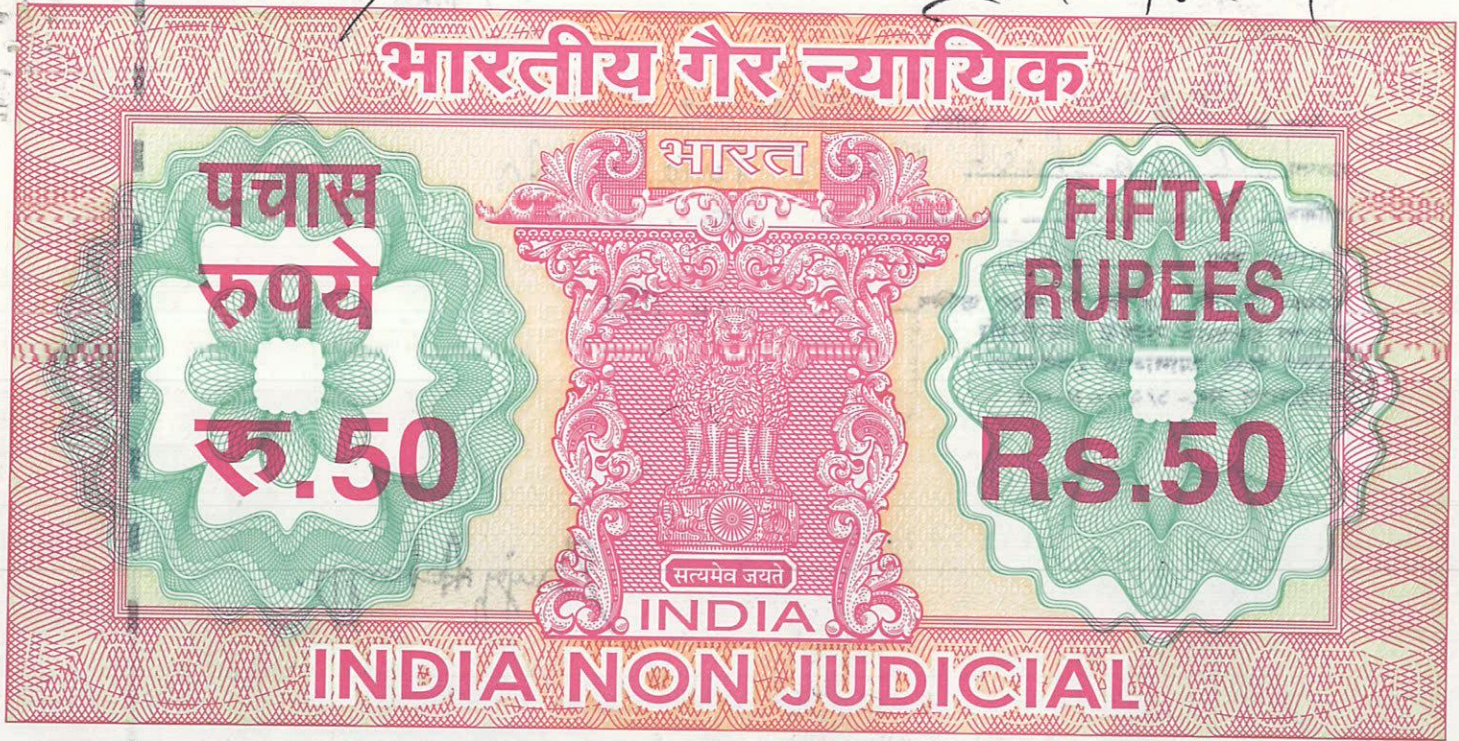


1868/24

1898/24



पश्चिम बंगाल WEST BENGAL

AF 658068

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

Additional District Sub-Registrar
BURDWAN

19 MAR 2024

GENERAL POWER OF ATTORNEY

This Deed of Power of Attorney made on this 18th day of March, 2024 by

SRI DEBASHISH BIRAJ PUTATUNDA @ DEBASHISH BIRAJ MOHAN PUTATUNDA PAN: ASCPP5486D, son of Late Biraj Mohan Putatunda, by faith Hindu, by Nationality Indian, by occupation Retired person, resident of 204, Trimurti Building, Telera Nagar, Near Suruchi Hotel, Chinchwad, Pune, Maharashtra, PIN 411033, here in after referred to as the APPOINTER.

