

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 247969

M/S.
8000891573
2020

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets submitted with this document are the part of this document.


District Sub-Registrar
Howrah

District Sub-Registrar-I
Howrah

04 AUG 2020

**GENERAL POWER OF ATTORNEY TO PROMOTER/DEVELOPER
AFTER REGISTERED DEVELOPMENT AGREEMENT**

BY THIS DEVELOPMENT POWER OF ATTORNEY
is made on this 3rd day of August, 2020 **BETWEEN**
1. **SRI SOURAV KUMAR BORAL @ SOURAV BORAL (PAN-
AEOPB8556N) (AADHAAR NO. 454543232445)** son of Late
Biswanath Boral, by occupation Business ;

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2. **SRI RAHUL BORAL (PAN - BFCPB2491C) (AADHAAR NO. 404750671633)** son of Sri Sourav Kumar Boral @ Sourav Boral by occupation Business;

3. **SMT. RUMA BORAL (PAN - ADWPB9615K) (AADHAAR NO. 262815772028)** wife of Sri Sourav Kumar Boral @ Sourav Boral by occupation Household Duties, all are by faith Hindu, by Nationality Indian residing at Village and Post Office Jhorehat, Police Station Sankrail, District Howrah 711302, West Bengal, India herein after called and referred to as the **"LANDOWNERS/APPOINTERS/PRINCIPALS/EXECUTANTS & EXECUTRIX** do hereby nominated, appointed and constitute **M/S. S.R. GROUP & DEVELOPER (PAN - ADXFS7794P)** a partnership firm being incorporated under the Partnership Act 1956 having its office at Village and Post Office Jhorehat, Police Station Sankrail, District Howrah 711302, West Bengal, India being represented by its partners viz.

1. **SRI SOURAV KUMAR BORAL @ SOURAV BORAL (PAN-AEOPB8556N) (AADHAAR NO. 454543232445)** son of Late Biswanath Boral,

2. **SRI RAHUL BORAL (PAN - BFCPB2491C) (AADHAAR NO. 404750671633)** son of Sri Sourav Kumar Boral @ Sourav Boral both are by faith Hindu, by occupation Business, by Nationality Indian residing at Village and Post Office Jhorehat, Police Station Sankrail, District Howrah 711302, West Bengal, India. hereinafter referred to as the **"DEVELOPER/ATTORNEY/SECOND PART"** our true and lawful attorney for us and on behalf as the same is now and hereinafter constituted from time to time to interest the following acts deeds and things.

WHEREAS by virtue of purchased by executed five separate Registered Deed of Sale viz. Being No. 02185 dated 18.05.2011 ; Being No. 050302705 dated 26.06.2015 ; Being No. 02671 dated 24.06.2014 ; Being No. 050302703 dated 26.06.2015 and 02670 dated 24.06.2014

RSK

respectively of Additional District Sub Registrar Ranihati Howrah as well as by executed a registered **Deed of Amalgamation** Being No. 1-050102430/2020 dated 02.08.2020 of District Sub Registrar Howrah in the manner as aforesaid the present Land Owners/Principal/ Executant No.1 **SRI SOURAV KUMAR BORAL @ SOURAV BORAL, 2. SRI RAHUL BORAL & 3. SMT. RUMA BORAL** have jointly acquired all transferable right, title, in respect of **ALL THAT** piece and parcel of **one compact plot of Rayata Dakhali Swatwiya Bastu land** containing an area of land admeasuring 17 (seventeen) cottahs 15 (fifteen) chittaks 41 (forty one) Sqft. or 29.74 decimals **as per physical measurement 18 (eighteen) Cottahs 02 (two) chittaks 15 (fifteen) Sqft. or as per ROR (L.R.) 30 decimals TOGETHER WITH** R.T. Shed structure marked with plot Nos. "A", "A1"; "B", "B-1" & "C" comprised in R.S. Dag Nos. 788, 789 & 781, corresponding to **L.R. Dag Nos. 858, 857 & 850** respectively under **L.R. Khatian No. 4690** deriving from L.R. Khatian Nos. 576, 95, 167, 2657 & 228 respectively **AND L.R. Khatian No 3994** deriving from L.R. Khatian Nos. 1539, 2875 & 933 respectively **AND L.R. Khatian No. 3913** deriving from L.R. Khatian No. 1539 & 2875 respectively of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail within area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet, District Howrah 711302 with all sorts of easementary right of 12' feet wide common passage towards South to North at the middle portion on the Northern side and partly 6' feet wide common passage on the Eastern side towards South to North connected with the 12'feet wide common passage on the Northern side and 12' feet wide common passage on the North East Corner towards West to East & South to North of this plot of land morefully specifically described hereunder in the **SCHEDULE** hereinafter referred to as the **TOTAL PROPERTY** hereinafter called the said property **FOR DEVELOPMENT** and enjoying the same without any interruption from any corner whatsoever with **FREE FROM ALL ENCUMBRANCES.**

