

Admit karmachari

Rittik Chatterjee

WEREAS I, the GIVER have entered into in an development Agreement being deed No. I-140206446 for the year 2019 of ADSR, Purulia with M/S RIYA CONSTRUCTION, a Proprietorship Concern having its Officer at Dr.N.K.Roy Choudhury Apartment,444,Sasadhahar Ganguly Road, Radhakrishna More, Nilkuthidanga, within Purulia Town, P.O.Purulia, P.S.Purulia (Town) ,District.Purulia, W.B. represented by its Proprietor Sir Rittik Chatterjee (PAN-ACHPC7597H) Indian Citizen, son of Late Sisir Kumar Chatterjee a resident of D 1/5 Laboni Estate, Salt Lake City, P.O. Laboni Estate, P.S.North Bidhannagar, Dist. North 24 Parganas 700064 W.B;

AND WHEREAS said M/S RIYA CONSTRUCTION has got its allocated portion which is exclusive to M/S RIYA CONSTRUCTION, the proprietorship concern;

AND WHEREAS for proper management and transfer of the allocated portion of RIYA CONSTRUCTION it is necessary our presence and execution of the deeds in respect of the allocated portion of RIYA CONSTRUCTION;

Amit Kumar

Rittik Chatterjee

AND WHEREAS it is not possible for us to remain present for each and every execution of the deed hence for our convenience we are desirous of appointing an Attorney hereinafter.

NOW BY THESE POWER OF ATTORNEY

We do hereby nominate, constitute appoint Sir Rittik Chatterjee son of Late Sisir Kumar Chatterjee, by faith Hindu, by occupation businessman, a resident of D 1/5 Laboni Estate, Salt Lake City, P.O. Laboni Estate, P.S. North Bidhannagar, Dist. North 24 Parganas 700064 W.B. Indian Citizen as our true and lawful attorney on our behalf to do the following acts, deeds and things :-

1. To enter into and conclude any agreement for sale or sell of allocated portion of RIYA CONSTRUCTION in any purchaser/purchasers at such price which our attorney shall think fit and proper at his absolute discretion and to sign all the documents time to time required to complete these negotiation by him.
2. To sign execute all other deed/deeds, mutation, plan, agreement which the attorney shall consider necessary and to enter into and agree to such convents and conditions as may be required for fully

Amit Kumar

Rishi Chandra

And effectually conveying allocated portion of RIYA CONSTRUCTION.

3. To prepare sign declare and to file declaration statement in connection with the allocated portion of RIYA CONSTRUCTION.
4. To present any such conveyance or conveyances for registration before the sub-register or register having authority to have the said conveyance registered and caused it to be registered and to do all acts and things which our attorney shall consider necessary for this purpose.
5. To do all acts/deeds which our attorney shall thing necessary.
6. To sign all such documents before appropriate authority which are required by the attorney from time to time to complete the transfer of allocated portion of RIYA CONSTRUCTION.
7. Generally to do all such acts, deeds and things, which may our said lawful attorney think fit from time to time effectuate the aforesaid purpose smoothly and without hindrance.
8. To raise loan and borrow from time to time such money or moneys from any person or before financial institution/ bank upon such terms and conditions as our attorney thinks fit and for such purpose to execute such moneys charges pleadings or other securities upon the agreement, terms and conditions as our attorney may think for and proper and may said attorney shall paid and discharge the said debts of such creditors.
9. Our attorney can entire execute any agreement or mortgage hypothecation in respect of the property in question with any

श्रीवित् कारमकर.

Ratna Chatterjee

- person or persons and or with any bank or financial institution to obtain loan.
10. Our attorney can avail loan against hypothecation/mortgage the property in question with any person/persons and or with any bank/financial institution.
 11. Our attorney also entitle to delegate all the powers, which are conferred upon him by this deed and/or any power or powers of this deed to any other person or persons by an appropriate instrument and or power of attorney and that to be deemed we have done so if we personally present.

AND

We do hereby agree, ratify and confirm all and whatsoever our said attorney shall lawfully do, cause to be done by virtue of this revocable General Power of Attorney.