- 7 MAR 2024

স্মিক নং 26511 তারিখ 18/03/24
ডেতা Debashish Biraj Patatunde
সাক্ষি _____
ট্যাক্সের মূল্য 50/- Bkr
বর্তমান ট্রেজারী 1নং ট্যাক্স বরিস তারিখ 7 MAR 2024
ট্যাক্স ভেডার সঞ্জয় আচার্য
জেলা জজ আদালত (বর্তমান)
সাইসেন্স নং- ১/২০০৪-০৫

Sanjay Acharyy.



Additional District Sub-Registrar
BURDWAN

19 MAR 2024

Relashish Biji Putatunda
Relashish Biji Putatunda

Gopal Bardhan

WHEREAS the Appointor has obtained the property by way gift from his Mother and sister , while out of two deeds one deed vide deed No. 2777 of 2005 was registered by his mother Ranjita Putatunda and other was registered by his sister Nalini Putatunda, deed vide No. 10202 of 2021 and both the deeds have registered before the office of A.D.S.R. Burdwan after that one development agreement has been registered before the office of A.D.S.R Burdwan vide deed No, 1836 of 2024 and according to said agreement I shall obtained all the flats as allotted as owner's allocation and the property is situated within mouza Nari, under P.S. Burdwan at District Purba Bardhaman, West Bengal.

AND WHEREAS the Appointer, due to abroad at Pune, has not been able to move ownself at any time, as such it is not possible for him to manage and look after and further improvement of the properties through personal appearance at the site.

AND WHEREAS the Appointor has decided to get the properties under managed and looked after and according to necessity shall transfer the same in favour of any intending purchaser through his close friend **SRI GOPAL BARDHAN, PAN: AQBPB4633P**, son of Late Santosh Bardhan by caste Hindu, by occupation Business, residing at Arabinda Pally, (Nari Colony), P.O. & P.S. Burdwan, Dist. Purba Bardhaman, PIN 71310 who is in communication in locality as such the appointer has decided to appoint him as his constituted Attorney.

AND WHEREAS said **SRI GOPAL BARDHAN, PAN: AQBPB4633P**, son of Late Santosh Bardhan has agreed to be the



Additional District Sub-Registrar
BURDWAN

19 MAR 2024

Jeleshish Biraj Patawinda
Jeleshish Birajmohan Patawinda

Gopal Bardhan

constituted Attorney of the Appointer with the idea of getting the property be protected, upliftment, managed and transferred through him.

NOW THIS DEED WITNESSETH AS FOLLOWS :

I, the appointer do hereby nominate, constitute and appoint **SRI GOPAL BARDHAN, PAN: AQBPB4633P**, son of Late Santosh Bardhan by caste Hindu, by occupation Business, residing at Arabinda Pally, (Nari Colony), P.O. & P.S. Burdwan, Dist. Purba Bardhaman, PIN 713101, to be my lawful attorney, in my names and on my behalf to do or execute all or any of the following acts, deeds or things :

1. To do all such acts and deeds as may be found necessary for due care, management and look after and upliftment the properties has been inherited from my parent and to do all other necessary things and incidental acts and deeds that would be and could be done by me;
2. To appear before all offices or any other offices of the State Government as well as W.B.S.E.D.C.L., before the Revenue authority and in the office of Central Govt. and to represent me in the matter relating to the property which is obtained by me by way of gift as well as development agreement.
3. That the attorney shall be entitled to prosecute or defend any kind of suit, complaint or proceedings that may be found necessary and expedient for the purpose of such sale or transfer or for such purposes to represent me in all Courts Civil, Criminal and Revenue and to represent me in any other matters and to appoint lawyers



Additional District Sub-Registrar
BURDWAN

19 MAR 2024

Jeeshish Biraj Puta tuoda
Jeeshish Biraj Puta tuoda

Gopal Bhandari

and to execute vokatnama and to depose in those proceedings and to conduct all such litigations upto the appellate court if necessary and to act and to do all such necessary works that would be and could be done by me;