AND WHEREAS due to inconvenience to look after, manage, control and develop the said property, We, the above named **APPOINTERS/ PRINCIPALS** being the Land owners & occupiers entered into an Agreement for Development on ~~3rd~~ day of August in the year 2020 with Developer **M/S. S.R. GROUP & DEVELOPER** a partnership firm being incorporated under the Partnership Act 1956 having its office at Village and Post Office Jhorehat, Police Station Sankrail, District Howrah 711302, West Bengal, India being represented by its partners viz. **1. SRI SOURAV KUMAR BORAL @ SOURAV BORAL** son of Late Biswanath Boral, **2. SRI RAHUL BORAL** son of Sri Sourav Kumar Boral both are by faith Hindu, by occupation Business, by Nationality Indian residing at Village and Post Office Jhorehat, Police Station Sankrail, District Howrah 711302, West Bengal, India, for raising the construction of (G+IV) five multistoried building of **BLOCK - "A" & BLOCK - "B"** upon the said land as per sanction residential building plan vide Memo No. 195/032/HZP/EP/PS-24 dated 01.10.2019 sanction by the District Engineer, Howrah Zilla Parishad after demolishing the existing structure thereon the said Development Agreement duly registered before the District Sub Registrar Office Howrah recorded in Book No. 1. Being No. 1-050102433/2020 for the year 2020.

AND WHEREAS in order and in terms of the said Agreement for Development and also for avoid difficulties on the part of the said developer in the matter of effecting the said construction, and the ratio and/or allocation have been settled in between the parties herein which is morefully described in the above mentioned Agreement for Development, which is treated as part and parcel of this **POWER OF ATTORNEY**

Now it has become necessary to execute and grant Power of Attorney wherein and whereby we the Land owners/Principals want to appoint the said Developer **M/S. S.R. GROUP & DEVELOPER** a



Partnership Firm as our lawful constituted attorney to do all acts, deeds, things and cause to be done and perform in respect of our said property in terms of the said Agreement for Development on our behalf.

NOW KNOWN WE ALL MEN by these presents that we, the above named appointers/principals/owners do hereby nominate, constitute and appoint the Developer **M/S. S.R. GROUP & DEVELOPER** a partnership firm being incorporated under the Partnership Act 1956 having its office at Village and Post Office Jhorehat, Police Station Sankrail, District Howrah 711302, West Bengal, India being represented by its partners viz. **1. SRI SOURAV KUMAR BORAL @ SOURAV BORAL** son of Late Biswanath Boral, **2. SRI RAHUL BORAL** son of Sri Sourav Kumar Boral both are by faith Hindu, by occupation Business, by Nationality Indian residing at Village and Post Office Jhorehat, Police Station Sankrail, District Howrah 711302, West Bengal, India, as our true and lawful **ATTORNEY** to do all acts, things, perform, execute and cause to be done, executed and performed in respect of our property more fully and particularly described in the Schedule hereunder written as mentioned below in our name and on our behalf that is to say.

1. To develop, construct multi-storied building at our aforementioned landed property morefully particularly described in the Schedule hereunder written in terms of Development Agreement dated 03.08.2020 which has been registered before the District Sub Registrar Office Howrah duly recorded in Book No. 1, Being No. 1-050102433/2020, for the year 2020.

2. To engage Engineer, L.B.S., Designer, Masons, Architect, Labours and any other kind of technical know-how for the purpose of erection of the said construction and/or project at the said premises, for and on behalf of the land owners.



3. **To** demolish the existing structures, if any and at all and remove the same by way of sale or otherwise and to realize sale proceeds thereof.
4. **Upon** such receipt as aforesaid the attorney shall prepare and execute any Deeds or Deed of Sale, Deed of conveyance or conveyances on ownership basis or otherwise in favour of intending purchaser or purchasers or his/her/their nominee or nominees or partner or partners in respect of the Developer's allocations and to present such document/ any Deed and to register the same in any Registry office of the District Registrar, District Sub Registrar, Additional District Sub Registrar and in the Office of Registrar of Assurance, Kolkata to have them registered according to law. That the Attorney **M/S. S.R. GROUP & DEVELOPER** being represented by its partners viz. **1. SRI SOURAV KUMAR BORAL @ SOURAV BORAL 2. SRI RAHUL BORAL** shall act deed and things as per terms and conditions stipulated in the Agreement dated 03.08.2020 which has already been executed by and between ourselves and our said Attorney.
5. **To** sign, enter into take possession for managerial work and charge for and look after manage and administrate the said premises including all the meassuages tender heriditaments premises or any part thereof and also take possession and to administer all the effects thereof in our names and on our behalf.
6. **To** sign on required papers or plan and to submit plan and other necessary papers before the Howrah Zilla Parishad or any other authority/authorities for the purpose of proposed multistoried building in respect of the said property and to sign all the necessary papers and documents to that effect and to obtain the sanctioned plan from the Howrah Zilla Parishad.
7. **To** provide finance and to supervise for making the construction of the proposed multistoried Residential cum Commercial building.