SCHEDULE - A

District- Purulia, P.S.-Purulia(T), Mouza with J.L. No. Purulia (2) Khatian No. 3108, Plot No. 9898, with total mutated area (in acres) 0.0120. (Classification: Viti)

District- Purulia, P.S.-Purulia(T), Mouza with J.L. No. Purulia (2) Khatian No. 3108, Plot No. 9899, with total mutated area (in acres) 0.0188. (Classification: Bastu)

Amit Karmakar.

Ritika Chatterjee

District- Purulia, P.S.-Purulia(T), Mouza with J.L. No. Purulia (2)
Khatian No. 3081, Plot No. 9900, with total mutated area (in acres)
0.0362. (Classification: Bastu)

District- Purulia, P.S.-Purulia(T), Mouza with J.L. No. Purulia (2)
Khatian No. 3081, Plot No. 9901, with total mutated area (in acres)
0.0275. (Classification: Bastu)

(total measuring 9.45 decimals) within Purulia Municipal Word
No. 20, Holding No. 323)

Bounded by-

North : Premises of Amar Chandra Mandal

South:- Premises of Pranab Kumar Das.

East : Ramcharan Babu Street (12ft wide road).

West: Houses of Jagannath Hazra.

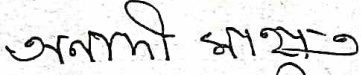
IN WITNESS WHEREOF I, the said GIVER have hereunto set
and subscribe OUR hand and the seal on the 9TH Day of December,
2019.

Amit Karmakar.

Anijit Karmakar

Ritwik Bhattacharya

WITNESSES

1. Mukti Pada Mahato
S/o Late - Purna chandra Mahato
vill - Khudi Bandh -
Post - Sihali
P.S - DIST - Purulia
2. 
শ্রীমতী সুনিতা
শ্রী - বরেন্দ্র -

(The photographs and finger prints of the parties to the instrument are affixed in page No. 8)

Drafted by me and prepared at my office.

Anijit Karmakar

Advocate. Sunita Banerjee.












Enrolment No. W.B.(F)/2386/2269/2017.

District Judges' Court, Purulia.

Amit Karmakar

Ritik Chatterjee












Photograph and thumb impressions:

<u>Photograph</u>	<u>Left Thumb</u>	<u>Index</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
					
	<u>Right Thumb</u>	<u>Index</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
					

Amit

Amit Karmakar

Photograph and thumb impressions:

<u>Photograph</u>	<u>Left Thumb</u>	<u>Index</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
					
	<u>Right Thumb</u>	<u>Index</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
					

Ritik Chatterjee

Ritik Chatterjee

Major Information of the Deed



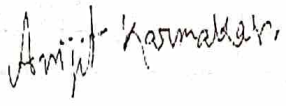
Deed No :	I-1402-06477/2019	Date of Registration	09/12/2019
Query No / Year	1402-1000257283/2019	Office where deed is registered	
Query Date	09/12/2019 1:01:23 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Avijit Karmakar Amla Para, Thana : Purulia Town, District : Purulia, WEST BENGAL, Mobile No. : 7063497023, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 4,00,000/-	Rs. 47,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 140206446/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Ram Charan Babu Street, Mouza: Purulia-(002), , Ward No: 20, Holding No:323 Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-9898	LR-3108	Bastu	Vitti	0.012 Acre	1,00,000/-	6,00,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-9899	LR-3108	Bastu	Bastu	0.0188 Acre	1,00,000/-	9,40,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-9900	LR-3081	Bastu	Bastu	0.0362 Acre	1,00,000/-	18,10,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-9901	LR-3081	Bastu	Bastu	0.0275 Acre	1,00,000/-	13,75,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			9.45Dec	4,00,000 /-	47,25,000 /-	
		Grand Total :			9.45Dec	4,00,000 /-	47,25,000 /-	



