

10788/2024

I-09362/24



1 02/08/24 पश्चिम बंगाल WEST BENGAL

AS 633776

212065992/24

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is as
Registration The Signature Sheet and
endorsement sheets attached to this docu-
are the part of this Document.

Additional Registrar
of Assurances II Kolkata



2-2 AUG 2024

POWER OF ATTORNEY

Made on this 2nd Day of August 2024 by

- 1) Smt. SARIKA GOENKA, D/O. LATE RAM RATAN GOENKA, by faith Hindu, by Nationality - Indian, by Occupation - Private Service, aged about 43 years, resident of Raghunathpur, Jhargram within Jhargram Municipality, P.O + P.S + Dist- Jhargram, PIN - 721507, having his PAN NO BJJPG9380A, AADHAR NO 7859 1259 5518, Mob No 9593772167, hereinafter called to be one of the "LAND OWNER AND EXECUTANT NO 1" and shall be referred as one of the same part (which expression shall, unless excluded by or repugnant to the subject or context be demand to mean forbid by law, includes her legal heirs successors, survivors, legal representative and assignees as well)

2) **Smt. SWATI PODDER, W/O. ANAND KUMAR PODDER, D/O. LATE RAM RATAN GOENKA**, by faith Hindu, by Nationality - Indian, by Occupation – HOUSE WIFE, aged about 39years, resident of 9, N S Road, Haora (M Corp), Howrah, West Bengal – 711101, having his **PAN NO CUWPP9301H, AADHAR NO 8629 9323 1374, Mob No 9836767931**, hereinafter called to be one of the **“LAND OWNER AND EXECUTANT NO 2”** and shall be referred as one of the same part (which expression shall, unless excluded by or repugnant to the subject or context be demand to mean forbid by law, includes her legal heirs successors, survivors, legal representative and assignees as well)

have here to constitute, nominate and appoint as well as authorize the below mentioned person as our legal and lawful constituted attorney for us and on behalf and in our name to execute Joint Development Agreement in connection with the Landed Property mentioned in the schedule below.

Sri LALIT GOENKA, S/O. LATE RAM RATAN GOENKA, by faith Hindu, by Nationality - Indian, by Occupation – Business, aged about 52years, resident of Raghunathpur, Jhargram within Jhargram Municipality, P.O + P.S + Dist- Jhargram, PIN – 721507, having his **PAN NO AEAPG1296A, AADHAR NO 8954 6627 0376, Mob No 9331107520**, hereinafter called to be one of the **“LAND OWNER AND THE CONSTITUTED ATTORNEY” (ALSO BROTHER OF EXECUTANT NO 1 & 2)** and shall be referred as one of the same part (which expression shall, unless excluded by or repugnant to the subject or context be demand to mean forbid by law, includes his legal heirs successors, survivors, legal representative and assignees as well)).

WHEREAS, we the executants of this present, are the land owners of the land mentioned in the schedule below and our constituted attorney is another land owner as well as brother of Executant No 1 & 2.

The said Land alongwith Lands of our other family members will be given to **M/s Maa Savitri Construction**, for construction of a Residential cum Commercial Building based on 50% Revenue Sharing, by executing a Joint

WHEREAS, we the executants of this present, are the land owners of the land mentioned in the schedule below and our constituted attorney is another land owner as well as brother of Executant No 1 & 2.

The said Land alongwith Lands of our other family members will be given to **M/s Maa Savitri Construction**, for construction of a Residential cum Commercial Building based on 50% Revenue Sharing, by executing a Joint Development Agreement and out of total share of Land owners our shares shall be as follows:

Sl. No.	Land Owner's Name	Share out of Total Allocation of Revenue to Landowners
1	Sarika Goenka	3.750%
2	Swati Podder	3.750%
	Total	7.500%

As we may not be available for executing such Joint Development Agreement with **M/s Maa Savitri Construction**, we are executing this Power of Attorney in favour of **Sri LALIT GOENKA** who also happens to be one of the Land Owner in the said plot, and his share will be **5.000%** out of Total Allocation of Revenue to Landowners.

Terms & Conditions of Power:

- 1) To execute Joint Development Agreement, with **M/s Maa Savitri Construction** (the promoter), for construction of a Residential cum Commercial Building on the said plot alongwith Land of our other Family Members.

- 2) Generally, to do all other acts, deeds, matters and things whatsoever in and about execution of Joint Development Agreement of the said property and the affairs relating thereto as effectually as the, executants could do personally.
- 3) To do all other acts, things, and deeds, which are incidental or necessary for effecting discharge of his duties as our Attorney.
- 4) This Power of Attorney may be revoked at any point of the time.
- 5) All revenue corresponding to Executant No 1 & 2 shall be deposited in the bank accounts of Executant No 1 & 2 respectively and the Attorney shall not have any power to collect our share of revenue, except his own share.

