

10368/2024

I-08996/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
25/07/24

AR 258432

211949166/24

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is admitted
Registration The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances II Kolkata



POWER OF ATTORNEY

25 JUL 2024

TO EXECUTE JOINT DEVELOPMENT AGREEMENT

Made on this 25th Day of July 2024 by

- 1) **SRI AMIT GOENKA, S/O. LATE KAILASH GOENKA** by faith Hindu, by Nationality - Indian, by Occupation -PRIVATE SERVICE, aged about 38 Years, resident of Loharuka Green Chinar, Flat - C 402, Major Arterial Road, Noapara, Rajarhat Gopalpur (M), North 24 Paraganas, PIN - 700157, having his **PAN NO APKPG6555K, AADHAR NO 2467 8314 9024, Mob No 9333725771**, hereinafter called to be the "**LAND OWNER AND EXECUTANT NO 1**" and shall be referred as one of the same parts (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)

- 2) **SMT. ANITA GOENKA, W/O. LATE KAILASH GOENKA**, by faith Hindu, by Nationality - Indian, by Occupation – HOUSE WIFE, aged about 59 Years, resident of Raghunathpur, Jhargram within Jhargram Municipality, P.O + P.S + Dist- Jhargram, PIN – 721507, having his **PAN NO BFXPG6488R, AADHAR NO 9003 8838 9032, Mob No 9333725771**, hereinafter called to be the **“LAND OWNER AND EXECUTANT NO 2”** and shall be referred as the Executant (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),
- 3) **SMT. MANISHA GOENKA, D/O. LATE KAILASH GOENKA** by faith Hindu, by Nationality - Indian, by Occupation – PRIVATE SERVICE, aged about 33 Years, resident of 169/1/B, Shyamnagar Road, South Dum Dum, Bangur Avenue, North 24 Paraganas, PIN – 700055, having his **PAN NO BGIPG5715R, AADHAR NO 9835 3450 3294, Mob No 9051383420**, hereinafter called to be one of the **“LAND OWNER AND EXECUTANT NO 3”** 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) 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.

SMT. SMITA BAJAJ, W/O. RAJESH KUMAR BAJAJ, D/O. LATE KAILASH GOENKA by faith Hindu, by Nationality - Indian, by Occupation – HOUSE WIFE, aged about 39 Years, resident of 31/1, Baikuntha Chatterjee, Haora, (M Corp), Howrah, PIN – 711101, having his **PAN NO. ALRPB4497N, AADHAR NO 4022 5366 2380, Mob No 9330405111**, hereinafter called to be one of the **“LAND OWNER AND THE CONSTITUTED ATTORNEY” (ALSO SISTER OF EXECUTANT NO 1 & 3 AND DAUGHTER OF 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 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 sister of Executant No 1 & 3 and daughter of Executant No 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	Anita Goenka	3.750%
2	Amit Goenka	3.750%
3	Manisha Goenka	2.500%
	Total	10.00%

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 **SMT. SMITA BAJAJ** who also happens to be one of the Land Owner in the said plot, and her share will be **2.500%** 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 & 3 shall be deposited in the bank accounts of Executant No 1, 2 & 3 respectively and the Attorney shall not have any power to collect our share of revenue, except her 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 0.0219 acre situated at Plot No: 128, 124 & 129 Pertaining to Khatian No: 1263, 1264 & 1266 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	1263	ANITA GOENKA	0.0020	0.0060
2		1264	AMIT GOENKA	0.0020	
4		1266	MANISHA GOENKA	0.0020	
5	124	1263	ANITA GOENKA	0.0033	0.0099
6		1264	AMIT GOENKA	0.0033	
8		1266	MANISHA GOENKA	0.0033	
9	129	1263	ANITA GOENKA	0.0020	0.0060
10		1264	AMIT GOENKA	0.0020	
12		1266	MANISHA GOENKA	0.0020	
Total					0.0219

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 25th day of July, AD
2024

Signature of the witnesses:

1) Sucheta Nag
city civil court
Calcutta.

