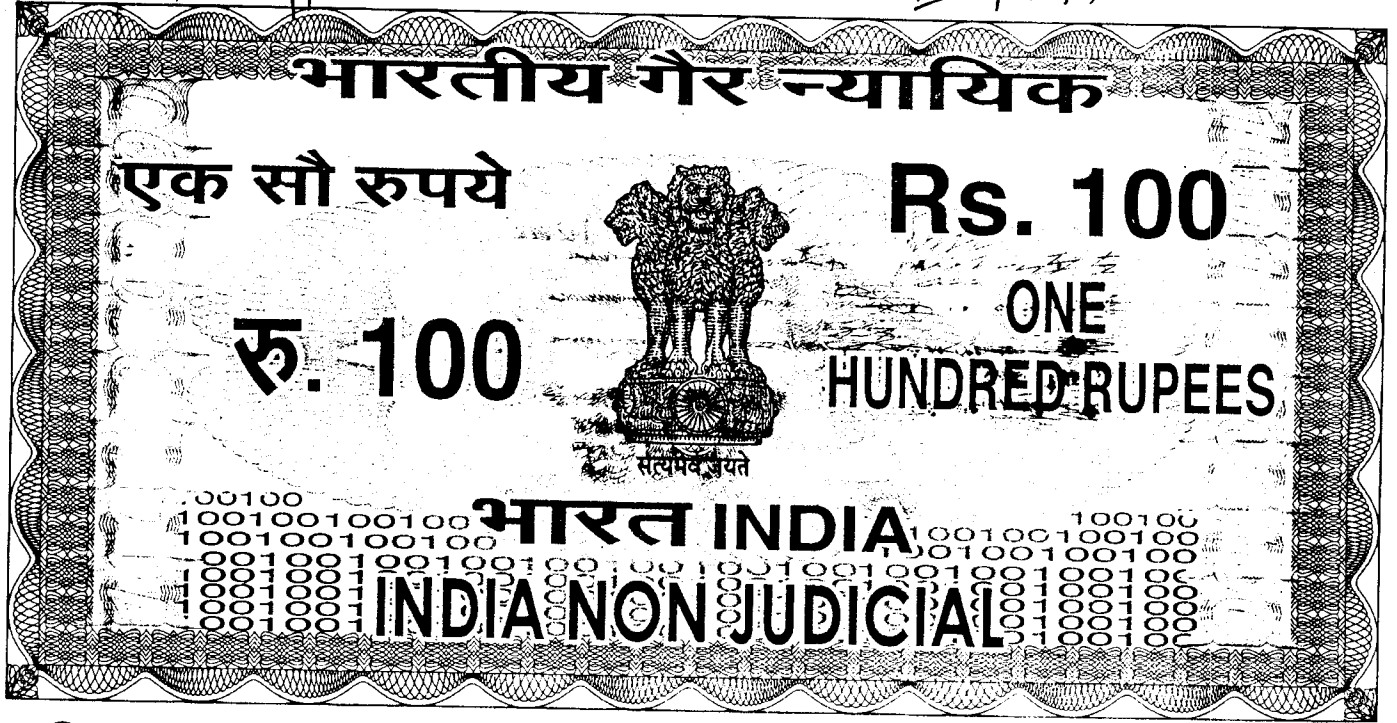


7305/18

7377



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AA 798850

Certified that the Document is admitted to registration. The endorsement sheet attached with this document is the Part of the document.

Syphow...
District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman

Power of Attorney after Development & construction agreement

Query No 0205① 241763/18

29 AUG 2018

TO ALL TO WHOM THESE PRESENTS SHALL COME, we,

1) SRI Asit Baran Dey (PAN-AIJP2008E), 2) Sri Amit Dey (PAN-BLOPD2152A), both son of Late Nakshatra Dey 3) Mrs. Mousumi Dey Sarkar (PAN-BTCPD2226B), W/o Lt. Asim Kumar Dey, citizenship Indian, by faith-Hindu, by occupation-1 Business and 2&3 service all residing at 1 no., Mohishila colony, Near Chakraborty More, P.O. Asansol-713303, P.S. Asansol South, Chowki Sub-division and Addl. Sub-Registry Office Asansol, Dist.: Paschim Bardhaman (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include heirs, successors-in-interest, legal representatives and/or assigns) hereinafter jointly and severally called the "Grantors",

Syphow...

