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পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

AP 969569

Sertified that the Documen, a admitted to registration. The antipresement sheet, attached with this richument are the Par of this richument.

Addl. District Sub-Registrar

e-Query No. 23058600121394 2024 15 JAN 2024

GENERAL POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENT THAT, I,

SHRI SWAPAN KUMAR GOSWAMI, (P.A.N. AFHPG1064N), Son of Late Chira Ranjan Goswami, by faith Hindu, Nationality Indian, by occupation Retired Person, resident of Anirban Apartment, Burnpur Road, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, (W.B.), hereinafter referred to as the PRINCIPAL send greetings:

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where As the raiyati 'Baid' land comprised in R.S. Plot No. 732 under R.S. Khatian No. 605, corresponding L.R. Plot No. 1078 under L.R. Khatian No. 1123, measuring 02 Katha 08 Chhatak within Mouza Gopalpur, J.L. No. 10, P.S. Asansol, District Paschim Bardhaman was purchased by me, the Principal herein, by virtue of a Deed of Sale executed on 17/03/2004 being No. I-1521 for the year 2004 of A.D.S.R. Office. Asansol from its previous owner Smt. Anna Maji, Wife of Late Dharmadas Maji and others of Narsamuda, Asansol for the consideration price mentioned in the said Deed of Sale and since after my purchase as aforesaid I have duly recorded my name in the finally published L.R. Record of Rights in separate L.R. Khatian No. 1123.

AND WHEREAS while owning and possessing my aforesaid purchased land, I, the Principal herein, sold and transferred 04 Chhatak of land in favour of one Sri Tapas Chatterjee. Son of Late Asit Chatterjee and others of Gopalpur by virtue of a Deed of Sale dated 24/07/2012 duly registered in Book-1. CD Volume number 20. Page from 593 to 618, being No. 07647 for the year 2012 of A.D.S.R. Office. Asansol for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS I, the Principal / Owner, since thereafter am peacefully owning, occupying and possessing the schedule mentioned land by paying the fixed rents, taxes, cess, khajna, etc. and the said property is free from all encumbrances, charges and/or mortgages, etc.

AND WHEREAS I the Principal / Owner being engaged in my other commitments I abandoned my intention of developing my said land by myself and invited the Developer herein for developing the said project and the Developer is engaged in the business of developing and promoting and also sponsoring construction of multi-storied building having its own financial resources to carry out any development scheme, including taking up all related responsibility of preparation and sanction of plan for construction and engage

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engineers, masons and labours and also put in resources for building materials and supervise the completion of the construction of the proposed building and to procure prospective flat-buyers for the flats, apartments and other spaces to be built as per the plan to be sanctioned by the authorities of Asansol Municipal Corporation and/or other competent authorities.

AND WHEREAS I, the Principal / Owner herein, decided to develop my said property by raising a multi-storied building/apartment thereon more fully described in the 'A' Schedule written hereunder and the Attorney / Developer herein approached me, i.e., the Principal / Owner to develop the said land by constructing a new multi-storied building / apartment upon my said land, along with the adjacent and contiguous lands of others, under the terms and condition more fully described here under.

a Development Agreement dated 15/01/2024 with the Developer, i.e., the Attorney herein, which has been duly registered before the A.D.S.R. Office. Asansol and recorded as Deed No. 230560265/2024... for the year 2024.

authorise and constitute "R. R CHATTERJEE CONSTRUCTION PRIVATE LIMITED" (P.A.N. AANCR0244D). a Private Limited Company, having its Registered Office at 64 4/A. G.I. Road (West), Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, represented by its <u>Director</u>: SRI TAPAS CHATTERJEE. (P.A.N. ADAPC1130G), Son of Late Asit Chatterjee. by faith Hindu, by occupation Business. Citizenship Indian, resident of Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, as my true and lawful constituted Attorney to do and perform or cause to be done or performed all or any of the following acts, deeds and things for me and on my behalf including maintaining, managing, looking after, controlling the Schedule

Trades

mentioned properties as well as for the purpose of transfer/convey/lease out/let out/mortgage/assign, etc. the schedule property either in part or full of the Developer's allocated portions (except my allotted properties) as detailed in the said Development Agreement, i.e.,

