

KNOW ALL MEN BY THESE PRESENTS I, SMT. DULALI SUR [PAN-DFRPS7329M] Wife of Sri. Narayan Chandra Sur, by faith-Hindu, by nationality Indian, by occupation housewife, resident of A-5, Sastri Avenue, P.O.-Bidhannagar, P.S- New Township, Dist- Burdwan presently Pachim Bardhaman, W.B, India, PIN-713212, do hereby state and declare as follows:-

No. 6295 Date 26/8/29 Sert 10. Sulati Sur Address. Why april. value of Stamp.................. Date of Purchinse of the Stamp -AUG 2010 dulthand: Duidabul

UTENDRAWATH MONDAL Blamp Vender Ourgapur Court, Durgapur-19 Licence No-1/69



Addl. Dist. Sub-Registrar Durgapur, Paschim Bardhaman 2 7 AUG 2019 WHEREAS Sri Tulusi Mukherjee was recorded owner of the schedule mentioned land, she sold the Schedule mentioned land to Smt Nila Mukherjee wife of Sri Niranjan Mukherjee vide deed No-587 for the year 1989 of A.D.S.R. Durgapur and after that Smt Nila Mukherjee wife of Sri Niranjan Mukherjee transferred the same to present owner vide deed No- 4901 for the year 1997 of A.D.S.R. Durgapur and after that he mutated her name in L.R. R.O.R.

AND WHEREAS I entered into a Development Agreement with "M.R. DEVELOPERS" [PAN:- ABKFM5807G] (a Partnership firm)having its office at C/3, Purabi Sarani, P.O.-Bidhannagar, P.S- New Township, Dist-Pachim Bardhaman, W.B. India, PIN-713212, India, represented by its Partners (1) MR. PROTIK ROY [PAN-AUZPR4501N] S/o Sri. Sukhendu Roy, by faith Hindu, by nationality Indian, by occupation business residing at Village & Post- Bamunara, P.S.-Kanksa, City- Durgapur, PIN-713212, Dist- Burdwan presently Pachim Bardhaman, W.B., India, (2) MR. RAHUL ROY [PAN-AUIPR8398G] S/o Sri. Pradip Roy, by faith Hindu, by nationality Indian, by occupation business, residing at Village & Post-Bamunara, P.S.-Kanksa, City-Durgapur, PIN-713212, Dist- Burdwan presently Pachim Bardhaman, W.B., India, (3) SMT. CHUMKI MAJI [PAN-CWKPM7673R] D/o Sri. Nirod Baran Mondal, by faith Hindu, by nationality Indian, by occupation business, residing at Sector 2C, C/3, Purabi Sarani, P.O.- Bidhannagar, P.S.- New Township, City- Durgapur, PIN- 713212, Dist- Burdwan presently Pachim Bardhaman, W.B., India, (4) MR. DEBANJAN ROY [PAN-BACPR6481H] S/o Sri. Dilip Kumar Roy, by faith Hindu, by nationality Indian, by occupation Business, residing at Village & Post-Bamunara, P.S.-Kanksa, City- Durgapur, PIN-713212, Dist- Burdwan presently Pachim Bardhaman, W.B., India, and the same has been duly registered before the A.D.S.R. Durgapur vide deed no. 1-020604687 for the year 2019, Serial No- 4829 for the year 2019, Page no. 105772 to 105799, Volume No. 0206-2019.

AND WHEREAS I do hereby nominate, constitute and appoint, (1) MR. PROTIK ROY [PAN-AUZPR4501N] S/o Sri. Sukhendu Roy, by faith Hindu, by nationality L.dian, by occupation business residing at Village & Post-Bamunara, P.S.-Kanksa, City- Durgapur, PIN-713212, Dist- Burdwan presently Pachim Bardhaman, W.B., India, (2) MR. RAHUL ROY [PAN-AUIPR8398G] S/o Sri. Pradip Roy, by faith Hindu, by nationality Indian, by occupation business, residing at Village & Post-Bamunara, P.S.-Kanksa, City- Durgapur,



PIN-713212, Dist- Burdwan presently Pachim Bardhaman, W.B., India, (3) SMT. CHUMKI MAJI [PAN-CWKPM7673R] D/o Sri. Nirod Baran Mondal, by faith Hindu, by nationality Indian, by occupation business, residing at Sector 2C, C/3, Purabi Sarani, P.O.- Bidhannagar, P.S.- New Township, City-Durgapur, PIN- 713212, Dist- Burdwan presently Pachim Bardhaman, W.B., India, (4) MR. DEBANJAN ROY [PAN-BACPR6481H] S/o Sri. Dilip Kumar Roy, by faith Hindu, by nationality Indian, by occupation Business, residing at Village & Post-Bamunara, P.S.-Kanksa, City- Durgapur, PIN-713212, Dist-Burdwan presently Pachim Bardhaman, W.B., India, Partners of "M.R. DEVELOPERS" [PAN:- ABKFM5807G], as my Lawful Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property either solely or jointly:

- To apply, receive and modify sanctioned plan from Malandighi Gram Panchayat and/or such other authority or authorities.
- To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. "M.R. DEVELOPERS".
- 3. To represent me before the concerned Registrar Office for registering, Sale/Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule save and except that flat which is allotted in my favour through Development Agreement A.D.S.R. Durgapur vide deed no. I-020604687 for the year 2019, Serial No- 4829 for the year 2019, Page no. 105772 to 105799, Volume No. 0206-2019.
- 4. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.
- To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of our schedule mentioned property.