Sl. No. 8500 28-8-18 1002
DI Re
Sold to Adit Baran Singh & Co
Addn Asansol
Stamp from
Asansol Treasury - PRADIP KR. PANJA
Stamp Vendor
Asansol Court
Lic. No. 389



[Handwritten signature]

Addl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhaman

29 AUG 2018

WHEREAS:

- A. The Grantors are jointly the owners of the "Said Property" described in the Schedule and the Developer is **SIDDHIVINAYAKA REALTY LLP (PAN NO. ADEFS 9105 K)** a limited liability Partnership Firm having its registered office at VISHNUPRIYA-I Apartment, Ground Floor, Simultala, 1 No. Mohishila Colony, PO Asansol-3, PS Asansol(South) District Paschim Burdwan (hereinafter called the "**Developer**").
- B. The Grantors and the Developer have entered into an agreement of even date registered with the Asansol Sub Register (hereinafter called the "**Development Agreement**"), to develop the Said Property (hereinafter the "**Project**") under the terms and conditions as detailed therein.
- C. In terms of the Development Agreement and/or otherwise, the Grantor is required and/or is desirous of appointing the Developer as its true and lawful attorney for the purposes hereinafter mentioned. *vide Deed No:- 7371 | 2018.*

NOW KNOW ALL BY THESE PRESENTS THAT we, the above named Grantors, do hereby nominate, constitute and/or appoint aforesaid **SIDDHIVINAYAKA REALTY LLP (PAN NO. ADEFS9105K)** a limited liability Partnership Firm represented by one of its partner **MR. AMIT KUMAR RAI (PAN NO. ARUPR1718F)** S/o Sri Kailash Rai resident of 3/F-03, 3rd Floor, Radhika Apartment, Simultala, 1 No Mohishila Colony, PO Asansol-3, PS Asansol (South) District Paschim Bardhaman (WB) (hereinafter called the "**Attorney**"), to act as the true and lawful attorney of the Grantors jointly, for in the name of and/or on behalf of the Grantors and the attorney to do, exercise and perform all or any of the following acts, deeds and/or things relating to the Said Property, that is to say:

1. To possess and hold possession of the Said Property and to warn off, prohibit and if necessary, to proceed in due form of law against all or any of the trespassers at the Said Property or any part thereof and also against all defaulters in payment of rent or other considerations or those who have

- committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.
2. To appoint and terminate the appointment of Architects, Engineers and/or Surveyors for surveying and doing soil testing and also for preparation of plans for construction of a complex of multi-storied buildings (hereinafter called the "Complex") building at the Said Property and also for any additions and/or alterations and/or modification thereto and to have such plans prepared and the soil of the Said Property tested.
 3. To apply for and submit the plans for constructions of the Building/Complex to the Asansol Durgapur Development Authority (hereinafter called "ADDA") and Asansol Municipal Corporation (hereinafter called A.M.C), for sanctioning and have the same sanctioned and if so deemed fit and proper, to have the plans submitted and/or sanctioned and/or, as stated above, to have the same modify and/or altered by the ADDA and A.M.C or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the Said Property to the concerned authorities and take back the same.
 4. To pay fees, obtain sanctions and such other orders and/or permissions from the necessary authorities as will be necessary for such sanctioning, modification and/or alteration of the said plans.
 5. To appear and represent us before all necessary authorities and/or Government Departments and/or their officers and also all other State Executives, Judicial or Quasi Judicial authorities, including without limitation the ADDA, A.M.C, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, and if necessary to apply for and obtain all permissions and/or approvals from them or any of them in connection with the sanctioning, modification and/or alteration of the said plans including boundary verifications.