Be it mentioned that our Attorney shall not be entitled to any remuneration or any pecuniary interest or any interest whatsoever over the Scheduled Property due to this Power of Attorney.

Be it further noted that this Power of Attorney is being granted in favour of the said Constituted Attorney without any consideration and no interest or right of the Attorney is created on the Scheduled Property, which is the subject matter of this Power of Attorney

THE SCHEDULE ABOVE REFERRED TO

(Description of the said landed property)

ALL THAT piece and parcel of the Land measuring an area 0.0192 acre situated at Plot No : 128, 124 & 129 Pertaining to Khatian No : 1257 & 1258 of Mouza Raghunathpur, being J.L no. 360 under police station – Jhargram, within Jhargram municipality bearing Ward No 15, holding no. 646/550, in the district of Jhargram, together with all right of easements, common facilities and amenities annexed thereto.

Sl. No	Plot No	Pertaining to Khatian No	Owner's Name	Area (Acre)	Total Area of Plot (Acre)
1	128	1257	SARIKA GOENKA	0.0027	0.0054
2		1258	SWATI PODDER	0.0027	
3	124	1257	SARIKA GOENKA	0.0042	0.0084
4		1258	SWATI PODDER	0.0042	
5	129	1257	SARIKA GOENKA	0.0027	0.0054
6		1258	SWATI PODDER	0.0027	
Total					0.0192

The above three plots butted and boundary by:

ON THE NORTH : Government Road (30'), Patwari Family
ON THE SOUTH : Shib Mandir, Kundu Family house
ON THE EAST : Government Road 60' (Metal)
ON THE WEST : Plot of Patwari Family

IN WITNESSES HEREOF, the parties hereto have set and subscribed
 their respective hands and seals on the 2nd day of August, ~~AD~~
2024

Signature of the witnesses:

1) Sucheta Nag
Adv.
City civil court
Calcutta.

Sarika Goenka

SARIKA GOENKA

(Signatures of the Executant No 1)

Swati Poddar

SWATI PODDER

(Signatures of the Executant No 2)

2) D.P. Banerjee
Advocate
City Civil Court Calcutta.

Lalit Goenka

LALIT GOENKA

(Signatures of the Constituted Attorney)

Drawn By:
D.P. Banerjee
Advocate
City Civil Court Calcutta
WB/618/81

SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Sarita Gonenka</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND						



<i>Swati Poddar</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND						



<i>Rohit Gonenka</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND						



PHOTO

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND						

Major Information of the Deed

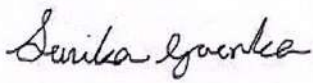
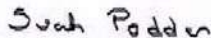
Deed No :	I-1902-09362/2024	Date of Registration	02/08/2024
Query No / Year	1902-2002065992/2024	Office where deed is registered	
Query Date	01/08/2024 1:54:14 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	D P Banerjee High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830714672, 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. 7,26,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 73/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

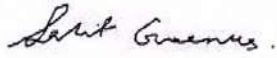
District: Jhargram, P.S:- Jhargram, Municipality: JHARGRAM, Mouza: Raghunathapur, JI No: 360, Pin Code : 721507

