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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

Sophowdramy

Krishanu

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Joint Director Sub-Registrar
Assam Dis. Purba

Query No.02050000248218/2017

01 MAR 2017

GENERAL POWER OF ATTORNEY
FOR DEVELOPMENT
AND CONSTRUCTION OF PROPERTY

KNOWN ALL MEN BY THESE PRESENTS THAT I, SRI KRISHANU GORAI (PAN: AGKPG7421M) S/o Late Krishnendu Gorai, by faith Hindu, citizen of India, resident of Dr. M.N. Saha

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Road, Asansol, P.O. Asansol, P.S. Asansol (South), Sub-Division and A.D.S.R. Office: Asansol, Dist. Burdwan, do hereby say that I am the recorded owner of the schedule mentioned landed property and my has been duly and correctly recorded in L.R. record of rights in L.R. Khatian No.5634 within Mouza: Santa, J.L. No.20, P.S. Hirapur, Dist. Burdwan and I am now seized and possessed with the land.

That for augmentation of the income I decided to develop the land and construct a multi-storied building and for the purpose of which I submitted a Site Plan as well as Building Plan before the Asansol Municipal Corporation and got the same sanctioned vide Site Plan Memo No.37/BP/AMC/HO/16 dated: 21.11.2016 and Building Plan Memo No.38(3)/BP/AMC/HO/16 dated: 21.11.2016 but due to inadequate technical knowledge I could not commence the construction and also due to my engagement in other trade and business I decided to do the work through competent persons who have vast knowledge in it and for this reason I entered into an agreement for development of land and construction of multi-storied (B+G+5) building under the name & style of "PASUPATI COMPLEX" with "MAA TARA CONSTRUCTION" (PAN: AANFM5552G) a partnership firm having its office at R.N. Road,

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Burnpur, P.O. R.N. Road, P.S. Hirapur, Sub-Division and A.D.S.R. Office: Asansol, Dist. Burdwan, PIN - 713325, represented by its partners namely (i) **SRI SUBHAS ROY** (PAN: ACQPR5437E) S/o Late Bhojanath Roy, resident of Rabindranagar, P.O. Asansol-713304, P.S. Hirapur, Dist. Burdwan and (ii) **SRI BIKRAM DASGUPTA** (PAN: ADGPD8182R) S/o Late Asit Ranjan Dasgupta, resident of Radhanagar Road, P.O. Radhanagar Road, P.S. Hirapur, Dist. Burdwan, PIN - 713325, both by faith Hindu, citizens of India, on and as per the terms of the agreement I hereby appoint and constitute said "**MAA TARA CONSTRUCTION**" (PAN: AANFM5552G) a partnership firm having its office at R.N. Road, Burnpur, P.O. R.N. Road, P.S. Hirapur, Sub-Division and A.D.S.R. Office: Asansol, Dist. Burdwan, PIN - 713325, represented by its partners namely (i) **SRI SUBHAS ROY** (PAN: ACQPR5437E) S/o Late Bhojanath Roy, resident of Rabindranagar, P.O. Asansol-713304, P.S. Hirapur, Dist. Burdwan and (ii) **SRI BIKRAM DASGUPTA** (PAN: ADGPD8182R) S/o Late Asit Ranjan Dasgupta, resident of Radhanagar Road, P.O. Radhanagar Road, P.S. Hirapur, Dist. Burdwan, PIN - 713325, both by faith Hindu, citizens of India, as my lawful constituted attorney to do act, execute and perform the following on my behalf and on my name.

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1. To manage, look after and supervise the property mentioned in the schedule below and to take all appropriate steps to preserve our right, title, interest in respect of my property for me and on my behalf.
2. To file all suits and proceedings in all courts, civil, criminal and revenue and all other statutory tribunals and to pursue all such legal proceedings by executing all necessary papers, power and vokatnama for me and on my behalf and to file all motion, revision, appeals against all orders, judgements and decrees which may be passed by all such courts and all judicial authority in appropriate court of law and to defend me in like manner against all suits, legal proceedings, revisions and motions, appeals etc. which may be brought against me in connection with the schedule mentioned property.
3. To represent me before all offices and departments of State and Central Government and in all other public and private offices and to submit all petitions, returns, plans and statements for me on behalf of me in respect of my property.
4. To raise and erect multistoried and pucca building upon my land mentioned in the schedule below consisting of various self

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contained flats on upper floor and parking space at Basement in accordance and in compliance with the Site Plan and building plan sanctioned by the Asansol Municipal Corporation and shall follow all the direction to be issued by the AMC as per the provision of the West Bengal Municipal Act. and building rules framed there under for me and on my behalf and to sign and execute all documents, papers etc. as and when required to do so for me and on my behalf. My said attorney shall be competent to submit and to take delivery of additional building plan (if required) and the purpose of which to take receipt thereof including right to deposit all fees in this regard for me and on my behalf.