Handwritten signature

6. To execute any Gift Deed in favour of the ADDA and A.M.C if required for obtaining sanction of the said plan and admit such execution before the concerned register.
7. To receive refund of the excess amount or fee, if any, paid for any of the purposes stated herein or otherwise and to give valid and effectual receipts and discharges in respect thereof.
8. To build at the Said Property by constructing the Buildings or otherwise thereon and for that purpose to demolish the existing buildings and/or other structures thereat.
9. To apply for and obtain steel, cement, bricks and all other construction and/or building materials and/or construction equipments for the purpose of the Project and for such purpose to obtain all such permission as will be necessary.
10. To apply for and obtain electricity, gas, telephone, water, drainage, sewerage, lifts, generators, cable or Dish TV connection and/or any other connections or utilities at the Said Property and/or the Building and to make alterations therein and to close down, surrender and/or have disconnected any of the connections or utilities as also such existing connections for obtaining such new connections.
11. To apply for and obtain permissions and licenses to install, run and operate lifts, generators and/or any other utilities at the Said Property and/or the Building(s) / the Complex.
12. To apply for and obtain the necessary completion or occupation or other certificates from the ADDA & A.M.C and/or other concerned authorities in respect of construction and/or occupation of the Building/s.
13. To ask, demand, sue for, receive, recover, realize and collect rents, moneys, consideration, construction costs, mean profits, deposits, payments, compensation, interests, damages, electricity charges, municipal rates and taxes, service and/or maintenance charges and all other sum or sums which are or may become due, payable or recoverable from any person or persons or authority or

authorities on any account whatsoever and to raise bills and give effectual receipts and discharges for the same.

14. To enforce any covenant in any agreement, sale deeds, lease deeds, declarations and/or licenses or tenancy agreements or any other documents entered into by the Grantors and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit, then to exercise such right amongst others.
15. To terminate any contract or agreement with any person or persons and to deal with the spaces and/or rights of such person or persons relating to the Project in such manner as the Attorney may deem fit and proper.
16. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, agreements, supplemental agreements, construction contracts, consents, deeds, sale deeds, lease deeds, tenancy agreements, cancellation deeds, surrenders, nominations, rectification deeds, declarations, prescribed forms, affidavits, applications, understandings, indemnities, plans and other documents as may in any way be required to be so done.
17. To appear before any Notary Public, Registrar, Sub-Registrar, District Registrar, Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority or authorities of Central or State Govt. or any other semi Govt. office/offices having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and perfect all deeds, instruments and/or writings signed or made by the aforesaid Attorney by virtue of the powers hereby conferred.
18. To sell, lease out or otherwise transfer, deal with and dispose of the units, car parking spaces, servants quarters, roof or other constructed areas or saleable spaces in the Building(s)/Complex in accordance with the Development Agreement to the persons interested in purchasing or otherwise acquiring the same at such prices and on such terms and/or conditions as the Attorney may

deem fit and proper and to receive and realize the consideration and other amounts payable there for by the intending buyers and grant receipts and discharges there for which shall fully exonerate the person or persons paying the same. To exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas in the Building(s)/Complex and to admit such execution before the concerned registrar.

19. To handover the Owners allocation i.e. the "B" schedule property in the complex to the Land Owners, as per terms of the agreement.
20. To have the flats and other constructed areas and saleable spaces in the Building separately assessed and mutated in the names of the owners thereof in all public records and with all authorities including the ADDA and A.M.C.
21. To accept, receive, sign and acknowledge all notices and/or services of all papers or documents from all Courts, Tribunals, Postal Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels and/or money orders.
22. To commence, prosecute, enforce, defend, answer and/or oppose all suits, actions and/or other legal proceedings and/or demands, civil, criminal or revenue, concerning the Premises or any of the affairs of the Grantors in connection therewith or any of the matters aforesaid in which the Grantors are now or may hereinafter be interested or concerned and also if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.
23. To sign, declare, verify and/or affirm all Vakalatnamas, Plaints, Written Statements, Petitions, Consent Petitions, Warrants of Attorney, Memorandums of Appeal, Affidavits and all other documents or cause papers as the occasion shall require and/or as the Said Attorneys may think fit and proper. For better and more effectually exercising all or any of the powers and authorities aforesaid, to retain, appoint and/or employ/or appoint Advocates, Pleaders, Solicitors and to revoke such appointment.

24. To receive and/or pay and/or deposit all moneys including without limitation court fees, stamp and registration fees and to receive refunds thereof and grant valid receipts and discharges in respect thereof.
25. For all or any of the purposes herein-stated, to appear and represent the Grantors before all concerned authorities and officials, Central and State Government Departments, Income Tax Departments, Revenue Departments, Land Departments and/or its Officers and also all other state Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals, including without limitation Officials of Reserve Bank of India, Income Tax Officers, Commissioner of Income Tax and make commitments and/or give undertakings.

