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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2522/18

923698

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.

13/7/18
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Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

22 JUL 2018

23 JUL 2018

Swapan K. Ghosh

Query No: 0224-1000192314/2018

GENERAL POWER OF ATTORNEY

(FOR DEVELOPMENT OF PROPERTY BY ERECTING
MULTI STORIED COMPLEX)

KNOW ALL TO MEN BY THESE PRESENTS that,

Handwritten signature/initials

No. 152/13718/50L
Sakto Ironaty Construction
Addrs. Kult
Stamp
Agent



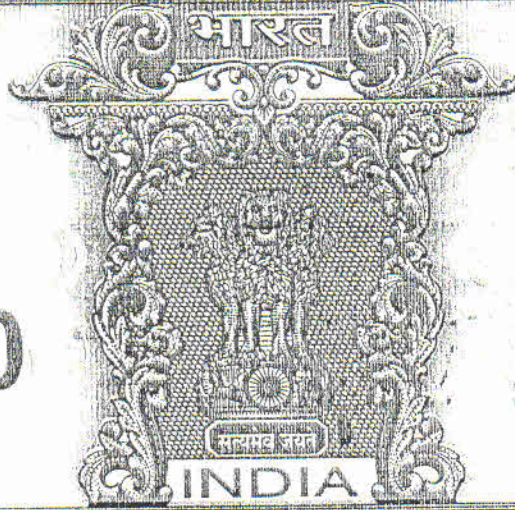
[Handwritten signature]

Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

13 JUL 2018

भारतीय गैर न्यायिक

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TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

22AB 107991

Swapan Kumar Ghosh

It.

I, **SRI SWAPAN KUMAR GHOSH** son of Bhramor Prasad Ghosh, by faith Hindu, by occupation Business, having PAN NO.- ADFPG9328M, being resident of Sripur Road, (Beside Hindu Milan Mandir), P.O.+P.S.-Kulti, Dist.- Burdwan (W.B.), Pin- 713343 do execute this Power of Attorney for Development of the property mentioned in the schedule below by erecting a Multi Storied residential cum commercial complex.

Sri Apan Kumar Ghosh

WHEREAS on 18th day of April, 2018 I have executed an Agreement for Development of my land by constructing Multistoried Complex along with **IRAVATI CONSTRUCTIONS** (being a Partnership firm) & having its registered office at c/o Sukhendra Nath Chowdhury, Hill Colony, New Road, (Near Kamala Nursing Home), P.O.+P.S.- Kulti, Dist- Burdwan (W.B.) having PAN NO.- AAGFI9146R, & being represented by (1) **SRI AJODHYA SHARMA**, s/o Lt. Balkeshwar Sharma, of Nazrul Pally, S.B. Gorai Road, P.O.- Asansol, P.S.- Asansol (S), Dist- Paschim Bardhaman(W.B.),PAN NO.- AJBPS2787G (2) **SRI DEBASIS GANGULY**, s/o Ashutosh Ganguly, of 9, The Ridge, Near CE Office, (SAIL ISP)), P.O.- Burnpur, P.S.- Hirapur, Dist- Paschim Bardhaman,(W.B.), PAN NO.- AEDPG9986J, (3) **SRI SANJAY CHOWDHURY**, s/o Sri Sukhendra Nath Choudhury, of Hill Colony, New Road, (Near Kamala Nursing Home), P.O.+P.S.- Kulti, Dist- Paschim Bardhaman(W.B), PAN NO.- ADM,PC5283C, (4) **SMT SHWETA CHOUDHURY**, w/o Sri Partha Choudhury, of c/o Goutam Choudhury, Rabindra Nagar,Court More, P.O.- Asansol, P.S.- Asansol(S), Dist- Paschim Bardhaman (W.B.), PAN NO.- AKEPR2310J, who agreed to perform all constructional works lawfully, properly, sincerely and efficiently on and upon the total land measuring about 380(Three Hundred and Eighty) sq. ft. by dint of Regd. Deed of Development Agreement being no. 1-1443 for the year 2018 of the Office of the Addl. District Sub-Registrar, Kulti, in respect to my property within the District of Paschim Bardhaman, Mouza Kulti, P.S. Kulti, J. L. No.- 16, R.S. Khatian No.- 393, R.S. Plot No.- 1040/1770 being 1(One) shop room measuring 380(Three Hundred Eighty) sq. ft., the details of which has been more fully described in the Schedule below.