8. **To** negotiate on terms for and to agree to sell their allocated share or flats of the proposed construction, as contained in the said Development Agreement dated 03.08.2020 to any intending purchaser at such price or prices which our said attorney in his absolute discretion thinks fit and proper, to agree upon and to enter into any agreement or agreements for sale/s and/or cancel and/or repudiate the same.
9. **To** receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance amount of consideration of such sale or sales and to give good, valid receipt and discharge for the same which will protect the said purchaser or purchasers.
10. **Subject** to the compliance of the provisions Development Agreement dated 03.08.2020 to present any such Deed or Deeds of Sale, Conveyance or conveyances or other document or documents and to put signatures on it on our behalf for registration and to admit execution thereof and receive consideration before any sub-Registrar or Registrar having authority for and to have them according to law for Developer's allocated share only at the new masonry building on building on completion to such purchaser or purchasers as fully and effectually in all respects on our behalf, and he shall have right to enter into an agreement for sale with the prospective buyers at any time of his allocated share.
11. **To** institute suit/s or other legal proceedings or contest in any suits authorized by law and to sign any plaint, petition or other pleadings, vakalatname, warrant of attorney and to depose on our behalf and/or to execute in any decree or order.
12. **To** apply for permission of competent authority under provision of the Urban Land (ceiling & regulation) act, 1976 for sale of the undivided proportionate share of land in the said premises and/or Flats, if necessary and to execute, affirm and sign necessary declaration from



and applications and to swear affidavit for such purpose and to submit the same and appear before the competent authority.

13. To appear before the Income Tax authority and to apply for obtaining clearance certificate if required.

14. To put or affix sign board on the said premises and to publish notification in the newspaper for inviting application for booking of the proposed flats.

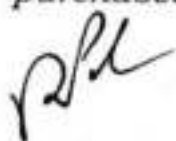
15. To enter into the said premises with contractors, architects and other workmen for construction of the building or buildings and to do all necessary works in connection therewith.

16. The enter into the said premises for taking measurement of the land or building and to sign the proposed plan, application, undertakings, declaration and other papers in connection therewith and to submit the same to the Howrah Zilla Parishad to get the said plan sanctioned, approved and/or modified or altered if necessary, and to pay necessary fees and also to obtain permission from all the authorities, required to be obtained for same and to obtain sanction and/or permission in my names and on my behalf and to represent me before Howrah Zilla Parishad, Police Department, Fire Brigade and other necessary authorities in connection therewith.

17. To apply for and obtain permission for steel, cement, brick and other building materials to be required for construction of the building and the appoint architect and contractor for construction of the Building in the said premises.

18. To apply for obtaining electricity, water, gas, telephone, telex, connection (temporary or permanent) and underground cables sewerage and drainage connection in the said premises.

19. To issue "No Objection" certificate on our behalf to any intending purchaser for any house building and/or commercial loan from any Bank, Company, Firm and other financial institution for the Flat to be purchased by such purchaser.



20. To pay taxes, rates, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part thereof and to obtain valid discharge in respect thereof.

21. To insure, the building to be constructed against any loss or damage by fire and other risk as they deemed necessary or desirable and to pay all payment for such insurance and to receive any compensation arising out of the said insurance.

22. To appear and represent us in any Court of Civil, Criminal, Original, appellate, Revisional Jurisdiction of the Hon'ble High Court before settlement office, Howrah Zilla Parishad, Settlement Department, Income tax, Wealth tax, Urban land Ceiling Authority or other authorities and to sign verify and file any complaints, written Statements, application, petitions, affidavit, undertakings, declaration and all other documents & papers.

23. To take loan from the Bank or financial institution for the purpose of raising construction purposed masonry multistoried building without encumbering our allocated share as per the said Development Agreement.

24. To submit any revised plan, deposit fines, file as made plan to execute in case of necessary of Deed of Declaration, Deed of Amalgamation, Deed of Boundary Declaration, Deed of Rectification or any other instruments in order to convey the intending purchasers/ Buyers a perfect title in the property for and on our behalf.

25. To obtain any refund of stamp duty, court fees or any other amount from anybody or any Government Departments or any other organization of our said property on behalf of the **PRINCIPALS**.

26. To appoint and retain Advocates, Solicitors, Pleaders, Lawyer, Attorney, Barrister, Clerk, Moharer and legal practitioners and to sign and execute vakalatnamas and to accept service of all summons notice and other judicial process and to execute any order, Decree or Judgement and to deposit for withdraw money or documents in and



from and court or other authorities **AND GENERALLY** to act in any suit, proceedings or matters in which we may be interested or concerned in connection with the said premises fully described in the Schedule herein below.