AND GENERALLY to do all such acts, deeds, matters and/or things concerning the authorities hereby granted in respect of the Said Property/buildings/complex and for better exercise of the authorities herein contained which the Grantors could have done lawfully if personally present.

AND the Grantors doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorney and any of its substitutes shall do or caused to be done or shall lawfully do or caused to be done in or about the Said Property.

SCHEDULE- "A"(Said Property)

District Paschim Bardhaman, P.S. Asansol(S), Ward No. 86 (New) of A.M.C. at Mohishila Colony Asansol, J.L. No. 37, **Mouza Mohishila**, CS Plot No 79, LOP No 519 corresponding to **LR & RS Plot No 79/3373** measuring an area of 6 Cottah 10 chattak **equivalent to 09 Decimal** of land under **LR Khatian No 3973, 3974 & 3975** which is butted and bounded as follows: of being lying and situated

ON THE NORTH : Tirtharaj apartment.

ON THE SOUTH : Passage.

ON THE EAST : H/o Mr.pal..

ON THE WEST : 30 ft. Road.

In witness whereof we, execute this deed in free mind, sound health and after fully knowing the contents thereof being read over & explained to us in Vernacular on the 29th AUGUST 2018 at Asansol.

WITNESSES:

1. Milan Kumar Bandyopadhyay
S/o:- A. T. N. Bandyopadhyay
Advocate, Asansol corner
Po:- Asansol - 713304.
PS- Asansol (South)
Dist:- Paschim Bardhaman
2. Ajit Rai
S/o:- Kailash Rai
Mokishida, Po:- Asansol - 713303
PS Asansol (South)
Dist:- Paschim Bardhaman

Asit Baran Dey

Amit Dey

Mousumi Dey Sarkar

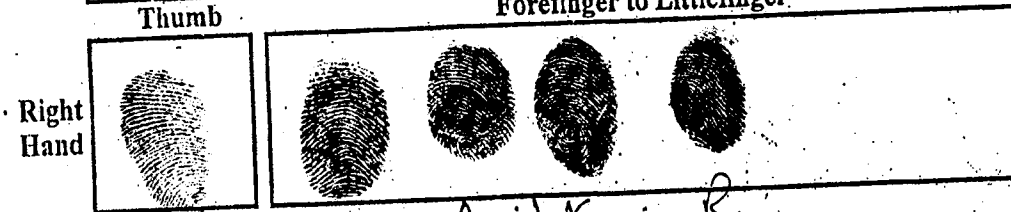
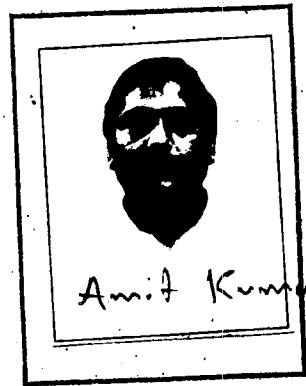
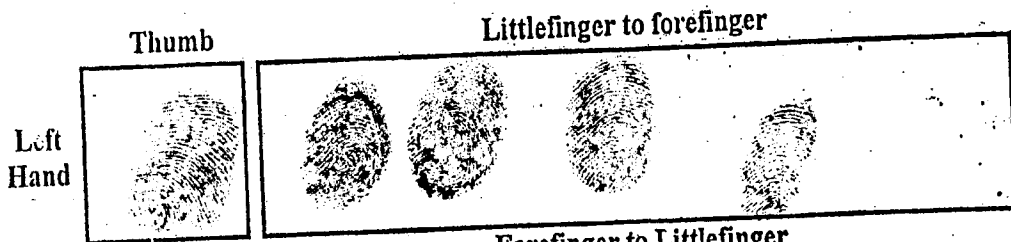
Signature of the Executants