AND WHEREAS as I am not been able to take part actively in day to day functional operation hence I do hereby jointly nominate, constitute and appoint **IRAVATI CONSTRUCTIONS** (being a partnership firm), having its registered office at c/o Sri Sukhendra Nath Chowdhury, Hill Colony,(Near Kamala Nursing Home), P.O.+ P.S.- Kulti, Dist.- Paschim Bardhaman (W.B.) and represented by its partners the details of whom are given herein above as my lawful attorney to do and execute all or any of the following acts, deeds. things for and on our behalf i.e. to say :-

Dhapan K. Ghosh

That for the purpose to develop the said property our attorney shall demolish the existing asbestos building and construction thereon for constructing new Multistoried Building with Shops, flats and other premises therein.

That for the aforesaid purpose our above named attorneys, who are also the Partners of this Building Developing Project and who have agreed to carry on the work of Development on the terms of an agreement entered into by us with the said project, as our Attorneys or Agents with full power to develop the said property as hereinafter stated on our behalf and which, the said Attorneys had agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES :

That I do hereby appoint and constitute the said **IRAVATI CONSTRUCTIONS** (being a partnership firm) and represented by (1) **SRI AJODHYA SHARMA**, s/o Lt. Balkeshwar Sharma, of Nazrul Pally, S.B. Gorai Road, P.O.- Asansol, P.S.- Asansol (S), Dist- Paschim Bardhaman(W.B.), PAN NO.- AJBPS2787G (2) **SRI DEBASIS GANGULY**, s/o Ashutosh Ganguly, of 9, The Ridge, Near CE Office, (SAIL ISP)), P.O.- Burnpur, P.S.- Hirapur, Dist- Paschim Bardhaman,(W.B.), PAN NO.- AEDPG9986J,(3) **SRI SANJAY CHOWDHURY**, s/o Sri Sukhendra Nath Choudhury, of Hill Colony, New Road, (Near Kamala Nursing Home), P.O.+P.S.- Kulti, Dist- Paschim Bardhaman(W.B), PAN NO.- ADM,PC5283C, (4) **SMT SHWETA CHOUDHURY**, w/o Sri Partha Choudhury, of c/o Goutam Choudhury, Rabiñdra Nagar, Court More, P.O.- Asansol, P.S.- Asansol(S), Dist- Paschim Bardhaman (W.B.), PAN NO.- AKEPR2310J, who agreed to perform all constructional works lawfully, as my lawful Attorneys with full authority and power to do and execute all Acts, Deeds and Things except Sale Registration mentioned below, for us and on our behalf.

To apply to the A.M.C. under the (Urban Land Ceiling and Regulation) Act. 1976 for grant permission under Section 20/21 to Develop the said land by constructing a new building and for that purpose to sign all applications and other papers to appear before A.M.C. and to give him all

Shapam ko Gosh

the papers and information as required and to do all acts and things necessary for the purpose of obtaining such permissions

To submit and receive the sanctioned building plan occupancy certificate and to sign the site plan, building plan (proposed/ revised) Forms, Bond and all other papers for getting the plan sanctioned from the Corporation.

To appoint an Architect and to get the plan of the proposed building sanctioned by the Asansol Municipal Corporation and other authorities concerned in respect of the new building proposed to be constructed thereon.

To appear before any officer or authority of the Govt. or Asansol Municipal Corporation or Under the Unban Land (C&R) Act, 1976 or under the Income Tax Act, to represent the matters regarding the proposed development of the said land.

To apply for and obtain Permission for Water Supply, Electricity Supply, Laying down drainage and for other amenities as are generally required for a building.

To obtain completion certificate from the A.M.C. after the building is completed in all respects.

To pay any deposits and to make payments required to be deposited with the AMC and other authorities for getting the plan sanctioned and for getting any water or electric and other conveniences necessary and to do withdraw such deposits which are refundable.