27. To Settle, compromise all actions, suits, accounts, claims and disputes between ourselves and any other person or persons **AND GENERALLY** to do execute and perform all other lawful acts, matters and things as our said attorney shall consider necessary in connection with the said premises **AND** We do hereby agree that all acts, deeds and things in respect of the said premises lawfully done by the said attorney on behalf of shall be construed as my acts Deeds and things done by us **AND** We undertake to ratify and confirm all and whatsoever the said attorney shall lawfully do cause to be done for construction and sale of the premises by virtue of this Power of Attorney governed under the Development agreement dated 03. 08.2020. That this power of Attorney shall remain in force till completion of construction of the proposed building as per said agreement dated 03.08.2020 and also till completion of sale of the agreed share of the Developer/attorney.

28. For all or any of the purpose hereinbefore mentioned to appear and represent of us before all authorities having jurisdiction and to sign, execute and submit all papers and documents as and when be required in connection with the construction of the proposed building and after such construction for sale of the Developer's allocation.

29. The ratio has been settled as **100% percent** in between the owners and the developers i.e. to mean the **Owners** will get **30%** of the total constructed area and the **Developer** will get **70%** of the total constructed area and the developer will hand over the possession of the owner's allocation within the stipulated period as per the terms and conditions morefully contained in Development Agreement dated 03.08.2020 .



30. All the amount receivables and/or payable must be paid to the Bank Account of the principals.

31. That Power of Attorney will be cancelled automatically after the complete of this total process.

32. It is made clear that this Power of Attorney is granted for the purpose of smooth construction and development and selling out flats arising out of the developer's allocation and the said flats will be erected over the property fully described in the Schedule hereunder written.

33. **AND GENERALLY** to do all acts, deeds and things in concerned authority hereby granted in respect of the said premises which We ourselves could have done lawfully under my own hands if present personally.

AND We hereby do ratify and confirm all and whatsoever other acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the said business under and by virtue of the **POWER OF ATTORNEY NOTWITHSTANDING.**

SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of **Rayata Dakhali Swatwiya** a demarcated plot of **Bastu land marked with Plot No. "A"** admeasuring **04 (four) cottahs 13 (thirteen) chittaks 19 (nineteen) Sqft. [as per physical measurement] or 08 decimals Bastu land** according to 0.3333 share out of total 24 decimals Bastu land comprised in R.S. Dag No.789 corresponding to **L.R. Dag No. 858** under **L.R. Khatian No. 4690** deriving from L.R. Khatian Nos. 576 with all sorts of easementary right **AND** a demarcated plot of **Bastu land marked with Plot No. "A1"** admeasuring 02(two) cottahs 01

pph

(one) chittaks 05(five) Sqft. or 3.42 decimals **as per Physical measurement 02(two) cottahs 06 (six) chittak 32 (thirty two) Sqft. or as per ROR (L.R.) 4 Decimals Bastu land** according to 0.1132 share out of total 30 decimals land comprised in R.S. Dag No. 788 corresponding to **L.R. Dag No. 857** under **L.R. Khatian No. 4690** deriving from L.R. Khatian Nos. 95, 167, 2657 & 228 respectively both of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail within area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711 302 with all sorts of easementary right of Partly 6' feet wide common passage on the Eastern side towards South to North connected with the 12'feet wide common passage on the Northern side **AND** a demarcated plot of **Bastu land marked with Plot No. "B"** admeasuring **04(four) cottahs 13 (thirteen) chittaks 19 (nineteen) Sqft. or 08 decimals** Bastu land according to 0.3333 share out of total 24 decimals Bastu land comprised in R.S. Dag No. 789 corresponding to **L.R. Dag No. 858** under **L.R. Khatian No. 3994** deriving from L.R. Khatian Nos. 1539 & 2875 respectively with all sorts of easementary right of 12' feet wide common passage middle portion of the Northern side **AND** a demarcated plot of **Bastu land marked with Plot No. "B-1"** admeasuring 01(one) cottahs 06 (six) chitaks 24 (twenty four) Sqft. or 2.32 decimals **as per Physical measurement 01(one) cottah 03 (three) chittaks 16 (sixteen) Sqft. or as per ROR (L.R) 02 decimals** according to 0.0431 share out of total 55 decimals land comprised in R.S. Dag No. 781 corresponding to **L.R. Dag No. 850** under **L.R. Khatian No. 3994** deriving from L.R. Khatian No. 933 both of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail with in area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711 302 with all sorts of easementary right of 6' feet wide common passage on the Eastern side and 12' feet