- To look after, manage and control the schedule mentioned property on my behalf.
- To take any other necessary step/steps measures for the protection of the Schedule mentioned property from damage, waste and alienate in any manner whatsoever on my behalf.
- 3. To pay rents and taxes to the Government of West Bengal and/or to the Asansol Municipal Corporation and or any other authority or authorities concerned in respect of my schedule mentioned property.
- 4. To construct the multi-storied building / apartment in accordance with the Site Plan and the Building Pian to be sanctioned by the authorities of Asansol Municipal Corporation and/or any other competent authorities and thereafter transfer/sell the property developed falling under the Developer's Allocation (except my allocated portions) together with proportionate undivided impartible share of land and common parts and amenities of the said proposed building to intending Purchaser/s.
- To make and execute necessary application for water connection, sewerage connection, electric supply and other incidental requirements which is/are required for development purpose of the said land.
- 6. To engage Engineers. Architect. Contractor, Masons, Helpers for the construction of the multi-storied building/apartment and take necessary permission from the appropriate authority or authorities concerned as and when required by the Developer at its/their own cost.

Trades

- To sign any document or documents or paper or papers required by law for the management and maintenance of the Schedule mentioned property on my behalf.
- 8. To appoint and engage Advocates, Pleaders, Solicitors, whenever my Attorney shall think fit and proper and to discharge and/or terminate his/her/their appointments.
- To compromise compound or withdraw cases or be non-suited or refer to arbitration all disputes and differences.
- 10. To sign and verify all application of execution of decrees or orders of the Court for and on my behalf.
- 11. To withdraw and receive documents or money from any Court, office or opposite party/parties, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any of such cases.
- 12. To prepare, sign, apply and execute all papers and documents in connection with the sanction/revision/renewal/amendment of the site plan and the building plan/plans by the Asansol Municipal Corporation and/or any other appropriate authority concerned in respect of the said landed property and collect NO OBJECTION CERTIFICATE from the competent Department as and when it will be required by the Developer.
- 13. To do all other acts, deeds, matters and things in respect of the said landed property described in the Schedule hereunder written including to represent before and making correspondence with the Asansol Municipal Corporation and/or ADDA or any other appropriate authority or authorities concerned relating to mutation, conversions and/or and any other matters relating to the said landed property.
- 14. To represent me before all the offices, authorities and departments of the State Govt./Central Govt. and in other private and public offices and to submit all petitions, returns, plaints and statements, forms, affidavits,

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- including the office of the S.D.L. & L.R.O., (E.P. 1), Asansol. A.D.D.A., Asansol Municipal Corporation for conversion, mutation, etc. as and when required by executing the same for me and on my behalf.
- 15. To appear before any Authority or Authorities either Public or Private or Statutory or Government Authority or Authorities including Police Authority. Income Tax/Wealth Tax Authority.
- 16. To make necessary representation including filing of complaints and appeals before the Asansol Municipal Corporation and/or ADDA at its jurisdiction. Assessor and Collectors of Paschim Bardhaman District and other concerned authorities in respect to fixation of rateable value of the said property.
- 17. To sign the plaint, written statements either supported by verification or affidavit and to file the same in any Court of law and to file Suit or proceedings.
- 18. To sign in the Memorandum of Appeal and to file the same in any Court of Law and also to defend any appeal or appeals.
- 19. To file any Writ Petition under Article 226 of the Constitution of India in any High Court in India and also to defend any Writ Petition by taking appropriate and necessary steps.
- 20. To enter into any Agreement for Sale Transfer/Lease/Mortgage/Tenancy in respect of the Schedule mentioned property and/or any part thereof with any prospective/intending Purchaser/Lessee Transferee/Tenant/Mortgagee and to receive the entire earnest money/advance/consideration money in part of full connection with the DEVELOPER'S ALLOCATED portion more fully described in the schedule of the Development Agreement.
- 21. To negotiate on terms for and to agree to Transfer/Lease Out/Let Out the said property of the DEVELOPER'S ALLOCATION ONLY to any intending purchaser purchasers/Lessees/transferces/tenants at such price or prices which my said Attorney shall decide in its/their absolute discretion as