To pay all the Municipal Tax and other taxes relating to the said property payable until the completion of the building.

To receive Advance Booking Money from the parties in respect of their respective allotted share as per the Development Agreement dated 18/04/2018 and to do generally all other Acts and things as are necessary or required to be done for the development of the said property by constructing a building on Flat Ownership Basis in all respects in terms of the said Agreement.

Shapam ko Gosh

Sriapan Kumar Ghosh

To construct a Building on the said plot as per the Sanctioned Plans according to specifications and other requirements of the Municipal Corporation and for that purpose to employ contractors, Architects structural engineers, Surveyors and other professionals as may be required in the construction of the building.

To sell and book the flats and other premises of their respective share in the said building at the best price available to the intending purchasers thereof and to enter into Agreements in the prescribed form if any under the Ownership Flats Act, or otherwise with such modifications therein as may be necessary for their respective share and also to execute Registered Deed(s) of Sale/ Agreement of Proposed Sale with the intending purchasers in of their respective share of the said multi storied building to be constructed.

That our ownership in respect of my respective land measuring 380(Three Hundred Eighty) sq. ft. will continue until the Deed of Transfer is executed in respect of our proportionate share.

I the above named Executant hereby agree to ratify and undertake to ratify and confirm all acts and things whatsoever lawfully done by my Attorneys by exercise of Powers hereinbefore contained by virtue of this Deed.

SCHEDULE OF THE LAND

Within the District of Paschim Bardhaman, P.S.- Kulti, Addl. Dist.Sub-Registry Office Kulti, Mouza- Kulti, J.L. No.-16, Under R.S. Khatian No.:- 393, R.S. Plot No.:- 1040/1770 1(One) Shop Room measuring 380(Three Hundred Eighty) sq. ft. which belongs to the Executant which is proposed to be developed by constructing Multi storied complex with.

The entire property is butted and pounded by in the following manner:

| | | |
|--------------|---|--|
| On the North | : | Land of Biswanath Sarkar |
| On the East | : | Land of Ajay Kr. Mukherjee & Smt. Mira Choudhury |
| On the South | : | Sripur Road |
| On the West | : | Land of Ajay Kr. Mukherjee & Smt. Mira |

The above property is situated within the ward no. of the Asansol Municipal Corporation.

IN WITNESS WHEREOF I, the above named executant do hereby sign and execute this Power of Attorney on this the 13th day of July, 2018 at Kulti.

WITNESSES:-

1. Sudip Choudhury
S. K. Khuntia Nuth (Choudhury)
1st Colony, New Road (Kumala Nuth's home)
P.O. - Nelli - Dist - Paschim Bardhaman
Pin - 713343

Swapan Kumar Ghosh.

SIGNATURE OF THE EXECUTANT

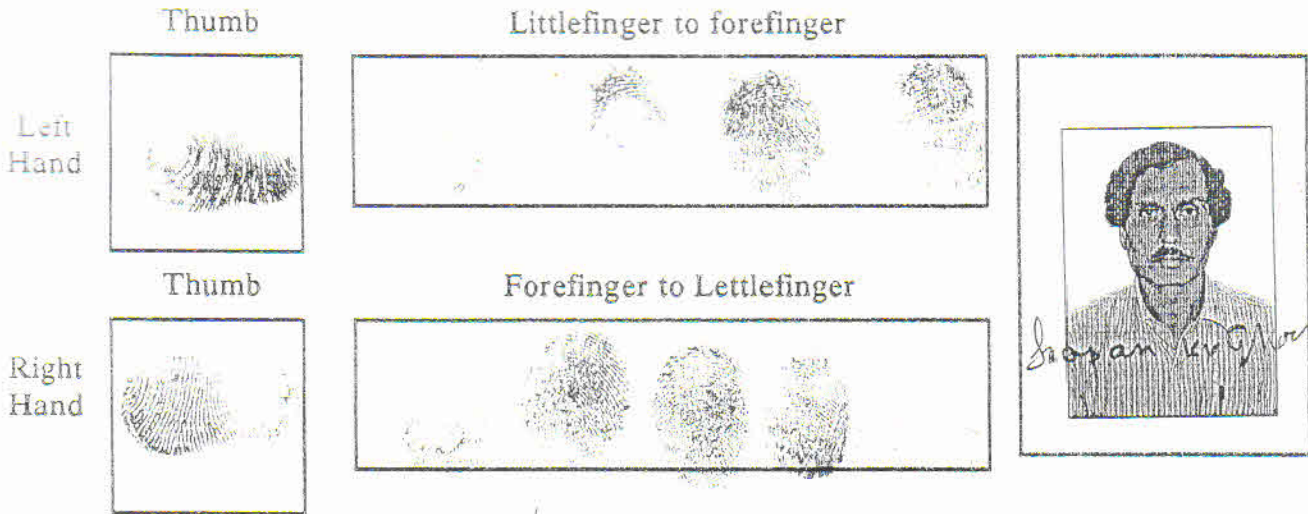
2. Debansu Chatterjee -
C/O, Late, Profulla K. Chatterjee -
Kulti Sripur Road, P.O. -
Gangatola, Dt. Bardhaman
Pin - 713333, W.B.