Amit Goenka

AMIT GOENKA

(Signatures of the Executant No 1)

Anita Goenka

ANITA GOENKA

(Signatures of the Executant No 2)

Manisha Goenka

MANISHA GOENKA

(Signatures of the Executant No 3)

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

Smrita Bajaj

SMITA BAJAJ

(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>Anil Goenkali</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND						



<i>Anita Goenkali</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND						

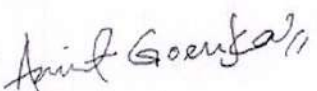
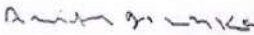
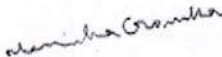


<i>Manisha Goenka</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND						

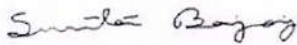


<i>Smriti Bajaj</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND						

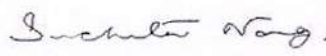
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Amit Goenka Son of Late Kailash Goenka Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	Photo  25/07/2024	Finger Print  Captured LTI 25/07/2024	Signature  25/07/2024
Loharuka Green Chinar, Block/Sector: Major Arterial Road, Flat No: Flat C 402, Noapara, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur M, P.S:-Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: apxxxxxx5k, Aadhaar No: 24xxxxxxxx9024, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office				
2	Name Mrs Anita Goenka Wife of Late Kailash Goenka Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	Photo  25/07/2024	Finger Print  Captured LTI 25/07/2024	Signature  25/07/2024
City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: bfxxxxxx8r, Aadhaar No: 90xxxxxxxx9032, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office				
3	Name Mrs Manisha Goenka (Presentant) Daughter of Late Kailash Goenka Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	Photo  25/07/2024	Finger Print  Captured LTI 25/07/2024	Signature  25/07/2024
Block/Sector: Shyamnagar Road, Flat No: 169/1/b, South Dum Dum, City:- South Dum Dum, P.O:- South Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Private Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: bgxxxxxx5r, Aadhaar No: 98xxxxxxxx3294, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Smita Bajaj Wife of Mr Rajesh Kumar Bajaj Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office		 Captured	
		25/07/2024	LTI 25/07/2024	25/07/2024
	Wife of Mr Rajesh Kumar Bajaj Block/Sector: Baikuntha Chatterjee, Flat No: 31/1, Haora, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 721507 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: alxxxxxx7n, Aadhaar No: 40xxxxxxxxx2380, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
SUCHETA NAG Daughter of SUBHAMAY NAG CITY CIVIL COURT CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	25/07/2024	25/07/2024	MASKED
Identifier Of Mr Amit Goenka, Mrs Anita Goenka, Mrs Manisha Goenka, Mr			

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:- 1264	Owner:অমিত গোস্বামী, Gurdian:কৈলাশ , Address:নিজ , Classification:বালু, Area:0.00200000 Acre,	Mr Amit Goenka
L2	LR Plot No:- 128, LR Khatian No:- 1263	Owner:অনীতা গোস্বামী, Gurdian:কৈলাশ , Address:নিজ , Classification:বালু, Area:0.00200000 Acre,	Mrs Anita Goenka
L3	LR Plot No:- 128, LR Khatian No:- 1266	Owner:মণীষা গোস্বামী, Gurdian:কৈলাশ , Address:নিজ , Classification:বালু, Area:0.00200000 Acre,	Mrs Manisha Goenka
L4	LR Plot No:- 124, LR Khatian No:- 1263	Owner:অনীতা গোস্বামী, Gurdian:কৈলাশ , Address:নিজ , Classification:বালু, Area:0.00330000 Acre,	Mr Amit Goenka