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-128 (RS :-)	LR-1257	Vastu	Vastu	0.0027 Acre		76,500/-	Property is on Road Adjacent to Metal Road,
L2	LR-128 (RS :-)	LR-1258	Vastu	Vastu	0.0027 Acre		76,500/-	Property is on Road Adjacent to Metal Road,
L3	LR-124 (RS :-)	LR-1257	Vastu	Vastu	0.0042 Acre		2,10,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-124 (RS :-)	LR-1258	Vastu	Vastu	0.0042 Acre		2,10,000/-	Property is on Road Adjacent to Metal Road,
L5	LR-129 (RS :-)	LR-1257	Vastu	Vastu	0.0027 Acre		76,500/-	Property is on Road Adjacent to Metal Road,
L6	LR-129 (RS :-)	LR-1258	Vastu	Vastu	0.0027 Acre		76,500/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			1.92Dec	0 /-	7,26,000 /-	
		Grand Total :			1.92Dec	0 /-	7,26,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SARIKA GOENKA Daughter of Late RAM RATAN GOENKA Executed by: Self, Date of Execution: 02/08/2024 , Admitted by: Self, Date of Admission: 02/08/2024 ,Place : Office	Photo  02/08/2024	Finger Print  Captured LTI 02/08/2024	Signature  02/08/2024
City:- , P.O:- JHARGRAM, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507 Sex: Female, By Caste: Hindu, Occupation: Private Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: BJxxxxxx0A, Aadhaar No: 78xxxxxxxx5518, Status :Individual, Executed by: Self, Date of Execution: 02/08/2024 , Admitted by: Self, Date of Admission: 02/08/2024 ,Place : Office				
2	Name Smt SWATI PODDAR (Presentant) Wife of ANAND KUMAR PODDAR Executed by: Self, Date of Execution: 02/08/2024 , Admitted by: Self, Date of Admission: 02/08/2024 ,Place : Office	Photo  02/08/2024	Finger Print  Captured LTI 02/08/2024	Signature  02/08/2024
9 N S ROAD, City:- , P.O:- HOWRAH, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: CUxxxxxx1H, Aadhaar No: 86xxxxxxxx1374, Status :Individual, Executed by: Self, Date of Execution: 02/08/2024 , Admitted by: Self, Date of Admission: 02/08/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri LALIT GOENKA Son of Late RAM RATAN GOENKA Executed by: Self, Date of Execution: 02/08/2024 , Admitted by: Self, Date of Admission: 02/08/2024 ,Place : Office	Photo  02/08/2024	Finger Print  Captured LTI 02/08/2024	Signature  02/08/2024
Son of Late RAM RATAN GOENKA City:- , P.O:- JHARGRAM, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AExxxxxx6A, Aadhaar No: 89xxxxxxxx0376, Status :Individual, Executed by: Self, Date of Execution: 02/08/2024 , Admitted by: Self, Date of Admission: 02/08/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
SUCHETA NAG Daughter of Shri SUBHAMAY NAG CITY CIVIL COURT CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	02/08/2024	02/08/2024	02/08/2024
Identifier Of Smt SARIKA GOENKA, Smt SWATI PODDAR, Shri LALIT GOENKA			

Land Details as per Land Record

District: Jhargram, P.S:- Jhargram, Municipality: JHARGRAM, Mouza: Raghunathapur, JI No: 360, Pin Code : 721507

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 128, LR Khatian No:- 1257	Owner:সারিকা গোয়েঙ্কা, Gurdian:রাম রতন, Address:নিজ , Classification:বাস্ত, Area:0.00270000 Acre,	Smt SARIKA GOENKA
L2	LR Plot No:- 128, LR Khatian No:- 1258	Owner:স্বাভী পোদ্দার, Gurdian:রাম রতন, Address:নিজ , Classification:বাস্ত, Area:0.00270000 Acre,	Smt SWATI PODDAR
L3	LR Plot No:- 124, LR Khatian No:- 1257	Owner:সারিকা গোয়েঙ্কা, Gurdian:রাম রতন, Address:নিজ , Classification:বাস্ত, Area:0.00420000 Acre,	Smt SARIKA GOENKA
L4	LR Plot No:- 124, LR Khatian No:- 1258	Owner:স্বাভী পোদ্দার, Gurdian:রাম রতন, Address:নিজ , Classification:বাস্ত, Area:0.00420000 Acre,	Smt SWATI PODDAR
L5	LR Plot No:- 129, LR Khatian No:- 1257	Owner:সারিকা গোয়েঙ্কা, Gurdian:রাম রতন, Address:নিজ , Classification:মন্দির, Area:0.00270000 Acre,	Smt SARIKA GOENKA
L6	LR Plot No:- 129, LR Khatian No:- 1258	Owner:স্বাভী পোদ্দার, Gurdian:রাম রতন, Address:নিজ , Classification:মন্দির, Area:0.00270000 Acre,	Smt SWATI PODDAR

Endorsement For Deed Number : I - 190209362 / 2024

On 02-08-2024

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 17:50 hrs on 02-08-2024, at the Office of the A.R.A. - II KOLKATA by Smt SWATI PODDAR , one of the Executants.

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

Execution is admitted on 02/08/2024 by 1. Smt SARIKA GOENKA, Daughter of Late RAM RATAN GOENKA, P.O: JHARGRAM, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession Private Service, 2. Smt SWATI PODDAR, Wife of ANAND KUMAR PODDAR, 9 N S ROAD, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife, 3. Shri LALIT GOENKA, Son of Late RAM RATAN GOENKA, P.O: JHARGRAM, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession Business

Indetified by SUCHETA NAG , , Daughter of Shri SUBHAMAY NAG , CITY CIVIL COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 117449, Amount: Rs.100.00/-, Date of Purchase: 24/07/2024, Vendor name: S Chatterjee



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 548419 to 548433

being No 190209362 for the year 2024.



19/08

Digitally signed by SATYAJIT BISWAS
Date: 2024.08.19 18:15:17 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 19/08/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.