Drafted, prepared, read over
and explained by me to the
executants and typed in my office.

Vanshen Sengupta

ADVOCATE

Enrollment No. - WB/55/2005



Finger Print attested by me: Jagan KV Ghorshi



Finger Print attested by me: _____



Finger Print attested by me: _____

Major Information of the Deed




| | | | |
|---|--|-----------------------------------|------------|
| Deed No : | I-0224-02522/2018 | Date of Registration | 23/07/2018 |
| Query No / Year | 0224-1000192314/2018 | Office where deed is registered | |
| Query Date | 09/07/2018 12:58:38 PM | A.D.S.R. KULTI, District: Burdwan | |
| Applicant Name, Address & Other Details | VASKAR SENGUPTA ASANSOL COURT, Thana : Asansol (S), District : Burdwan, WEST BENGAL, PIN - 713304, Mobile No. : 9932909646, Status : Advocate | | |
| 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. 1 00,000/- | Rs. 21,37,500/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 60/- (Article 48(g)) | Rs. 14/- (Article: E, E) | | |
| Remarks: | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 022401443/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Apartment Details :

District: Burdwan, P.S:- Kulti, Municipality: KULTI, Mouza: Kulti, Road: Sripur Road, Pin Code : 713343

| Sc h No. | Plot No Details | Khatian Details | Floor Area (In Sq.Ft.) | Set Forth Value (In Rs.) | Market value (In Rs.) | Other Details |
|----------|-----------------|-----------------|--------------------------|--------------------------|-----------------------|---|
| A1 | RS - 1040/1770 | RS - 393 | Super Built-up Area: 380 | 1,00,000/- | 21,37,500/- | Gr. Floor, Apartment Type: Flat/Apartment Commercial Use , Floor Type: Cemented, Age of Flat: 1 Year, Approach Road Width: 40 Ft. |

Principal Details :

| Sl No | Name, Address, Photo, Finger print and Signature | | | |
|---|--|---|---|---|
| 1 | Name | Photo | Fingerprint | Signature |
| | Mr SWAPAN KUMAR GHOSH (Presentant) Son of Late BHRAMOR PRASAD GHOSH Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place Office |  |  |  |
| | | 13/07/2018 | LTI 13/07/2018 | 13/07/2018 |
| SRIPUR ROAD, P.O:- KULTI, P.S:- Kulti, Kulti, District:-Burdwan, West Bengal, India, PIN - 713343 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADFPG9328M, Status :Individual, Executed by: Self, Date of Execution: 13/07/2018 , Admitted by: Self, Date of Admission: 13/07/2018 ,Place : Office | | | | |

Major Information of the Deed :- I-0224-02522/2018-23/07/2018

Endorsement For Deed Number : I - 022402522 / 2018

On 09-07-2018

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 27 500/-



Amaresh sah
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Burdwan, West Bengal

On 13-07-2018

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

Presented for registration at 13:25 hrs on 13-07-2018, at the Office of the A.D.S.R. KULTI by Mr SWAPAN KUMAR GHOSH Executant.

