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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AB 484270

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

*[Signature]*

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

14 FEB 2019

E-Query No 52051000042146 /2019

**GENERAL POWER OF ATTORNEY AFTER DEVELOPMENT & CONSTRUCTION AGREEMENT**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I,

*[Handwritten notes]*  
12/2/19  
14/2/19

12/1

*[Handwritten initials]*  
My  
(Adw)

Date of Purchase  
from Asansol Treasury  
- 5 FEB 2019  
S. No 1 of 2000-01

2016  
1000  
Kalyan Chandra  
Mokishila Colony No-1, Asansol

...



*M*  
Addl. District Sub-Registrar  
Asansol, Dist.-Paschim Bardhaman  
14 FEB 2019

**SHRI KALYAN SENGUPTA** (PAN- AKQPS5816E), son of Late Amar Kumar Sengupta, citizenship - Indian, by faith - Hindu, by occupation - Retired person, resident of - P/471, 01 number Mohishila Colony, Purbo Para, Near Chakraborty More, Asansol, P.O. - Asansol, P.S. - Asansol South, Pin - 713303, A.D.S.R. Office - Asansol, District - Paschim Bardhaman, West Bengal, India; hereinafter jointly and severally called and referred to as the "**LAND OWNER / PRINCIPAL**" (which expression shall unless excluded by or inconsistent with or repugnant to the context mean and include all his legal heirs, nominees, executors, administrators, representatives, successors and assigns) of the **ONE PART**.

**WHEREAS:**

A. The Land Owner / Principal is the owner & possessor of the "**Said Property**" described in the **Schedule** below AND the Developer/ Attorney is "**SIDDHIVINAYAKA REALTY LLP**" (PAN - ADEFS9105K), a Limited Liability Partnership Firm, having its Regd. Office at - Ground Floor, Unit No.- 09, Vishnupriya I, Simultala, 01 No. Mohishila Colony, Asansol, P.O. Asansol, 713303, P.S. - Asansol South, District - Paschim Bardhaman. (hereafter called the "**Attorney/Developer**").

B. The Land Owner / Principal and the Developer have entered into an Deed of Development & Construction Agreement being no.- I 1214 of 2019, dated - 14/02/2019, registered with the Additional District Sub Registrar, Office at Asansol (hereafter called the "**Development & Construction Agreement**" ), to develop the Said Property (hereafter the "**Project**") under the terms and conditions as detailed therein.

M  
(Adv)

C. In terms of the Development Agreement and/or otherwise, the Land Owner / Principal is required and/or is desirous of appointing the Developer as his true and lawful Attorney for the purposes hereinafter mentioned.

**NOW KNOW ALL BY THESE PRESENTS THAT** we, the above named Land Owner / Principal, do hereby nominate, constitute and/or appoint aforesaid **"SIDDHIVINAYAKA REALTY LLP"** (PAN - ADEFS9105K), a Limited Liability Partnership Firm, represented by one of its Partner **SHRI AMIT KUMAR RAI**, (PAN - ARUPR1718F), son of Shri Kailash Rai resident of - 3/F-03, 3<sup>rd</sup> Floor, Radhika Apartment, Simultala, 01 No. Mohishila Colony, P.O.- Asansol - 03, P.S. Asansol South, District - Paschim Bardhaman, West Bengal, India, (hereafter called the "Attorney"), to act as the true and lawful attorney of the Land Owner / Principal, for in the name of and/or on behalf of the Land Owner / Principal 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.

*(Signature)*

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 the said G+IV multi-storied 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 (hereafter the "ADDA") and 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 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, Forest Authorities, 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.

*mm*  
*Adh*

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 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.

(M)  
(Add)

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 Land Owner / Principal 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.

(M)  
(Adw)

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 having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and perfected all deeds, instruments and/or writings signed or made by us or by any of our Attorney by virtue of the powers hereby conferred.

Be it mentioned here that any of the Partners or partner singly or jointly being the representatives of my said constituted Attorney "SIDDHIVINAYAKA REALTY LLP" shall be entitled to execute necessary Sale Deed/s, Lease Deed/s, Mortgage Deed/s or any such deed or deeds/documents for myself and on my behalf in respect of the specific portion/share of the proposed/constructed apartment as Developer's Allocation (except owner's allocation as specifically mentioned in the Schedule 'B' below) to any intending Purchaser/purchasers.

18. To sell, lease out or otherwise transfer, deal with and dispose of the residential units, commercial spaces, car parking spaces, Garages, servants quarters, roof or other constructed areas or saleable spaces in the G+IV storied Building(s)/Complex namely "AMAR RESIDENCY", in accordance with the said Development & Construction 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.

19. To exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas in the G+IV



storied Building(s)/Complex namely "AMAR RESIDENCY" and to admit such execution before the concerned registrar.

20. To handover the Owner's allocation i.e. the "B" schedule property in the complex to the Land Owner / Principal, as per terms of the said Development & Construction Agreement.

21. To have the flats and other constructed areas and saleable spaces in the Building separately assessed and mutated in the names of the Land owners thereof in all public records and with all authorities including the ADDA and A.M.C.