SIDDHIVINAYAKA REALTY LLP
Amit Kumar Rai

Signature of the Constituted Partner Attorney

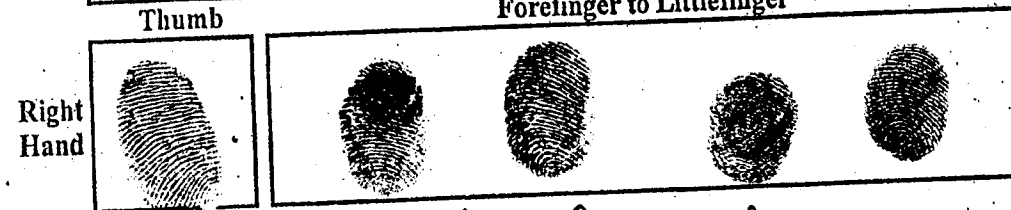
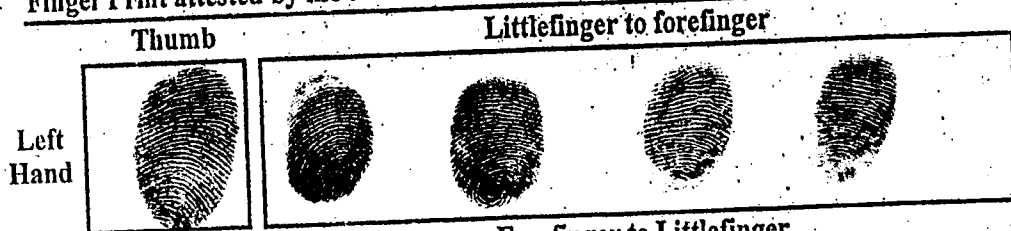
Drafted & prepared by me as per instructions of the executors and read over and explained the contents of this deed before them in vernacular and typed in my office

Milan Kumar Bandyopadhyay
Advocate
Enrolment No. WB/846/1998



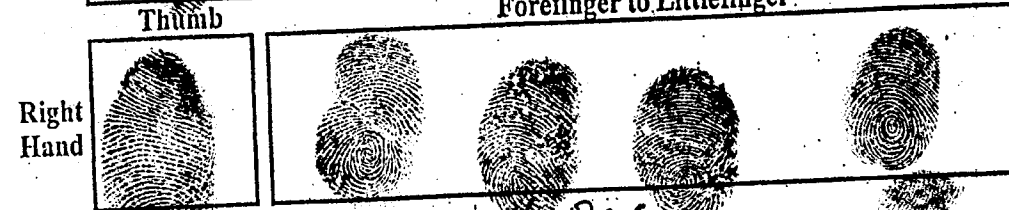
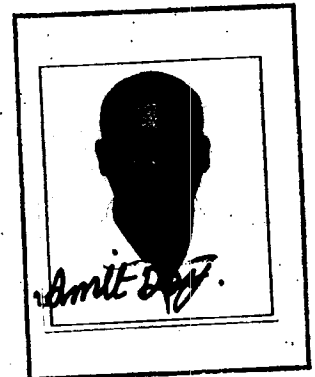
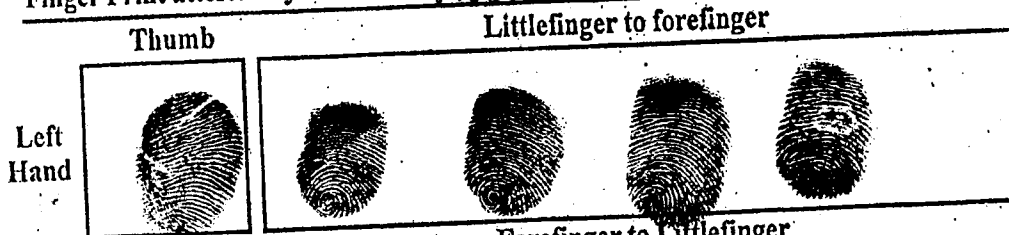
Finger Print attested by me :

Amit Kumar Ra



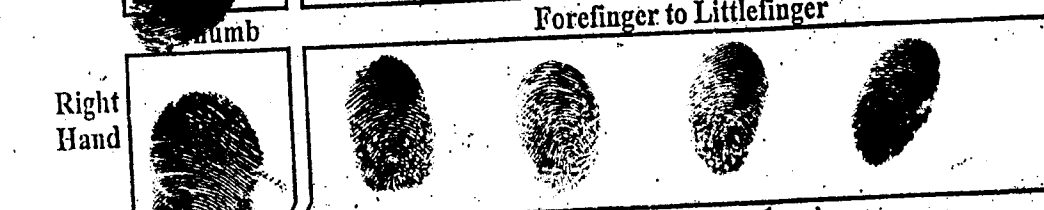
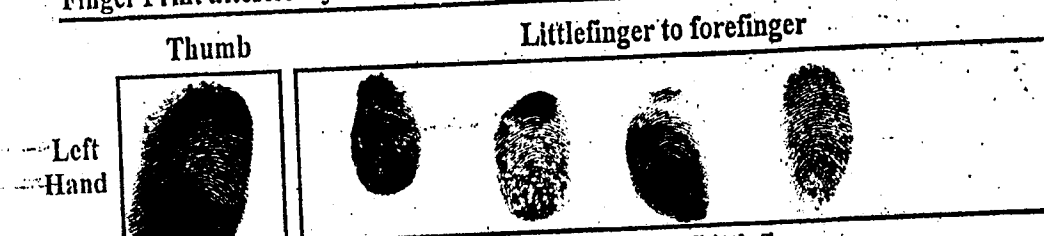
Finger Print attested by me :