4. That for the purpose of upliftment of the said property, which is obtained by me by way of gift as well as development agreement. the attorney shall represent me to all such office of private concern, authority and to the Municipal Authority, what would be and could be done by me;
5. That the attorney shall have authority to arrange and negotiate the matter with any intending purchaser due to transfer in favour of the purchaser, in respect of said property which is obtained by me by way of gift as well as development agreement that would be and could be done by me;
6. That to execute on my behalf any agreement for sale or any other document as well as conveyance deed as necessary to effectuate the said purpose and to receive earnest money and to issue receipt acknowledging payment of earnest money and to cause the same to be stamped, or authenticated as the case may be and to appear before the Registrar or other authorities for registration of any documents for all such transfer as may be required from time to time;
7. That to realise all kinds of issues and usufructs and consideration money arising from the property belonging to me i.e. all the flats of owner's allocation belonging to me by the development agreement vide deed no. 1836 of 2024, barring two flats for own use all rest flats as mentioned in schedule B hereunder, which shall be transfer and to keep accounts and shall pay all proceedings fees for the





Additional District Sub-Registrar
BURDWAN

19 MAR 2024

Debashish Biring Putalinda
Debashish Biring Putalinda

Gopal Bardhaman

same and to deposit the money received for and on behalf of me in any bank accounts stands in the name of me and to cause refund of the money, if any, in the event of failure of agreement for sale, for the property as mentioned in schedule B, what would be and could be done by me, as such the principle amount should be in the name of appointer and use by the appointer.

8. That the attorney shall have no right to do project of developing and promoting the land personally; at the time of execution of this deed no monetary transaction has been taken place and this General Power is revocable at any time.
9. I do hereby agree that all acts, deeds and things done by my attorney relating to the property is purchased by me shall be construed as acts, deeds and things done by me and I undertake to confirm and ratify all and whatsoever that my attorney shall lawfully do or caused to be done by virtue of this power hereby given and executed.

FIRST / (A) SCHEDULE

All that piece of land by measuring 0.10 acre more-less area of land being L.O.P. No. 73, R.S. Plot No. 522P, R.S. Khatian No. 2612 and in the L.R.R.O.R, the Khatian No. 9935 and Plot No. 1239, classification of land Bastu, within Mouza Nari, J.L. No. 70, under P.S. Burdwan, Dist. Purba Bardhaman and being holding No. 410 within Ward No. 08, Hafijulla Berh Mahalla under Burdwan Municipality.

The property butted and bounded by:

NORTH: House of Asok Ganguly.

SOUTH: House of Tapan Ghosh.



Additional District Sub-Registrar
BURDWAN

19 MAR 2024

Debashish Biraj Putalinda
Debashish Biraj Putalinda

Gopal Bandhan

EAST: House of Manik Bhoumik.

WEST: 18 ft wide Unmanned Municipal Road.

SECOND / (B) SCHEDULE

Transferable Property (Flat)

One flat being marked C at first floor with 829 sft by maser and two parking spaces as 120 sft each. at ground floor with proportionate share in land as well as to common facilities and amenities on prorata basis. ^{as carpet area.}

In witness where of the Appointer doth hereby set his hand and seal on this 18th day of March, 2024.

Witnesses :

At page 6 schedule B at 1st line after the word measure "as carpet area" has been written by pen.

Debashish Biraj Putalinda
Debashish Biraj Putalinda

1) Name : Bholanath Das.
Father's Name Lt Vday chandra Das.
Address Rayan- Brodwar.

Gopal Bandhan

2) Name : Raj Malata
Father's Name Prashant Malata
Address Bardwan

Drafted by me & typed in my office

Ashish Kumar Paul

Advocate

Enrolment No. 1379 of 2000
Burdwan District Judges Court

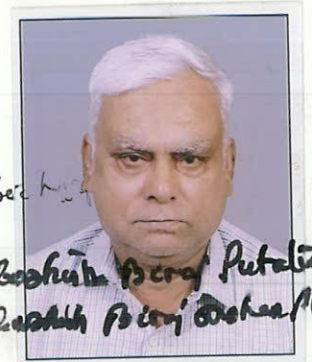
Computerized typed by
(Bholanath Das)