22. 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.

23. 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 Land Owner / Principal in connection therewith or any of the matters aforesaid in which the Land owners is now or may hereafter be interested or concerned and also if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.

24. 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 Attorney 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 Advocates, Pleaders, Solicitors and to revoke such appointment.

25. 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.

26. For all or any of the purposes herein-stated, to appear and represent the Land owners 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 Land Owner / Principal could have done lawfully if personally present.

**AND** the Land Owner / Principal 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.

(M)  
(Adw)

**SCHEDULE - "A" ABOVE REFERRED TO :-**

**(Owners' Land upon where construction is to be made)**


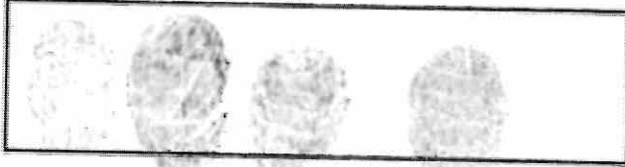
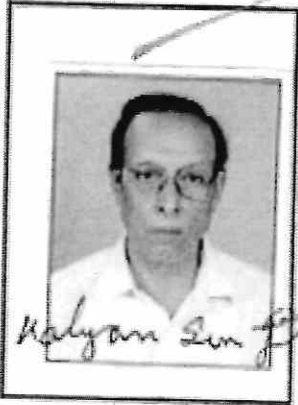
In the District of Paschim Bardhaman, A.D.S.R. Office - Asansol, P.S. Asansol, Mouza - **MOHISHILA**, J.L. No. 037, under the local limits of **Ward no.- 20 (old) 86 (NEW)** of Asansol Municipal Corporation,  **Holding No.- 27 (31)**, all that piece and parcel of "DANGA" land measuring **06 (six) kathas** equivalent to **09 (nine) decimal (approx.)** of homestead land **comprised in L.O.P. No.- 471, C.S. Plot no.- 79 (P)** corresponding to **R.S. & L.R. Plot No.- 79/3386**, under **L.R. Khatian No.- 3020**, alongwith all easement rights at - 01 number Mohishila Colony, Near Chakraborty More, Asansol.

**The aforesaid property is butted and bounded by:**

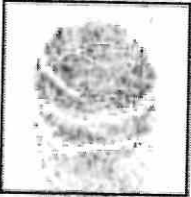

- On the North - Riju Residency.**
- On the South - House of Bibhuti Chanda & others.**
- On the East - L.O.P. no.- 472.**
- On the West - Colony Road**

(M)  
(A)

**Thumb** **Littlefinger to forefinger**

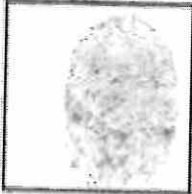


Left Hand   

**Thumb** **Forefinger to Littlefinger**



Right Hand   *Kalyan Son Gupta*

Finger Print attested by me : *Kalyan Son Gupta*

**Thumb** **Littlefinger to forefinger**

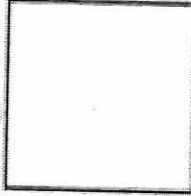
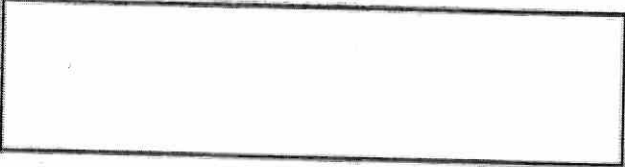
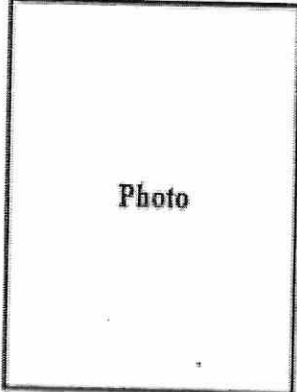
Left Hand   

**Thumb** **Forefinger to Littlefinger**

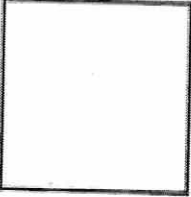
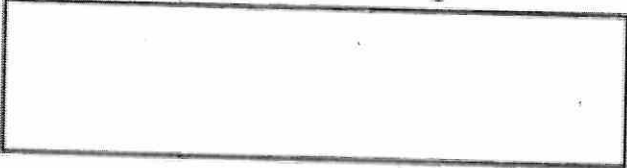
Right Hand   *Anil Kumar Rai*

Finger Print attested by me : *Anil Kumar Rai*

**Thumb** **Littlefinger to forefinger**

Left Hand   

**Thumb** **Forefinger to Littlefinger**

Right Hand  

Finger Print attested by me :

IN WITNESS WHEREOF I, 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 14<sup>th</sup> of FEBRUARY, 2019 at Asansol.