Amit Baran Das



Finger Print attested by me :

Amit Dey



Finger Print attested by me :

Mousumi Dey Sarkar

Major Information of the Deed




Deed No :	I-0205-07377/2018	Date of Registration	29/08/2018
Query No / Year	0205-1000241763/2018	Office where deed is registered	
Query Date	29/08/2018 2:19:07 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Milan Bannerjee Asansol, Thana : Asansol (S), District : Burdwan, WEST BENGAL, Mobile No. : 9732326945, Status : Advocate		
Transaction	Additional Transaction		
[138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs 1/-	Rs. 45,21,559/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020507371/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



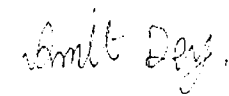
Land Details :

District: Burdwan, P.S: Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width 20-30) - Road Width (20-30)) , Mouza: Mohishila


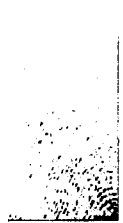
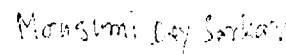
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
11	RS 79/3373	RS-2391	Vastu	Baid	6 Katha 10 Chatak	1/-	45,21,559/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					10.9313Dec	1/-	45,21,559 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
Name	Photo	Fringerpriint	Signature	
Shri Asit Baran Dey (Presentant) Son of Late Nakshatra Dey Executed by: Self, Date of Execution: 29/08/2018 Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office	 29/08/2018	 LTI 29/08/2018	 29/08/2018	
1 No Mohishila Colony Ner Chakraborty More Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District: Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJJPD2008E, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office				

Name	Photo	Fingerprint	Signature
Shri Amit Dey Son of Late Nakshatra Dey Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office	 29/08/2018	 LTI 29/08/2018	 29/08/2018

1 No Mohishila Colony Near Chakraborty More Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BLOPD2152A, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office

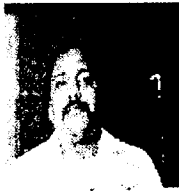

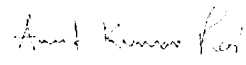
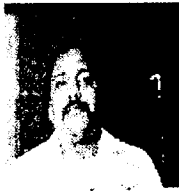

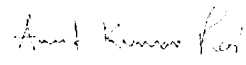
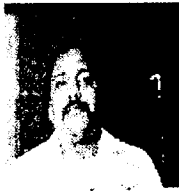

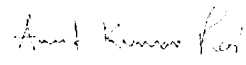
Name	Photo	Fingerprint	Signature
Mrs Mousumi Dey Sarkar Wife of Late Asim Kumar Dey Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office	 29/08/2018	 LTI 29/08/2018	 29/08/2018

1 No Mohishila Colony Ner Chakraborty More Asansol, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BTCPD2226B, Status :Individual, Executed by: Self, Date of Execution: 29/08/2018 , Admitted by: Self, Date of Admission: 29/08/2018 ,Place : Office

Attorney Details :

Sl NO	Name,Address,Photo,Finger print and Signature
1	Siddhivinayaka Realty L L P Vishnupriya 1 Apartment Gr Floor Gr Floor Simultal, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 , PAN No.:: ADEFS9105K, Status :Organization, Executed by: Representative

Representative Details :