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

Execution is admitted on 13/07/2018 by Mr SWAPAN KUMAR GHOSH, Son of Late BHRAMOR PRASAD GHOSH, SRIPUR ROAD, P.O: KULTI, Thana: Kulti, , City/Town: KULTI, Burdwan, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business

Identified by Mr SUDIP CHOWDHURY, , , Son of Sukhendra Nath Chowdhury, HILL COLONY, NEW ROAD(NEAR KAMALA NURSING HOME), P.O: Kulti, Thana: Kulti, , Burdwan, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

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 60/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 4226, Amount: Rs.50/-, Date of Purchase: 13/07/2018, Vendor name: Pradip Kr Panja

2 Stamp: Type: Impressed, Serial no 4227, Amount: Rs.10/-, Date of Purchase: 13/07/2018, Vendor name: Pradip Kr Panja



Amaresh sah
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Burdwan, West Bengal

Major Information of the Deed :- I-0224-02522/2018-23/07/2018

Journey Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| | <p>IRAVATI CONSTRUCTIONS HILL COLONY,NEW ROAD, P.O:- KULTI, P.S:- Kulti, Kulti, District:-Burdwan, West Bengal, India, PIN - 713343 , PAN No.: AAGFI9146R, Status :Organization, Status : Not Executed</p> |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>Mr AJODHYA SHARMA Son of Late Balkeshwar Sharma NAZRUL PALLY, S.B. GORAI ROAD, P.O:- Asansol, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJBPS2787G Status : Representative, Representative of : IRAVATI CONSTRUCTIONS (as PARTNER)</p> |
| 2 | <p>Mr DEBASIS GANGULY Son of Ashutosh Ganguly 9, THE RIDGE, NEAR CE OFFICE, SAIL ISP, P.O:- Burnpur, P.S:- Hirapur, District:-Burdwan, West Bengal, India, PIN - 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEDPG9986J Status : Representative, Representative of : IRAVATI CONSTRUCTIONS (as PARTNER)</p> |
| 3 | <p>Mr SANJAY CHOWDHURY Son of Sukhendra Nath Choudhury HILL COLONY, NEW ROAD NEAR KAMALA NURSING HOME, P.O:- Kulti, P.S:- Kulti, District:-Burdwan, West Bengal, India, PIN - 713343, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADMPC5283C Status : Representative, Representative of : IRAVATI CONSTRUCTIONS (as PARTNER)</p> |
| 4 | <p>Smt SHWETA CHOUDHURY Wife of Shri Partha Choudhury C/O GOUTAM CHOUDHURY, RABINDRA NAGAR, COURT MORE, P.O:- Asansol, P.S:- Asansol (S), District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: AKEPR2310J Status : Representative, Representative of : IRAVATI CONSTRUCTIONS (as PARTNER)</p> |

Identifier Details :

| Name & address | |
|---|-------------------|
| <p>Mr SUDIP CHOWDHURY Son of Sukhendra Nath Chowdhury HILL COLONY, NEW ROAD(NEAR KAMALA NURSING HOME), P.O:- Kulti, P.S:- Kulti, District:-Burdwan, West Bengal, India, PIN - 713343, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr SWAPAN KUMAR GHOSH, , , ,</p> | <p>13/07/2018</p> |

Transfer of property for A1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|--|
| 1 | Mr SWAPAN KUMAR GHOSH | IRAVATI CONSTRUCTIONS-380.000000 Sq Ft |

Major Information of the Deed :- I-0224-02522/2018-23/07/2018

23-07-2018

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
19 of Indian Stamp Act 1899.



Amaresh sah
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Burdwan, West Bengal

Major Information of the Deed :- I-0224-02522/2018-23/07/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0224-2018, Page from 44289 to 44303

Being No 022402522 for the year 2018.



Digitally signed by Amaresh Sah
Date: 2018.07.24 14:14:37 +05:30
Reason: Digital Signing of Deed.

(Amaresh sah) 7/24/2018 2:14:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)