- 6. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in their behalf.
- To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
- 8. To appear before any office or authority of the Govt. or Municipal corporation or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him/her.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO (Description of Land)

That piece and parcel of a **Danga** land measuring about land measuring **2.1878 Katha** under **Mouza-Arrah**, Dag No-R.S-1654, **L.R.-2425/3280**, **L.R. Khatian No- 1559**, J.L. No-91 Under P.S.- Kanksa and the Jurisdiction of Malandighi Gram Panchyat, Dist- Burdwan presently Pachim Bardhaman. W.B. butted and bounded by :-

By North- Madhab Banerjee, By South—Keka Banerjee

By East— 30 feet wide road

By West—S.K. Bhattacharya

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed. [Page-5]

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 27th Day of August, 2019 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

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Dulali Sur

EXECUTANTS M. R. DEVELOPERS Pro fik Roy Partner M. R. DEVELOPERS Palul Ry-M. R. DEVELOPERS Chumki mati Partner M. R. DEVELOPERS Ilanjan Roj

Signature of Attorney

Attested by one of the Executants

Drafted by me and Typed at my office & I read over & Explained in Mother Languages to all Parties to this deed and all of them admit that the Same has been correctly written as per their instruction

Subsala Makleijee

SUBRATA MUKHERJEE ADVOCATE Durgapur Court Enroll No.- WB/506/2007



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आयकर विमाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
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01/03/1962 Permanent Account Number DFRP S7329M	0
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Tel: 91-20-2721 8000, Fax: 91-29-2721 8011 e-mail: Grinde@mail.or.in

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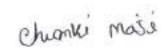
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08/04/1990

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Digestors



भारत सरकार

GOVT. OF INDIA



Delanjan Roj

Major Information of the Deed

Deed No : I-0206-05412/2019		Date of Registration	27/08/2019		
Query No / Year	0206-1000189649/2019	Office where deed is registered			
Query Date	26/08/2019 4:58:33 PM	A.D.S.R. DURGAPUR,	District: Burdwan		
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha, Thana : Durgapur, District : B Status : Advocate	urdwan, WEST BENGAL,	Mobile No. : 9434646560,		
Transaction		Additional Transaction			
[0138] Sale, Development I Development Agreement	Power of Attorney after Registered				
Set Forth value		Market Value			
Rs. 1/-		Rs. 9,20,517/-			
Stampduty Paid(SD)	and the second second	Registration Fee Paid			
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)			
Remarks Development Power of Attorney after No/Year]:- 020604687/2019		Registered Development	Agreement of [Deed		

Land Details :

District: Burdwan, P.S.- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	LR- 2425/3280	LR-1559	Bastu	Danga	2.1878 Katha	1/-	9,20,517/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
	Grand	Total :			3.6099Dec	1/-	9,20,517 /-	

Principal Details :

Name	Photo	Finger Print	Signature
Smt DULALI SUR (Presentant) Wife of Mr NARAYAN CHANDRA SUR Executed by: Self, Date of Execution: 27/08/2019 , Admitted by: Self, Date of Admission: 27/08/2019 ,Pla : Office			Bulali Swr.
	27/08/2019	L71 27/66(2018	27/08/2019
A-5, Sastri Avenue, P.O:- Bengal, India, PIN - 7132	Bidhannagar, P.S 12 Sex: Female, 329M, Aadhaar No	By Caste: Hindu, C	znoszeno Durgapur, District:-Burdwa Occupation: House wife, Cit , Status :Individual, Execu

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
	M.R. DEVELOPERS C/3, Purabi Sarani, P.O Bidhannagar, P.S New Township, Durgapur, District-Burdwan, West Bengal, India, PIN - 713212, PAN No.:: ABKFM5807G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