Sl NO	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Amit Kumar Rai Son of Shri Kailash Rai Date of Execution 29/08/2018, , Admitted by: Self, Date of Admission: 29/08/2018, Place of Admission of Execution: Office </td> <td>  Aug 29 2018 5:12PM </td> <td>  LTI 29/08/2018 </td> <td>  29/08/2018 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Amit Kumar Rai Son of Shri Kailash Rai Date of Execution 29/08/2018, , Admitted by: Self, Date of Admission: 29/08/2018, Place of Admission of Execution: Office	 Aug 29 2018 5:12PM	 LTI 29/08/2018	 29/08/2018
Name	Photo	Finger Print	Signature						
Mr Amit Kumar Rai Son of Shri Kailash Rai Date of Execution 29/08/2018, , Admitted by: Self, Date of Admission: 29/08/2018, Place of Admission of Execution: Office	 Aug 29 2018 5:12PM	 LTI 29/08/2018	 29/08/2018						

Radhika Apartment Simultala 1 No Mohishila Colony, Block/Sector: 3f 03 3rd Floor, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARUPR1718F Status : Representative, Representative of : Siddhivinayaka Realty L L P (as PARTNERS)

Identifier Details :

Name & address

Mr. Anan Kumar Bandyopadhyay
Son of Late T N Bandyopadhyay
Asansol Court, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Asit Baran Dey, Shri Amit Dey, Mrs Mousumi Dey Sarkar, Mr Amit Kumar Rai

29/08/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Asit Baran Dey	Siddhivinayaka Realty L L P-3.64375 Dec
2	Shri Amit Dey	Siddhivinayaka Realty L L P-3.64375 Dec
3	Mrs Mousumi Dey Sarkar	Siddhivinayaka Realty L L P-3.64375 Dec

Endorsement For Deed Number : I - 020507377 / 2018

On **29-08-2018**

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 14:00 hrs on 29-08-2018, at the Office of the A.D.S.R. ASANSOL by Shri Asit Baran Dey one of the Executants.

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 45,21,559/-

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

Execution is admitted on 29/08/2018 by 1. Shri Asit Baran Dey, Son of Late Nakshatra Dey, 1 No Mohishila Colony Near Chakraborty More Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Shri Amit Dey, Son of Late Nakshatra Dey, 1 No Mohishila Colony Near Chakraborty More Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Service, 3. Mrs Mousumi Dey Sarkar, Wife of Late Asim Kumar Dey, 1 No Mohishila Colony Ner Chakraborty More Asansol, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Service
Identified by Mr Milan Kumar Bandyopadhyay, . . . Son of Late T N Bandyopadhyay, Asansol Court, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Advocate

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

Execution is admitted on 29-08-2018 by Mr Amit Kumar Rai, PARTNERS, Siddhivinayaka Realty L L P, Vishnupriya 1 Apartment Gr Floor Gr Floor Simultal, P.O:- Asansol, P.S:- Asansol (S), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303

Identified by Mr Milan Kumar Bandyopadhyay, . . . Son of Late T N Bandyopadhyay, Asansol Court, P.O: Asansol, Thana: Asansol (S), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Advocate

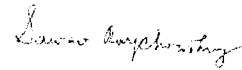
Payment of Fees

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 8500, Amount: Rs.100/-, Date of Purchase: 28/08/2018, Vendor name: P K P



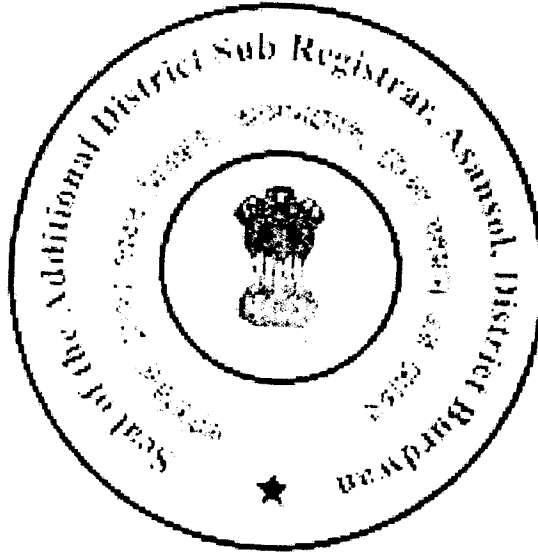
Saurav Roychowdhury
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2018, Page from 130978 to 130992

Being No 020507377 for the year 2018.



Saurav Roychowdhury

Digitally signed by Saurav Roy
Chowdhury
Date: 2018.08.31 13:18:27 +05:30
Reason: Digital Signing of Deed.

Saurav Roychowdhury) 31-08-2018 13:18:19
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)