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- fit and proper and to agree upon and to enter into agreement or agreements as is deemed fit and proper.
- 22. To sign and execute any Deed of Conveyance/Assignment/Lease in respect of the said property of DEVELOPER'S ALLOCATED PORTION ONLY in favour of any intending Purchaser/Purchasers/Lessee/Lessees/Transferee and collect consideration money from them and also discharge valid receipt thereof and also present for registration before the Registration Authority at its jurisdiction i.e. A.D.S.R. Office, Asansol, District Sub-Registrar, Paschim Bardhaman, District Registration Authority of Paschim Bardhaman, Registrar of Assurances for registration of the required Deeds/documents/conveyances, etc. in respect of the said property to the intending Purchasers/Lessee/Lessees and handover the physical/Identical Possession of the property.
- **CHATTERJEE** said Attorney/Developer, i.e., "R. R 23. That the CONSTRUCTION PRIVATE LIMITED". shall be at liberty to sell. transfer. mortgage, lease, gift, exchange, or allot and transfer the flat/s or any other structures or portion thereof in the said proposed multi-storied building (excepting my allocations of the properties as aforesaid) including proportionate undivided land share interest in the said land to any person including any Banks. i.e., Private or Public or Commercial Banks. financial institutions, NBFC's, etc. at such price and on such terms and conditions as the Developer may think fit and proper subject to any terms that may be imposed by any authority. Furthermore, the Developer will issue the allotment letter / possession letter in favour me, i.e., the Principal herein, at the time of handover of my allotted properties and I shall have all transferable rights including sale, gift, lease, mortgage, etc. in respect of my said allotted properties to any person/s at any price or terms and

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considerations at my own free will without requiring any permission from the Developer or the Flat Owners' Association.

24. It is also stated that this Deed of General Power of Attorney is only for the purpose of development and construction and promotion of the multi-storied building, transfer of the flats, etc. (excepting my allocations of the properties as stated in details in the said Development Agreement) to the intending buyers/purchasers and administration for development works as well as formation of the Society to manage the flat owners/occupiers.

THAT be it expressly stated that this deed does not constitute/create/assume at all any kind of transfer and enjoyment of the schedule mentioned property land in favour of my said Attorney and this General Power of Attorney is revocable.

AND GENERALLY to do and cause to be done all lawful acts, deeds, matters and things necessary for the maintenance and interest of my Schedule mentioned property more fully and particularly described in the Schedule written hereunder which I could or would do if personally present.

AND I do hereby agree to ratify and confirm all acts, deeds, matters and things lawfully and bona fide done or cause to be done by my said Attorney / Developer by virtue of this Power of Attorney, which shall be construed as acts deeds and things done and cause to be done by me to all intents and purpose as if I was personally present.

Trans

THE SCHEDULE ABOVE REFERRED TO

Description of the land

In the District of Paschim Bardhaman, P.S. Asansol (South). Chowki & Addl. Dist. Sub-Registry Office Asansol. under the limits of Asansol Municipal Corporation. within Mouza Gopalpur, J.L. No. 10, all that raiyati Baid land, proposed use: Bastu, measuring more or less 02 (two) Katha 04 (four) Chhatak equivalent to more or less 03.7125 Decimal of vacant land comprised in part of R.S. Plot No. 732 under R.S. Khatian No. 605. corresponding L.R. Plot No. 1078 under L.R. Khatian No. 1123. with all easement rights attached thereto is hereby handed over by the Principal for development upon the aforesaid terms and conditions.

The aforesaid land is butted and bounded by:

On the North

: 14'-0" feet wide Gopalpur Road.

On the South

: R.S. Plot No. 730.

On the East

: Land of Koushik Chakraborty in R.S. Plot No. 732.

On the West : Land of Tapas Chatterjee & others in R.S. Plot No. 732.

IN WITNESS WHEREOF the Principal / Executant and the Attorney have hereunto set and subscribed their respective hands and seal on this the 15th day of January, 2024.