Major Information of the Deed

Deed No :	I-1902-08996/2024	Date of Registration	25/07/2024
Query No / Year	1902-2001949166/2024	Office where deed is registered	
Query Date	22/07/2024 2:07:28 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SATISH KUMAR GOENKA GHORADHORA, JHARGRAM, Thana : Jhargram, District : Jhargram, WEST BENGAL, PIN - 721507, Mobile No. : 8170050858, Status : Seller/Executant		
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. 25,05,000/-		
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 Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-128 (RS :-)	LR-1264	Commerci al Vastu	Vastu	0.002 Acre	1,70,000/-	Property is on Road
L2	LR-128 (RS :-)	LR-1263	Commerci al Vastu	Vastu	0.002 Acre	1,70,000/-	Property is on Road
L3	LR-128 (RS :-)	LR-1266	Commerci al Vastu	Vastu	0.002 Acre	1,70,000/-	Property is on Road
L4	LR-124 (RS :-)	LR-1263	Commerci al Vastu	Vastu	0.0033 Acre	4,95,000/-	Property is on Road
L5	LR-124 (RS :-)	LR-1264	Commerci al Vastu	Vastu	0.0033 Acre	4,95,000/-	Property is on Road
L6	LR-124 (RS :-)	LR-1266	Commerci al Vastu	Vastu	0.0033 Acre	4,95,000/-	Property is on Road
L7	LR-129 (RS :-)	LR-1263	Commerci al Vastu	Mandir	0.002 Acre	1,70,000/-	Property is on Road
L8	LR-129 (RS :-)	LR-1264	Commerci al Vastu	Mandir	0.002 Acre	1,70,000/-	Property is on Road
L9	LR-129 (RS :-)	LR-1266	Commerci al Vastu	Mandir	0.002 Acre	1,70,000/-	Property is on Road
		TOTAL :			2.19Dec	0 /-	25,05,000 /-
		Grand Total :			2.19Dec	0 /-	25,05,000 /-

L5	LR Plot No:- 124, LR Khatian No:- 1264	Owner:অমিত গোস্বামী, Gurdian:কৈলাশ , Address:নিজ , Classification:বান্ধ, Area:0.00330000 Acre,	Mr Amit Goenka
L6	LR Plot No:- 124, LR Khatian No:- 1266	Owner:মণীষা গোস্বামী, Gurdian:কৈলাশ , Address:নিজ , Classification:বান্ধ, Area:0.00330000 Acre,	Mrs Manisha Goenka
L7	LR Plot No:- 129, LR Khatian No:- 1263	Owner:অনীতা গোস্বামী, Gurdian:কৈলাশ , Address:নিজ , Classification:মন্দির, Area:0.00200000 Acre,	Mrs Anita Goenka
L8	LR Plot No:- 129, LR Khatian No:- 1264	Owner:অমিত গোস্বামী, Gurdian:কৈলাশ , Address:নিজ , Classification:মন্দির, Area:0.00200000 Acre,	Mr Amit Goenka
L9	LR Plot No:- 129, LR Khatian No:- 1266	Owner:মণীষা গোস্বামী, Gurdian:কৈলাশ , Address:নিজ , Classification:মন্দির, Area:0.00200000 Acre,	Mrs Manisha Goenka

Endorsement For Deed Number : I - 190208996 / 2024

On 25-07-2024

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 16:12 hrs on 25-07-2024, at the Office of the A.R.A. - II KOLKATA by Mrs Manisha Goenka , one of the Executants.

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

Execution is admitted on 25/07/2024 by 1. Mr Amit Goenka, Son of Late Kailash Goenka, Loharuka Green Chinar, Sector: Major Arterial Road, Flat No: Flat C 402, Noapara, P.O: Rajarhat Gopalpur M. Thana: Noapara, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Private Service, 2. Mrs Anita Goenka, Wife of Late Kailash Goenka, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession House wife, 3. Mrs Manisha Goenka, Daughter of Late Kailash Goenka, Sector: Shyamnagar Road, Flat No: 169/1/b, South Dum Dum, P.O: South Dum Dum, Thana: Dum Dum, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Private Service, 4. Mrs Smita Bajaj, Wife of Mr Rajesh Kumar Bajaj, Sector: Baikuntha Chatterjee, Flat No: 31/1, Haora, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession House wife

Indetified by SUCHETA NAG , , , Daughter of 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 65181, Amount: Rs.100.00/-, Date of Purchase: 06/06/2024, Vendor name: S Chatterjee

hag

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 552719 to 552734
being No 190208996 for the year 2024.**



Digitally signed by SATYAJIT BISWAS
Date: 2024.08.21 12:55:21 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 21/08/2024

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.