1	Name	Photo	Finger Print				
Son o Date 27/08 Self, 1 27/08 Admis	Mr PROTIK ROY Son of Mr SUKHENDU ROY Date of Execution - 27/08/2019, Admitted by: Self, Date of Admission: 27/08/2019, Place of Admission of Execution: Office	0		Signature PSZO AK ROY			
		Aug 27 2011 1:33PM	LTI 27/08/2019	27/08/2018			
ľ	AUZPR4501N, Aadhaar No: 0 DEVELOPERS (as PARTNE)	63xxxxxxx7001	urgapur, District:-Bu tion: Business, Citiz Status : Represent	urdwan, West Bengal, India, PIN - ten of: India, , PAN No.:: ative, Representative of : M.R.			
2	Name	Photo	Finger Print	Signature			
SONSN	Mr RAHUL ROY Son of Mr PRADIP ROY Date of Execution - 27/08/2019, , Admitted by: Self, Date of Admission; 27/08/2019, Place of Admission of Execution: Office	J.		Palul 8-			
-		Aug 27 2010 1:33PM	171	27/06/2019			
P	amunara, P.O:- Bamunara, F 13212, Sex: Male, By Caste: adhaar No: 53xxxxxxx7125 ARTNER)	P.S:- Kanksa, Du Hindu, Occupat Status : Repres	rgapur, District:-Bu ion: Business, Citize entative, Represent	rdwan, West Bengal, India, PIN - en of: India, , PAN No.:: AUIPR8398 ative of : M.R. DEVELOPERS (as			
	Name	Photo	Finger Print	Cianatura			
DND252	mt CHUMKI MAJI augther of Mr NIROD BARAN IONDAL ate of Execution - 7/08/2019, Admitted by: elf, Date of Admission: 7/08/2019, Place of Imission of Execution: Office			Signature Chumici Majj			
1		Aug 27 2018 1:34PM	LTI 27/08/2019	27/08/2019			
	ector 2C, C/3, Purabi Sarani, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District-Burdwan, /est Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CWKPM7673B, Aadhaar No. 92797979999514 Control Page 10						

Name	Photo	Finger Print	Signature
Mr DEBANJAN ROY Son of Mr DILIP KUMAR ROY Date of Execution - 27/08/2019, , Admitted by: Self, Date of Admission; 27/08/2019, Place of Admission of Execution: Office	(Contraction of the second sec		Delozian Biz
	Aug 27 2019 1:31PM	1/11 27/88/2015	37/89/2019
Bamunara, P.O:- Bamunara, 713212, Sex: Male, By Caste BACPR6481H, Aadbaar No:-	P.S:- Kanksa, Du	27/08/2015	

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Surajit Mondal Son of Mr. Manoranjan Mondal Angadpur, P.O Angadpur, P.S Coke Oven, District-Burdwan, West Bengal, India, PIN - 713215	9		Sunjit Mand.
	27/06/2019	27.08/2019	27/08/2019 MKI MAJI, Mr DEBANJAN ROY

Trans	fer of property for L'	I State State State State State	
SI.No	From	To, with area (Name-Area)	
1	Smt DULALI SUR	M.R. DEVELOPERS-3.60987 Dec	

Land Details as per Land Record

District: Burdwan, P.S.- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

No	Plot & Khatian Number	Details Of Land	Owner name in English
	LR Plot No:- 2425/3280, LR Khalian No:- 1559	Owner: দুলাদী সূর, Gurdian: নারায়ন , Address: নিজ , Classification: ডাঙ্গা, Area: 0.04000000 Acre,	as selected by Applicant Smt DULALI SUR

Endorsement For Deed Number : I - 020605412 / 2019

On 27-08-2019

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 13:10 hrs on 27-08-2019, at the Office of the A.D.S.R. DURGAPUR by Smt DULALI SUR 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 9,20,517/-

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

Execution is admitted on 27/08/2019 by Smt DULALI SUR, Wife of Mr NARAYAN CHANDRA SUR, A-5, Sastri Avenue, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN -713212, by caste Hindu, by Profession House wife

Indetified by Mr Surajit Mondal, , , Son of Mr Manoranjan Mondal, Angadpur, P.O. Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution Is admitted on 27-08-2019 by Mr PROTIK ROY, PARTNER, M.R. DEVELOPERS, C/3, Purabi Sarani, P.O.-Bidhannagar, P.S.- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Surajit Mondal, . . Son of Mr Manoranjan Mondal, Angadpur, P.O. Angadpur, Thana: Coke Oven, . Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-08-2019 by Mr RAHUL ROY. PARTNER, M.R. DEVELOPERS, C/3, Purabi Sarani, P.O.-Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Surajit Mondal, , , Son of Mr Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-08-2019 by Smt CHUMKI MAJI, PARTNER, M.R. DEVELOPERS, C/3, Purabi Sarani, P.O.- Bidhannagar, P.S.- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Surajit Mondal, , , Son of Mr Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-08-2019 by Mr DEBANJAN ROY, PARTNER, M.R. DEVELOPERS, C/3, Purabi Sarani, P.O.- Bidhannagar, P.S.- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Surajit Mondal, , , Son of Mr Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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 50/-Description of Stamp

1. Stamp: Type: Impressed, Serial no 6295, Amount: Rs.50/-, Date of Purchase: 26/08/2019, Vendor name: Jitendra Nath Mondal

Partha Bairaggya ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 122461 to 122480 being No 020605412 for the year 2019.





Digitally signed by PARTHA BAIRAGGYA Date: 2019.09.09 13:42:52 +05:30 Reason: Digital Signing of Deed.

(Partha Bairaggya) 09-09-2019 13:41:57 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR West Bengal.

(This document is digitally signed.)

09/09/2019 Query No:-02061000189649 / 2019 Deed No :1 - 020605412 / 2019, Document is digitally signed.