wide common passage on the North East Corner **AND** a demarcated plot of **Bastu land marked with Plot No. "C"** admeasuring **04(four) cottahs 13 (thirteen) chittaks 19 (nineteen) Sqft. Bastu Land or 08 decimals** according to 0.3334 share out of total 24 decimals Bastu land comprised in R.S. Dag No. 789 corresponding to **L.R. Dag No. 858** under **L.R. Khatian No. 3913** deriving from L.R. Khatian Nos. 1539 & 2875 respectively of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail within area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711302 with all sorts of easementary right attached thereto **IN TOTAL ONE COMPACT PLOT OF RAYATA DAKHALI SWATWIYA BASTU LAND** containing an area of land admeasuring 17 (seventeen) cottahs 15 (fifteen) chittaks 41 (forty one) Sqft. or 29.74 decimals **as per physical measurement 18 (eighteen) Cottahs 02 (two) chittaks 15 (fifteen) Sqft. or as per ROR (L.R.) 30 decimals Together with 100 Sqft. R.T. Shed structure** delineated and demarcated on the map or plan annexed hereto marked with **Plot Nos. "A", "A1"; "B", "B-1" & "C"** comprised in R.S. Dag Nos. 789, 788 & 781, corresponding to **L.R. Dag Nos. 858, 857 & 850** respectively under **L.R. Khatian No. 4690** deriving from L.R. Khatian Nos. 576, 95, 167, 2657 & 228 respectively **AND L.R. Khatian No. 3994** deriving from L.R. Khatian Nos. 1539, 2875 & 933 respectively **AND L.R. Khatian No. 3913** deriving from L.R. Khatian Nos. 1539 & 2875 respectively of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail within area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711302 with all sorts of easementary right of 12' feet wide common passage towards South to North at the middle portion on the Northern side and partly 6' feet wide common passage on the Eastern side towards South to North connected with the 12'feet wide common passage on the Northern side and 12' feet

wide common passage towards West to East & South to North on the North East Corner of this said plot of land of this said plot of land under the territorial Jurisdiction of District Sub Registrar - I, Howrah and Additional District Sub Registrar Ranihati, which is butted and bounded in the manner following:-

ON THE NORTH : *Partly 12' (twelve) feet wide common passage towards South to North & West to East on the North East Corner; Partly Land of Anupam Das of R.S. Dag No. 781, Partly Land of Nirmal Kanta Ghosh of R.S. Dag No. 780, Partly 12' feet wide common passage towards South to North at the middle portion **and** partly Land of Nirmal Kanta Ghosh of R.S. Dag No. 780.*

ON THE SOUTH : *Partly Land of Arun Ghosh and Barun Ghosh of R.S. Dag No. 791 and partly Land & Building of Nishikanta Ghosh & others of R.S. Dag No. 790.*

ON THE EAST : *Partly 12' (twelve) feet wide common passage towards West to East & South to North on the North East Corner; Partly 6' feet wide common passage towards South to North then Land & Building of Sushil Kumar Chattopadhyay of R.S. Dag No. 788, Partly Land & Building of Ranu Mondal of R.S. Dag No. 788 and Partly land of Arun Ghosh & Barun Ghosh of R.S. Dag No. 791.*

ON THE WEST : *Partly land & Building of Manas Bhuniya of R.S. Dag No. 779 and Partly Buri Khal (Cannel) of R.S. Dag No. 801.*

IN WITNESS WHEREOF the parties hereto subscribed their hands and seals on the day, month and year written hereinbefore.

SIGNED, SEALED AND DELIVERED

in the Presence of :

WITNESSES :-

1. Amit Kumar Ghosh -
PO+Vill = Ghosh
PS: Sankrail - Howrah
PIN = 711302

2. Himangshu Ghosh
Post+Vill - Jhapat.
P.S. Sankrail - Howrah 711302

3. Lakshmi Nazari Das
Jhapat, Sankrail Howr.

Sourav Kumar Boral
@ Sourav Boral

2. Rahul Boral

3. Ruma Boral

Signature of the Appointers/
Executants/ Executrix /Principals
1. Sri Sourav Kumar Boral @ Sourav Boral
2. Sri Rahul Boral
3. Smt. Ruma Boral

Accepted by the Developer

M/s. S.R. Group & Developer
Sourav Kumar Boral
@ Sourav Boral Partner
M/s. S.R. Group & Developer
Rahul Boral Partner

Drafted & Prepared by

Prasanna Kumar Dal
Prasanna Kumar Dal
Advocate

Judges Court, Howrah
WB-1879/1981

Typed by me

Rupak Das Gupta
Sri Rupak Das Gupta,
Jagacha Govt. Colony
Howrah 711112



Signature of the Attorney
M/s. S.R. Group & Developer
Represented by its Partners
Sri Sourav Kumar Boral
@ Sourav Boral
Sri Rahul Boral

SPECIMEN FORM FOR TEN FINGER PRINTS

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




Signature Soumitra Boral @ Soumitra Boral

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



Signature Rahul Boral

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



Signature Ruma Boral

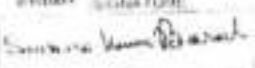
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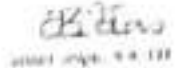
PERMANENT ACCOUNT NUMBER
AEOPB8556N

YOUR NAME
SOURAV KUMAR BORAL

YOUR BIRTH / FATHER'S NAME
BISWANATH BORAL

YOUR BIRTH / DATE OF BIRTH
02-01-1960

SIGNATURE



 COMMISSIONER OF INCOME TAX, W.B.