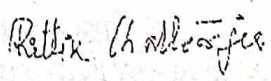
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Avijit Karmakar (Presentant) Son of Late Jagadish Karmakar Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admisson: 09/12/2019 ,Place : Office			
	09/12/2019	LTI 09/12/2019	09/12/2019	
Amla Para, P.O:- Purulia, P.S:- Purulla Town, Purulia, District:-Purulla, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN.No.:: CHCPK9085Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admisson: 09/12/2019 ,Place : Office				



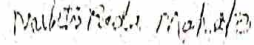
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS Riya Construction 444 Sashadhar Ganguly Road, Near Radha Krishna Mor, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 , PAN No.:: ACHPC7597H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Rittik Chatterjee Son of Late Sisir Kumar Chatterjee Date of Execution - 09/12/2019, , Admitted by: Self, Date of Admission: 09/12/2019, Place of Admisson of Execution: Office			
	Doc 9 2019 3:20PM	LTI 09/12/2019	09/12/2019	
D 1/5 Laboni Estate, P.O:- Laboni Estate, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACHPC7597H,Aadhaar No Not Provided Status : Representative, Representative of : MS Riya Construction (as Proprietor)				

Identiflor Details :

Name	Photo	Finger Print	Signature
Mr Muktlpada Mahato Son of Late Purna Chandra Mahato Vill- Khudibandh, P.O:- Sihali, P.S:- Purulla Muffassil, District:-Purulla, West Bengal, India, PIN - 723149			
	09/12/2019	09/12/2019	09/12/2019
Identiflor Of Mr Avijit Karmakar, Shri Rittik Chatterjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Avijit Karmakar	MS Rlya Construction-1.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Avijit Karmakar	MS Rlya Construction-1.88 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Avijit Karmakar	MS Rlya Construction-3.62 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Avijit Karmakar	MS Rlya Construction-2.75 Dec

Endorsement For Deed Number : I - 140206477 / 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 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:38 hrs on 09-12-2019, at the Office of the A.D.S.R. PURULIA by Mr Avijit Karmakar, 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 47,25,000/-

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

Execution is admitted on 09/12/2019 by Mr Avijit Karmakar, Son of Late Jagadish Karmakar, Amla Para, P.O: Purulia, Thana: Purulla Town, , City/Town: PURULIA, Purulla, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Service

Identified by Mr Muktlpada Mahato, , Son of Late Purna Chandra Mahato, Vill- Khudibandh, P.O: Sihali, Thana: Purulla Muffassil, , Purulla, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Cultivation

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

Execution is admitted on 09-12-2019 by Shri Rittik Chatterjee, Proprietor, MS Riya Construction, 444 Sashadhar Ganguly Road, Near Radha Krishna Mor, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101

Indetified by Mr Muktipada Mahato, , Son of Late Purna Chandra Mahato, Vill- Khudibandh, P.O: Sihali, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Cultivation

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 13253, Amount: Rs.100/-, Date of Purchase: 09/12/2019, Vendor name: Pravash Banerjee



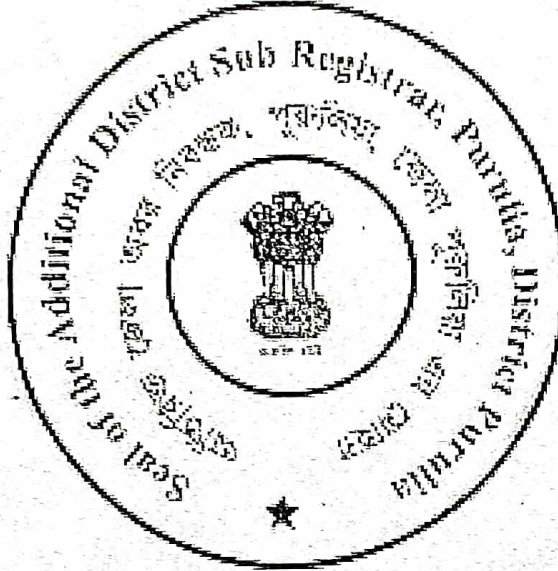
Gautam Ray Chaudhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2019, Page from 271023 to 271041

being No 140206477 for the year 2019.



Digitally signed by RUHUL AMIN
Date: 2019.12.11 15:04:20 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 2019/12/11 03:04:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)