Additional District Sub-Registrar
BUDDWAN

19 MAR 2024

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Debashish Bora Putalinda
Debashish Bora Putalinda
Debashish Bora Putalinda

SIGNATURE

Debashish Bora Putalinda
Debashish Bora Putalinda

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Gopal Bandhan

SIGNATURE

Gopal Bandhan

for
initial

258
198



Additional District Sub-Registrar
BURDWAN

19 MAR 2024

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

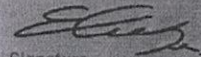
DEBASHISH B PUTATUNDA

BIRAMOHAN NISHIKANT PUTATUNDA

21/04/1963

Permanent Account Number

ASCPP5486D


Signature



15082007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

GOPAL BARDHAN

SANTOSH BARDHAN

15/05/1967

Permanent Account Number

AQBPB4633P

Gopal Bardhan
Signature



1005203


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 BXX1984079

Duplicate



নির্বাচকের নাম : ভোলানাথ দাস
 Elector's Name : Bholanath Das
 পিতার নাম : উদয় চন্দ্র দাস
 Father's Name : Uday Chandra Das
 লিঙ্গ/সেক্স : পু/ M
 জন্ম তারিখ : XX/XX/1982

২৬৬-বর্ধমান উত্তর (তপশিলী জাতি) নির্বাচন কেন্দ্রের নির্বাচক
 নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
 Address:
 RAYAN PASHCHIM PARAR ANGSH,
 RAYAN, BURDWAN (SADAR),
 BURDWAN- 713101

Date: 12/10/2012

266-বর্ধমান উত্তর (তপশিলী জাতি) নির্বাচন কেন্দ্রের নির্বাচক
 নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
 Facsimile Signature of the Electoral
 Registration Officer for
 266-Burdwan Uttar (SC) Constituency

বিজ্ঞপ্তি পরিবর্তন। যখন নতুন ঠিকানায় যেটির নথি নথিভুক্ত করা হবে তখন এই
 নথির নথি নথি পরিবর্তন। পরিবর্তন করা হবে নথি নথি নথি নথি নথি নথি নথি নথি
 পরিবর্তন। নথি নথি নথি নথি নথি নথি নথি নথি
 In case of change in address mention this 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.

Major Information of the Deed

Deed No :	I-0203-01896/2024	Date of Registration	19/03/2024
Query No / Year	0203-2000738581/2024	Office where deed is registered	
Query Date	18/03/2024 11:23:42 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Ashish Kumar Paul Burdwan District Judges Court,Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9434331339, Status :Advocate		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
		Rs. 33,26,093/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(d))		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

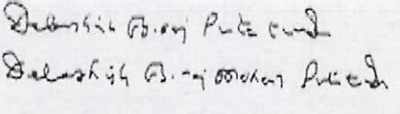
District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Ward No: 8, Holding No: 410, Road: UMR W8, Pin Code : 713101

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A2	Mouza: Nari ,JI No: 70	RS - 522	RS - 2612	Area of Covered Garage: 120	0/-	2,35,030/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 1 Year, Approach Road Width: 18 Ft. , New Flat ,
A3	Mouza: Nari ,JI No: 70	RS - 522	RS - 2612	Area of Covered Garage: 120	0/-	2,48,422/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Marble, Age of Flat: 1 Year, Approach Road Width: 18 Ft. , New Flat ,

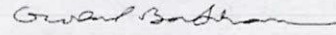
District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Ward No: 8, Road: UMR W8, Pin Code : 713101

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Nari ,JI No: 70	RS - 522	RS - 2612	Carpet Area: 829	0/-	28,42,641/-	Flat No: C, Floor No: 1, Apartment Type: - Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 1 Year, Approach Road Width: 18 Ft. , Other Amenities: Lift Facility, New Flat , Status of Completion : Completed