Sourav Kumar Boral,
@ Sourav Boral,

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / बतल कर दो संयुक्त जांचकर आयुक्त (पदवृत्ति एवं तकनीकी), ६-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.

Sourav Kumar Boral
@ Sourav Boral



ভারত সরকার
Government of India



নাম: সুরেন কুমার বসু
Souren Kumar Baul
পিতা: বিক্রম কুমার
Father: Bikram Kumar
জন্ম তারিখ: DOB: 20/11/1961
সঙ্গ: Male



4545 4323 2445

আমার আধার, আমার পরিচয়

Souren Baul
@ Souren Baul



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
C/O সুরেন কুমার বসু,
ভোড়ামটি পুর পাতা, ৪১৩৩১,
পশ্চিমবঙ্গ, ৭১১৩০২

Address:
C/O Souren Kumar Baul,
JHORAT PURBA PARA, Haura,
West Bengal, 711302

4545 4323 2445



help@uidai.gov.in

www.uidai.gov.in

Souren Baul
@ Souren Baul

आयकर विभाग
INCOME TAX DEPARTMENT
RAHUL BORAL
SOURAV KUMAR BORAL
10/12/1994
Permanent Account Number
BFCPB2491C
Rahul Boral
Signature

भारत सरकार
GOVT. OF INDIA



Rahul Boral

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खाने/पाने पर कृपया सूचित करें/सौंपें :-
आयकर पत्र सेवा यूनिट, UTIITSL
प्लॉट नं. 3, सेक्टर 11, एन सी डी बेलपुर,
नवी मुंबई - 400 614

Rahul Boral



ভারত সরকার
Government of India



নাম / Name
Rakul Borral
পিতা / সৌরভ কুমার বরাল
Father - Saurav Kumar Borral
জন্মতারিখ / DOB - 10/12/1994
পুংস / Male



4047 5067 1633

আমার আধার, আমার পরিচয়

Rakul Borral



ভারতের অনির্ভরযোগ্য পরিচয়
Unique Identification Authority of India

ঠিকানা:

S/O সৌরভ কুমার বরাল,
(ঝরাত, হাওড়া, পশ্চিমবঙ্গ,
711302

Address:

S/O Saurav Kumar Borral,
JHORAT PURBA PARA, Haora,
West Bengal, 711302

4047 5067 1633



1947



rap@uidai.gov.in



www.uidai.gov.in

Rakul Borral

PERMANENT ACCOUNT NUMBER

ADWPB9615K



NAME
RUMA BORAL

FATHER'S NAME
NABAGOPAL PAL

DATE OF BIRTH
25-03-1972

SIGNATURE

Ruma Boral

B. Das

COMMISSIONER OF INCOME-TAX, W.B.

COMMISSIONER OF INCOME-TAX, W.B.

Ruma Boral

এই কার্ডটি হারিয়ে গেলে / এই কার্ডটি ব্যবহার করা করা
করা হলে তাৎক্ষণিকভাবে এটি বাতিল করা হবে।
৯৯৭
স্বাক্ষরিত,
৯৯৯৯ - ৭০০ ০০০

In case this card is lost/stolen, kindly return it to
the issuing authority
Joint Commissioner of Income-tax (Systems & Technical),
P-3,
Chowdhury Square,

Ruma Boral



भारत सरकार
GOVERNMENT OF INDIA

UIDAI
आधार कार्ड
UID - 262815772028
Father - Kallakrishna Borah
Date of Birth - 1977
Gender - Female



2628 1577 2028

ভাৰত - সাধাৰণ মানুহৰ অধিকাৰ

Ruma Borah

भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা
W/O সৌর্য কুমার বরুহ
কোরাত পূর্ব পারা, ৭১১০২
হাওরা, ৭১১০২

Address
W/O Soray Kumar Borah
JHORAT PURBA PARA,
Haora, West Bengal, 711302



Ruma Borah

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

संघीय सेवा समझौता कार्ड
Federation Service Settlement Card

ADXFS7794P



नाम / Name
S.R. Group & Developer

सिग्नेचर / AT 0018
Date of successful creation
01/04/2019

1002019

M/s. S.R. Group & Developer

Rahul Boral

@saurboral Partner

M/s. S.R. Group & Developer

Rahul Boral

Partner

ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD
WB/24/189/522760



নির্বাচক নাম : অমিত কুমার ঘোষ
Elector's Name : Amit Kumar Ghosh
পিতার নাম : কংকর চন্দ্র ঘোষ
Father's Name : Kinkar Chandra Ghosh
লিঙ্গ/সেক্স : পুরুষ M
জন্ম তারিখ : 07/08/1956
Date of Birth : 07/08/1956