**WITNESSES:**

1. Rongit Saha  
5/6 Lt. Akhileswar Prasad  
Railpara, Beldargal,  
P.O. Asansol-2  
Dist. Paschim Bardhaman  
Pin- 713302

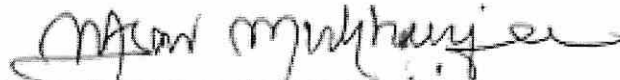
2. Utsav Mukherjee  
Advocate  
Asansol Court  
Enrolment- 713304

Kalyan Sen Gupta  
Signature of the land owner /  
Principal

SIDDHIVINAYAKA REALTY LLP  
Amit Kumar Rai  
Partner

Signature of the Attorney

Drafted & Prepared by me as per Instruction, directions & documents provided by both the parties and explained the contents to both the Parties in Vernacular and Printed in my office.



(UTSAV MUKHERJEE)

(Advocate)

Asansol Court

Enrolment No.- WB/549/2011.

### Major Information of the Deed




Deed No :	I-0205-01222/2019	Date of Registration	14/02/2019
Query No / Year	0205-1000042146/2019	Office where deed is registered	
Query Date	14/02/2019 11:39:32 AM	A D S R ASANSOL District Burdwan	
Applicant Name, Address & Other Details	UTSAV MUKHERJEE ASANSOL COURT, Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, Mobile No. : 9832228744, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 45,81,819/-		
Stamp duty 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]- 020501214/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment 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: Mohisila Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-79/3386	RS-3020	Bastu	Danga	9 Dec	1/-	45.81.819/-	Width of Approach Road: 25 Ft, Adjacent to Metal Road. Project Name:ITDood
Grand Total :					9Dec	1/-	45,81,819/-	applicant for

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr KALYAN SENGUPTA (Presentant)</b> Son of Late AMAR KUMAR SENGUPTA Executed by: Self, Date of Execution: 14/02/2019 , Admitted by: Self, Date of Admission: 14/02/2019 ,Place : Office			
		14/02/2019	L 29 14/02/2019	14/02/2019




Major Information of the Deed :- I-0205-01222/2019-14/02/2019

P/471 01 NO MOHISHILA COLONY PURBO PARA, P.O:- ASANSOL, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713303 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKQPS5816E, Status :Individual, Executed by: Self, Date of Execution: 14/02/2019, Admitted by: Self, Date of Admission: 14/02/2019, Place : Office




**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SIDDHIVINAYAKA REALTY LLP</b> Ground Floor, Unit No.- 09, Vishnupriya I, Simulta, 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	Name	Photo	Finger Print	Signature
	<b>Mr AMIT KUMAR RAI</b> Son of Mr KAILASH RAI Date of Execution - 14/02/2019, Admitted by: Self, Date of Admission: 14/02/2019, Place of Admission of Execution: Office			
	3/F-03, 3rd Floor, Radhika Apartment, Simultala, 01 No Mohishila Colony, 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 LLP (as PARTNER)	FEB 14 2019 12:51PM	L1 14/02/2019	14/02/2019

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RANJIT SINHA</b> Son of Late AKHILESWAR PRASAD RAILPAR BELDANGA, P.O:- ASANSOL, P.S:- Asansol, Asansol, District: Burdwan, West Bengal, India, PIN - 713302			
Identifier Of Mr KALYAN SENGUPTA, Mr AMIT KUMAR RAI	14/02/2019	14/02/2019	14/02/2019

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr KALYAN SENGUPTA	SIDDHIVINAYAKA REALTY LLP-9 Dec

Major Information of the Deed :- I-0205-01222/2019-14/02/2019

On 14-02-2019

**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 12 00 hrs on 14-02-2019, at the Office of the A.D.S.R. ASANSOL by Mr KALYAN SENGUPTA ,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 45,81,819/-

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

Execution is admitted on 14/02/2019 by Mr KALYAN SENGUPTA, Son of Late AMAR KUMAR SENGUPTA, P/471 D1 NO MOHISHILA COLONY PURBO PARA, P O: ASANSOL, Thana: Asansol ( S ) , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Retired Person

Identified by Mr RANJIT SINHA . . , Son of Late AKHILESWAR PRASAD, RAILPAR BELDANGA, P.O: ASANSOL, Thana: Asansol , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713302, by caste Hindu, by profession Others

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

Execution is admitted on 14-02-2019 by Mr AMIT KUMAR RAI, PARTNER, SIDDHIVINAYAKA REALTY LLP, Ground Floor, Unit No - 09, Vishnupriya I, Simulta, P.O:- ASANSOL, P S - Asansol ( S ), Asansol, District-Burdwan, West Bengal, India, PIN - 713303

Identified by Mr RANJIT SINHA . . , Son of Late AKHILESWAR PRASAD, RAILPAR BELDANGA, P.O: ASANSOL, Thana: Asansol , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713302, 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 2416, Amount Rs.100/-, Date of Purchase: 06/02/2019, Vendor name: P G

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

BB-REGISTRAR  
ASANSOL

Major Information of the Deed :- I-0205-01222/2019-14/02/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2019, Page from 25388 to 25404

being No 020501222 for the year 2019.



Digitally signed by SUKANTA MANDAL  
Date: 2019.02.19 10:58:35 +05:30  
Reason: Digital Signing of Deed.

(Sukanta Mandal) 19-02-2019 10:58:00  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)