5. To sign and execute all forms and application for taking water and electric connection with electric meters and pipe line in respect of the building to be constructed there.
6. To enter into agreement or contract for sell or transfer the constructed flats, shops and parking space to the intending purchaser/purchasers on the terms and conditions as my said attorney may deem fit and proper and my attorney will at all time competent to sign and execute all agreements relating to such transfer by receiving considering price and advance for me and on my behalf including owner's allocation of:-

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- (a) 12000 (Twelve thousand) sq.ft. super built up area of Flat on the 5th Floor at Block A, B & C (building area 30% that is super built area). 5th Floor Flats Nos. A1, A2, A3, A4, A5, A6, A7, A8, B2, C1 & C2. Total 11 nos. of flats.
- (b) 1800 (One thousand Eight hundred) sq.ft. super build up area of flat on the 3rd Floor Block C, Flat C1 and C2. Total 2 Nos. of flats.
- (c) 10 Nos. of common garage having an area 120 (One hundred Twenty) sq.ft. each garage i.e. measuring 1200 (One thousand Two hundred) sq.ft. on the basement for parking space.

7. To sign and execute all sale deeds transferring and selling the self contained flats, shops and parking spaces of the said proposed building and apartment including owner's allocation in favour of all purchasers on receipt of consideration amount which may be mentioned in all such sale deeds for me and on my behalf and to present all such deed/deeds before the appropriate registering authority or getting the same registered for me and on my behalf and in this connection my said attorney shall also be competent to sign all relevant papers and documents at registration office for me and on my behalf which is required for completing sale along with common right appertaining to the building.

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8. To appoint any advocate, pleader, revenue agent or any other legal practitioner for the above purpose for me and on my behalf in respect of the schedule property.
9. To take consideration money, premium as the case may be from the purchaser/purchasers, tenant, mortgage etc. and give effectuai receipt thereof.
10. To recover, receive all dues, advance, claims in respect of my property by all courts proceedings from any person/persons, firm and company and on receipt of money whatever due and payable and to give proper receipt and discharge the same and on default and on non-payment thereof to file suits or to take any other proceedings for recovery and compelling payments thereof at its own cost.
11. To settle, compromise or compound any debt or claim in my name or on my behalf.
12. To delegate all or any of the power, authorities and liberties herein vested and to appoint or substitute, limited to any one or more proposes as they shall from time to time think fit and proper.

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13. To pay rent, taxes and all other imposition concerning my property.

14. To give notice, demand or collect all outstanding dues from any person/persons, firm and company on my behalf and for me.

That my attorney shall also have the authority to sale my owner's allocation i.e.

- (a) Total 12000 sq.ft. of super built up area on the 5th floor Block - A, B and C flats - A1, A2, A3, A4, A5, A6, A7, A8, B2, C1 and C2. Total 11 nos. of flat.
- (b) 1800 (One thousand Eight hundred) sq.ft. super build up area of flat on 3rd floor of Block -C, Flat C1 and C2.
- (c) 10 Nos. of common garage having an area 120 (One hundred Twenty) sq.ft. each garage i.e. measuring 1200 (One thousand Two hundred) sq.ft. on the basement for parking space of the said construction to the intending purchaser/purchasers and return the consideration value to me and for this purpose my attorney may enter into agreement for sale, receive advance money, to sign the sale deed and to give proper receipt thereof for me and on my behalf on my name.

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That by this General Power of Attorney, nothing is transferred to my attorney and my aforesaid attorney shall do all act, generally which are required for full and effectual discharge of their duties given under this Power of Attorney and I do hereby ratify and confirm and agree to ratify and confirm all and whatever my said attorney shall do and/or cause to be done in aforesaid by virtue hereof.

SCHEDULE ABOVE REFERRED TO:

Within the District of Burdwan, **P.S. Hirapur**, Sub-Division and Addl. Dist. Sub-Registry Office: Asansol under the limits of Asansol Municipal Corporation, Ward No.56, **Mouza: Santa, J.L. No.20, L.R. Khatian No.5634, R.S. Plot No.3200** (Three thousand Two hundred), **L.R. Plot No.2766** (Two thousand Seven hundred Sixty Six), Class: Bastu, measuring **72 (Seventy Two) decimals** of land.

Butted and bounded by:-

- On the North : Road;
- On the South : House of others;
- On the East : Road;
- On the West : Road;

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IN WITNESSES WHEREOF I have signed and executed this Deed of General Power of Attorney for Development and Construction of Property on this the 27th day of February, 2017 in presence of the following witnesses.

WITNESSES:-

1. Ajit K. Mondal
S/o. Mahadeb Mondal
VILL+P.O. Baradhemo
P.S. Asansol (South)
Dist - Burdwan
PIN - 713367

2. Rohit Kumar Chowdhury
S/o Kailash Pd. Chowdhury
Dharup Danga (Near Water Tank)
P.O. Radhanagar Road, Asansol
Dist. Burdwan. (WB)
PIN - 713325.

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Signature of the Executant

MAA TARA CONSTRUCTION

Subhas Roy
Partner

MAA TARA CONSTRUCTION

Bikram Sanjita
Partner

Signature of the Attorney

Drafted and prepared by me as per instructions of the parties concern and read over and explained the contents of this deed before the parties in vernacular and printed in my office.

Uday Shankar Shaw

(Uday Shankar Shaw)
Advocate / Asansol Court
Enrolment No. WB/1870/2009



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Kishor Kumar



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Subhas Roy



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Bikram Sanbota



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0205-2017, Page from 18714 to 18730
being No 020500978 for the year 2017.



Saurav Roychowdhury

Digitally signed by SAURAV
ROYCHOWDHURY
Date: 2017.03.02 12:25:21 +05:30
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 02-03-2017 12:25:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)