WB/24/189/522760

ঠিকানা:
দক্ষিণ পাড়া (মধ্য জহরহাট), জহরহাট, হাওরাইল,
হাওরাইল-711302

Address:
DAKSHIN PARA (MADHYA JHOREHAT),
JHOREHAT, SANKRAIL, HOWRAH-711302

Date: 27/01/2014
174-সংক্রান্ত (সংক্রান্ত অফিস) নির্বাচন অফিস থেকে
স্বাক্ষর প্রতিলিপিতকৃত স্বাক্ষর অনুমতি
Facsimile Signature of the Electoral
Registration Officer for
174-Sankrail (SC) Constituency

ধন্য - বিধান সন ১৯৫০ (১৯৫০) আইন নং ১৯৫০ এর অধীনে
স্বাক্ষর করা হইবে।
In case of change in address mention the Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Amit Kumar Ghosh

Major Information of the Deed

Deed No :	I-0501-02462/2020	Date of Registration	04/08/2020
Query No / Year	0501-8000891573/2020	Office where deed is registered	
Query Date	03/08/2020 11:17:34 AM	0501-8000891573/2020	
Applicant Name, Address & Other Details	RUPAK DASGUPTA Jagacha Govt. Colony, Thana : JAGACHHA, District : Howrah, WEST BENGAL, PIN - 711112, Mobile No. : 9836294432, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 20,20,000/-	Rs. 90,12,188/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 050102433/2020		



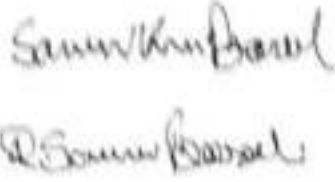



Land Details :



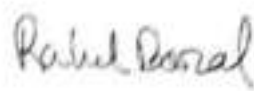
District: Howrah, P.S:- Sankrail, Gram Panchayat: JHORHAT, Mouza: Jhorhat, Pin Code : 711302

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-858	LR-4690	Bastu	Bagan	4 Katha 13 Chatak 19 Sq Ft	5,00,000/-	23,95,250/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-857	LR-4690	Bastu	Danga	2 Katha 6 Chatak 32 Sq Ft	3,00,000/-	11,97,625/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-858	LR-3994	Bastu	Bagan	4 Katha 13 Chatak 19 Sq Ft	5,00,000/-	23,95,250/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-850	LR-3994	Bastu	Danga	1 Katha 3 Chatak 16 Sq Ft	2,00,000/-	5,98,813/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-858	LR-3913	Bastu	Bagan	4 Katha 13 Chatak 19 Sq Ft	5,00,000/-	23,95,250/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					29.9406Dec	20,00,000 /-	89,82,188 /-	
Grand Total :					29.9406Dec	20,00,000 /-	89,82,188 /-	

Sl. No.	Structure Details	Area of Structure	Self-Declared Value (in Rs.)	Market Value (in Rs.)	Other Details
01	13, 14, 15	100 sq ft	20,000/-	30,000/-	Structure Type: Structure
<p>13, 14, 15: Area of Base - 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiled, Extent of Completion: Complete</p>					
Total		100 sq ft	20,000/-	30,000/-	

Principal Details

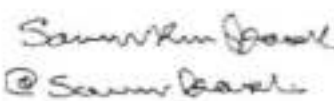


Sl. No.	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Sourav Kumar Boral, (Alias: Mr Sourav Boral) Son of Late Biswanath Boral Executed by: Self, Date of Execution: 03/08/2020 Admitted by: Self, Date of Admission: 04/08/2020, Place: Office	 04/08/2020	 LTI 04/08/2020	 04/08/2020
Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEOPB8556N, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/08/2020 , Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Office				
2	Mr Rahul Boral (Presentant) Son of Mr Sourav Kumar Boral Alias Sourav Boral Executed by: Self, Date of Execution: 03/08/2020 Admitted by: Self, Date of Admission: 04/08/2020, Place: Office	 04/08/2020	 LTI 04/08/2020	 04/08/2020
Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFCPB2491C, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/08/2020 , Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Office				