Witnesses :-

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Po Bupu #13325

Dt Paschin Bardhana

SWAPA For Grand SIGNATURE OF THE PRINCIPAL

2. Lebrata Classi Odvocate) Osansel Court.

R. R CHATTERIEE CONSTRUCTION PVT. LTD.

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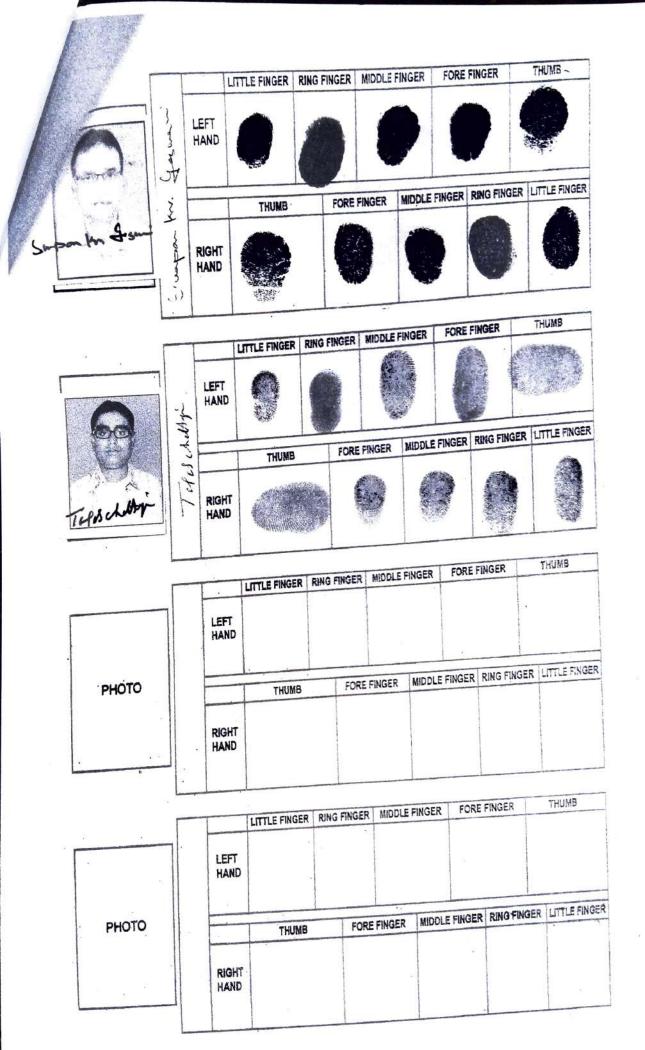
Director

SIGNATURE OF THE ATTORNEY

Drafted and prepared by me as per the instructions of the Principal / Executant.

Advocate. Asansol Court.

Enrol. No. WB/1116/1999.



DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

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	DISTRICT (CONT	11) Pasc	lim Bardi	STA	TE (রাজ্য)	
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Identifier Signature
(শনাক্তকারীর স্বাক্ষর)

Mob. No.:

Major Information of the Deed

	1 2225 22271/2024	Date of Registration	15/01/2024	
Deed No : I-2305-00271/2024		Office where deed is registered		
Query No / Year 2305-8000121394/2024		ADCO ASANSOL DI	strict: Paschim Bardhaman	
15/01/2024 1:54:18 PM				
Applicant Name, Address & Other Details	Subrata Maji Asansol Court,Thana : Asansol, Distr 713304, Mobile No. : 9064235309, S		WEST BENGAL, PIN -	
Tanalian	710004,18008	Additional Transaction	and a constant of the second o	
Transaction	Power of Attorney after Registered			
Development Agreement		Market Value		
Set Forth value	-	Rs. 12,14,999/-		
Rs. 10,00,000/-		Registration Fee Paid		
Stampduty Paid(SD)		and the state of t		
Rs. 100/- (Article:48(g))	after a state of the state of t		Agreement of Deed	
Remarks	(Article:48(g)) Development Power of Attorney after Registered Development No/Year]: - 230500265/2024 Received Rs. 50/- (FIFTY only) issuing the assement slip.(Urban area)			

District: Paschim Bardhaman, P.S.- Asansol, Municipality: ASANSOL MC, Road: Gopalpur Road, Road Zone: (On Road), Mouza: Gopalpur (10), Pin Code: 713304 Other Details Value (In Rs.) 12,14,999/- Width of Approach Khatian Sch Plot Number Proposed ROR 10,00,000/-Road: 14 Ft., Number 2 Katha 4 No Baid LR-1123 Bastu Adjacent to Metal L1 LR-1078 Chatak Road, , Project Name: 12,14,999 /-10,00,000 /-3.7125Dec Grand Total:

SI	Cipal Details : Name,Address,Photo,Finger print and Signature Signature				
10	Name - Name	Photo	Finger Print	San	
	Mr Swapan Kumar Goswami (Presentant) Son of Late Chira Ranjan Goswami Executed by: Self, Date of Execution: 15/01/2024 , Admitted by: Self, Date of Admission: 15/01/2024 , Place	***	Captured	5- h 5-	
	; Office	15/01/2024	LTI 15/01/2024	15/01/2024	