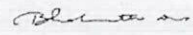
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Debashish Biraj Mohan Putatunda, (Alias: Mr Debashish Biraj Putatunda) (Presentant) Son of Late Biraj Mohan Putatunda Executed by: Self, Date of Execution: 18/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	19/03/2024	19/03/2024	19/03/2024	
204, Trimurti Building,telera Nagar,near Suruchi Hotel, Chnchwad, Pune, Maharashtra, Village:- Pune, P.O:- Pune, P.S:-PUNE, District:-Pune, Maharashtra, India, PIN:- 411033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: asxxxxxx6d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Gopal Bardhan Son of Late Santosh Bardhan Executed by: Self, Date of Execution: 18/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	19/03/2024	19/03/2024	19/03/2024	
Son of Late Santosh Bardhan City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: aqxxxxxx3p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BHOLANATH DAS Son of Late UDAY CHANDRA DAS RAYAN, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
	19/03/2024	19/03/2024	19/03/2024
Identifier Of Mr Debashish Biraj Mohan Putatunda, Mr Gopal Bardhan			

Endorsement Form Number 11 - 020301295 / 2024

On 15-03-2024

Certificate of Admissibility (Form 12) V.B. Registration Rules 1932

Admissible under rule 17 of West Bengal Registration Rules 1932 and stamped under schedule 1A, Article number 48 of Indian Stamp Act 1899

Presented in Order Section 32 & Rule 32A (3) & (1), Registration Rules 1932

Presented for registration at 12:37 hrs. on 15-03-2024, at the Office of the A.D. S.R. Bardhaman by Mr. Debashish Bora, Mohan Putalunda Alias Mr. Debashish Bora Putalunda, resident.

Admission of Execution Order Section 30, V.B. Registration Rules, 1932

Execution is admitted on 15/03/2024 by 1. Mr. Debashish Bora, Mohan Putalunda, Alias Mr. Debashish Bora Putalunda, Son of Late Bora Mohan Putalunda, 204, Trishet Building, Indira Nagar, near Sunami Hotel, Chanchal, Purba Bardhaman, P.O. Pura, Thana: Pura, Dist: BARDHAMAN, India, PIN- 713101, by caste Hindu, by Profession Retired Person, 2. Mr. Gopal Borthan, Son of Late Borthan Borthan, P.O. Burdwan, Thana: Bardhaman, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN- 713101, by caste Hindu, by Profession Business

Inspected by Mr. BHOLANATH DAS, Son of Late UDAY CHANDRA DAS, RAYAN, P.O. BURDWAN, Thana: Bardhaman

Purba Bardhaman, WEST BENGAL, India, PIN- 713101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fee payable for this document is Rs 7,00/- (Rs 7,000/-) and Registration Fee paid by Cash Rs 7,00/-

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: Admissibility, Series No 25511, Amount: Rs 50 only, Date of Purchase: 15/03/2024, Vendor name: Sanjay Agarwa

Sanjay Sarda

ADDITIONAL DISTRICT SUB REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

Purba Bardhaman, West Bengal

Endorsement For Deed Number : I - 020301896 / 2024

On 19-03-2024

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:37 hrs on 19-03-2024, at the Office of the A.D.S.R. Bardhaman by Mr Debashish Biraj Mohan Putatunda Alias Mr Debashish Biraj Putatunda,Executant.

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

Execution is admitted on 19/03/2024 by 1. Mr Debashish Biraj Mohan Putatunda, Alias Mr Debashish Biraj Putatunda, Son of Late Biraj Mohan Putatunda, 204, Trimurti Building,telera Nagar,near Suruchi Hotel, Chnchwad, Pune, Maharashtra, P.O: Pune, Thana: PUNE, , Pune, MAHARASHTRA, India, PIN - 411033, by caste Hindu, by Profession Retired Person, 2. Mr Gopal Bardhan, Son of Late Santosh Bardhan, P.O: Burdwan, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Indetified by Mr BHOLANATH DAS, , , Son of Late UDAY CHANDRA DAS, RAYAN, P.O: BURDWAN, Thana: Bardhaman

, , Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 26511, Amount: Rs.50.00/-, Date of Purchase: 18/03/2024, Vendor name: Sanjay Acharyya



Sanjit Sardar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 48756 to 48771

being No 020301896 for the year 2024.



San

Digitally signed by SANJIT SARDAR

Date: 2024.03.21 13:24:52 +05:30

Reason: Digital Signing of Deed.

(Sanjit Sardar) 21/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.