3			
Name	Photo	Finger Print	Signature
Mrs Ruma Borral Wife of Mr Sourav Kumar Borral Alias Sourav Borral Executed by: Self, Date of Execution: 03/08/2020 , Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Office	 <small>04/08/2020</small>	 <small>LTI 04/08/2020</small>	 <small>04/08/2020</small>
Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADWPB9615L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/08/2020 , Admitted by: Self, Date of Admission: 04/08/2020 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S. R. GROUP & DEVELOPER Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302 , PAN No.:: ADXFS7794P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr Sourav Kumar Borral, (Alias Name: Mr Sourav Borral) Son of Late Biswanath Borral Date of Execution - 03/08/2020, , Admitted by: Self, Date of Admission: 04/08/2020, Place of Admission of Execution: Office	 <small>Aug 4 2020 11:15AM</small>	 <small>LTI 04/08/2020</small>	 <small>04/08/2020</small>
Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEOPB8556N,Aadhaar No Not Provided Status : Representative, Representative of : S. R. GROUP & DEVELOPER (as PARTNER)				
2	Mrs Ruma Borral Wife of Sourav Kumar Borral Alias Sourav Borral Date of Execution - 03/08/2020, , Admitted by: Self, Date of Admission: 04/08/2020, Place of Admission of Execution: Office	 <small>Aug 4 2020 11:18AM</small>	 <small>LTI 04/08/2020</small>	 <small>04/08/2020</small>

Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302. Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADWPB9615K, Aadhaar No Not Provided Status : Representative, Representative of : S. R. GROUP & DEVELOPER (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Kumar Ghosh Son of Late Kinkar Ghosh Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302			
	04/08/2020	04/08/2020	04/08/2020

Identifier Of Mr Sourav Kumar Boral, Mr Rahul Boral, Mrs Ruma Boral, Mr Sourav Kumar Boral, Mrs Ruma Boral

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Kumar Boral	S. R. GROUP & DEVELOPER-7.98417 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Kumar Boral	S. R. GROUP & DEVELOPER-3.99208 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Rahul Boral	S. R. GROUP & DEVELOPER-7.98417 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Rahul Boral	S. R. GROUP & DEVELOPER-1.99604 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mrs Ruma Boral	S. R. GROUP & DEVELOPER-7.98417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Kumar Boral	S. R. GROUP & DEVELOPER-33.33333300 Sq Ft
2	Mr Rahul Boral	S. R. GROUP & DEVELOPER-33.33333300 Sq Ft
3	Mrs Ruma Boral	S. R. GROUP & DEVELOPER-33.33333300 Sq Ft

Land Details as per Land Record


District: Howrah, P.S:- Sankrail, Gram Panchayat: JHORHAT, Mouza: Jhorhat, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 858, LR Khatian No:- 4690	Owner:সৌরভ বড়াল, Gurdian:বিশ্বনাথ , Address:ঋ ডহাট সাকরাইল হাওড়া, Classification:বাগান, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 857, LR Khatian No:- 4690	Owner:সৌরভ বড়াল, Gurdian:বিশ্বনাথ , Address:ঋ ডহাট সাকরাইল হাওড়া, Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 858, LR Khatian No:- 3994	Owner:রাহুল বড়াল, Gurdian:সৌরভ , Address:নিজ , Classification:বাগান, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 850, LR Khatian No:- 3994	Owner:রাহুল বড়াল, Gurdian:সৌরভ , Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 858, LR Khatian No:- 3913	Owner:রুমা বড়াল, Gurdian:সৌরভ , Address:ঝোড়াট , Classification:বাগান, Area:0.08000000 Acre,	Owner Name not selected by applicant.

On 03-08-2020

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 90,12,188/-


Mohul Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-I HOWRAH
Howrah, West Bengal

On 04-08-2020

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 11:12 hrs on 04-08-2020, at the Office of the D.S.R.-I HOWRAH by Mr Rahul Boral , one of the Executants.

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

Execution is admitted on 04/08/2020 by 1. Mr Sourav Kumar Boral, Alias Mr Sourav Boral, Son of Late Biswanath Boral, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 2. Mr Rahul Boral, Son of Mr Sourav Kumar Boral Alias Sourav Boral, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 3. Mrs Ruma Boral, Wife of Mr Sourav Kumar Boral Alias Sourav Boral, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife

Identified by Mr Amit Kumar Ghosh, . . Son of Late Kinkar Ghosh, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Business

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

Execution is admitted on 04-08-2020 by Mr Sourav Kumar Boral, . Mr Sourav Boral PARTNER, S. R. GROUP & DEVELOPER, Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302

Identified by Mr Amit Kumar Ghosh, . . Son of Late Kinkar Ghosh, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Business

Execution is admitted on 04-08-2020 by Mrs Ruma Boral, PARTNER, S. R. GROUP & DEVELOPER, Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711302

Identified by Mr Amit Kumar Ghosh, . . Son of Late Kinkar Ghosh, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 5544, Amount: Rs.50/-, Date of Purchase: 31/07/2020, Vendor name: Arun Sarkar



Mohul Mukhopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R.-I HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0501-2020, Page from 87135 to 87169

being No 050102462 for the year 2020.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2020.08.04 11:31:51 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2020/08/04 11:31:51 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R.-I HOWRAH

West Bengal.

(This document is digitally signed.)