Anirban Apartment, Burnpur Road, City: - Asansol, P.O: - Asansol, P.S: -Asansol, District: -Paschim Bardhaman, West Bengal, India, PIN: - 713304 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: afxxxxxx4n, Aadhaar No Not Provided, Status : Individual, Executed by Self, Date of Execution: 15/01/2024

, Admitted by: Self, Date of Admission: 15/01/2024 ,Place: Office

Attorney Details :

Name, Address, Photo, Finger print and Signature SI

64/4/a G T Road West, Gopalpur, City.- Asansol, P.O.- Asansol, P.S.-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN. - 713304, PAN No.:: aaxxxxxxx4d, Aadhaar No Not Provided, Status ;Organization, Executed by Representative

SI	Name, Address, Photo, Finger pr	Signature		
0 1	Name	Photo	Finger Print	
	Mr Tapas Chatterjee Son of Late Asit Chatterjee Date of Execution - 15/01/2024, Admitted by: Self, Date of Admission: 15/01/2024, Place of Admission of Execution: Office	Jun 15 2024 2:45PM	Captured LT1 15/01/2024	aschim Bardhaman, West Bengal,

Gopalpur, City:- Asansol, P.O.- Asansol, P.S.-Asansol, District:-Paschim Bardhaman, West Benga India, PIN.- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx0g Aadhaar No Not Provided Status: Representative, Representative of: R. R Chatterjee Construction Private Limited (as Director)

Identifier Details :	Photo	Finger Print	Signature
Name			
Mr Prasanta Rout Son of Late Gagan Ch Rout Rambandh, City Asansol, P.O Bumpur. P.SHirapur, District Paschim Bardhaman, West Bengal, India, PIN: -		Captured	Branch Property
717325	15/01/2024	15/01/2024	15/01/2024

Identifier Of Mr Swapan Kumar Goswami, Mr Tapas Chatterjee

T	fer of property for L1	
	From	R. R Chatterjee Construction Private Limited-3.7125 Dec
1	Mr Swapan Kumar Goswami	N. N. Olivery

Land Details as per Land Record

Operior Procure Stromanum, P.S. Assensol Municipality ASLANSICS INC. Rose Gepalpur Rose Pose Core (Cir. Rose), Moura Gepalpur (10), Pin Code (1220)

Sigh	Plot & Khatian Number	Betaths Of Land	Swiner name in English as autopted by Appthoens
(1	LR Plot No. 1079, LR Knatten No. 1173	Charter yes yes worth Churchyn basw Additione with yes Characteristics on Avera 5 000700000	Change Names and paleotited by applicant
		Acres	

Endorsement For Deed Number : 1 - 230500271 / 2024

on 15-01-2024

On Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962) Admissible under rule 21 of West Bengal Registration Rule, 1962 duty 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 14:35 hrs on 15-01-2024, at the Office of the A.D.S.R. ASANSOL by Mr. Swapan Kumar Goswami Executant.

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 12.14.999/-

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

Execution is admitted on 15/01/2024 by Mr Swapan Kumar Goswami, Son of Late Chira Ranjan Goswami, Anirban Apartment, Burnpur Road, P.O. Asansol, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST

Indetified by Mr Prasanta Rout, ... Son of Late Gagan Ch Rout, Rambandh, P.O. Burnpur, Thana: Hirapur, , City/Town: ASANSOL. Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative] Execution is admitted on 15-01-2024 by Mr Tapas Chatterjee, Director, R. R Chatterjee Construction Private Limited, 64/4/a, G T Road West, Gopalpur, City.- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West

Indetified by Mr Prasanta Roul, ..., Son of Late Gagan Ch Rout, Rambandh, P.O. Burnpur, Thana: Hirapur, . City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

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/-

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

1. Stamp: Type: Impressed, Serial no 3179, Amount: Rs.100,00/-, Date of Purchase: 11/01/2024, Vendor name: P GHANTY

Manoj Kumar Mandal ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. ASANSOL

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I Volume number 2305-2024, Page from 6741 to 6758 being No 230500271 for the year 2024.



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Digitally signed by MANOJ KUMAR MANDAL Date: 2024.01.17 14:53:02 +05:30 Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 17/01/2024 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. ASANSOL West Bengal.