burdwan, West Bengal, India, PIN - 713124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BBSPD6842F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHREE RAM UDYOG (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Abhijit Ghosh Son of Ananta Ghosh Bhabani Thakur Lane, Mithapukur, P.O:- Rajbati, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104			
	09/12/2019	09/12/2019	09/12/2019
Identifier Of Mr Sandip Kumar Ganguly, Mr Somnath Ganguly, Mr Supriya Ganguly, Mr Shyama Prosad Das, Mr Rabindranath Dey			

Endorsement For Deed Number : IV - 020300563 / 2019

On 09-12-2019

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:54 hrs on 09-12-2019, at the Office of the A.D.S.R. BURDWAN by Mr Sandip Kumar Ganguly, one of the Executants.

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

Execution is admitted on 09/12/2019 by 1. Mr Sandip Kumar Ganguly, Son of Late Sunil Ganguly, B C Road Kalitala, P.O: Burdwan, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr Somnath Ganguly, Son of Late Sunil Ganguly, B C Road Kalitala, P.O: Burdwan, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr Supriya Ganguly, Son of Late Sunil Ganguly, B C Road Kalitala, P.O: Burdwan, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Indetified by Abhijit Ghosh, , Son of Ananta Ghosh, Bhabani Thakur Lane, Mithapukur, P.O: Rajbati, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

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

Execution is admitted on 09-12-2019 by Mr Shyama Prosad Das, Partner, SHREE RAM UDYOG (Partnership Firm), Barsul Mill Gate, Barsul Shaktigarh, P.O:- Barsul, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713124

Certified by Abhijit Ghosh, , Son of Ananta Ghosh, Bhabani Thakur Lane, Mithapukur, P.O: Rajbati, Thana: Bardhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Execution is admitted on 09-12-2019 by Mr Rabindranath Dey, Partner, SHREE RAM UDYOG (Partnership Firm), Barsul Mill Gate, Barsul Shaktigarh, P.O:- Barsul, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713124

Indetified by Abhijit Ghosh, , Son of Ananta Ghosh, Bhabani Thakur Lane, Mithapukur, P.O: Rajbati, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

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 5449, Amount: Rs.100/-, Date of Purchase: 09/12/2019, Vendor name: K Banerjee



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 0203-2019, Page from 12103 to 12135

being No 020300563 for the year 2019.



Digitally signed by KAUSHIK
BHATTACHARYA
Date: 2019.12.19 14:52:00 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2019/12/19 02:52:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.



(This document is digitally signed.)