

1333/25

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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

Z 246177

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

PANNALAL MURARILAL
Borehat
PARTNER

AZADI PROPERTIES
Borehat
Proprietor

Additional District Sub-Registrar
BURDWAN

06 MAR 2025

06.03.25

POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT

(After registered Development agreement)

THIS DEED OF DEVELOPMENT POWER OF ATTORNEY is executed on this 25th of February in the English year of 2025

TO ALL TO WHOM THESE PRESENTS SHALL COME that I,

PANNALAL MURARILAL (PAN-AAJFP2021P) (a partnership firm registered under The Indian Partnership Act 1932), address at Borehat, Kalitala, P.O- Nutanganj, P.S- Burdwan Dist- Purba Bardhaman, State of West Bengal- 713102. represented by one of its

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Smalish
Adv

SL NO. 9589 DATE 25.02.2025

NAME Azad Rahaman
J.B. Hazra Road, Purbasankhaman.
1000 sq ft

STAMPED BY
ST. A. Vender
Collector Compound
Licence No. 272010-11

19 FEB 2025

Signature

[Signature]



District Sub-Registrar
BURDWAN

25.FEB 2025

PANNALAL MURARILAL

Giridhari
PARTNER

AZADI PROPERTIES
Azad Rahman
Proprietor

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Managing Partner,

MR. GIRIDHARI AGARWAL (PAN-ACSPA4758K) Son of late Roshanlal Agarwal nationality Indian, by caste Hindu, by profession Business, residing at Borehat, Kalitala, P.O- Nutanganj, P.S- Burdwan Dist- Purba Bardhaman, State of West Bengal- 713102, Hereinafter called the **OWNER / EXECUTANT** do hereby appoint, nominate and constitute

AZADI PROPERTIES, (a proprietorship firm) having its Regd. Office at N. H. Bypass, Goda More, P.O.- Lakurdi, P.S.- Burdwan Sadar, Dist- Purba Bardhaman, Pin- 713102, acting through its authorised proprietor or represented by **MR. AZAD RAHAMAN, PAN-AFOPR8109Q** Son of Late Abdur Rahman, Indian by Nationality, Islam by religion, Business affairs by Occupation, resident of J. B. Hazra Road, Rashikpur, P.O. Burdwan, P.S. Bardhaman Sadar, Dist. Purba Burdwan, Pin- 713101(W.B.), hereinafter referred to as the **DEVELOPER** (which Expression shall unless excluded by or repugnant to the context be deemed to include the **DEVELOPER** their legal heirs, executors, administrators, legal representatives, successors, successor-in-interest and assignees) of the **OTHER PART**. hereinafter called as **DEVELOPER** as my constituted true and lawful attorney, in my name and on my behalf, to do perform and execute all or any of the following acts, deeds and things in respect of the properties described in the **SCHEDULE** below in my name and which the said attorney has agreed to do.
aid all taxes to the concern authorities.

WHEREAS the **OWNER** i.e. the First Part is absolutely seized and possessed of the property described in the Schedule below and have acquired a good & absolute right title interest & possession over the schedule property.

AND WHEREAS the below schedule property Mouza- Burdwan, J.L. No 30, Under Burdwan Municipality, Ward Number 26, Mahalla Kajirberh, plot no 41 Class-Bastu an area of 28 Decimal with two storied building, this property was originally belong to Nibaran Chandra Kundu, Krishna Chandra Dey & Atul Chandra Dey. and they was absolutely seized and possessed of the property described in the Schedule below and have acquired a good & absolute right title interest & possession over the schedule property and transferred the same in the name of Sovamoyee Debi @ Dey (Wife of Dhirendra Chandra Dey by the Deed of Sale registered under book no 1, being number 2547 dated.05/05/1952 register before office of the Burdwan District Sub Registry Office and she being absolutely seized and possessed of the property described in the Schedule below C.S. Plot No 41 an area of 28 Decimal and had acquired a good & absolute right title interest & possession over the schedule property and mutated his name in the R.S.R.O.R and paid all taxes to the concern authorities.

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Debi

PANNALAL MURARILAL
Saidul Hasan
PARTNER

AZADI PROPERTIES
Saidul Hasan
Proprietor

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AND WHEREAS the said Sovamoyee Debi @ Dey transferred 12 Decimal of land out of 28 Decimal in the name of Dr. Samir Chandra Nag Son of Late Dulal Chandra Nag by the Deed of Sale registered under book no 1, Volume number 30, pages 271 to 273 being number 2334 dated 13/03/1981 register before the office of the Burdwan District Sub Registry Office and another transferred 16 Decimal of land out of 28 Decimal in the name of Mrs. Manjula Nag Wife of Dr. Samir Chandra Nag by the Deed of Sale registered under book no 1, Volume number 30, pages 271 to 273 being number 2333 dated 13/03/1981 register before the office of the Burdwan District Sub Registry Office and they being absolutely seized and possessed of the property described in the Schedule below and have acquired a good & absolute right title interest & possession over the schedule property and mutated his name in the L.R R.O.R under Khatian No 12134 & 10311 and paid all taxes to the concern authorities and paid taxes at Burdwan Municipality and mutated their names under holding number 1 and applied for a building plan and after obtaining sanction from Burdwan Municipality they had constructed a building over the schedule property and had acquired a good & absolute right title interest & possession over the schedule property.

AND WHEREAS the said Dr. Samir Chandra Nag & Mrs. Manjula Nag transferred the schedule 28 Decimal land with structure in the name of **MEDITECH MEDICAL LTD** (a company registered under companies Act) represented by its Managing Director Sk Abdul Sabir son of Md. Ayub by the Deed of Sale registered under book no 1, being number 4173 dated 05/09/2008 register before the office of the Additional District Sub Registry Office Burdwan. and had acquired a good & absolute right title interest & possession over the schedule property and mutated his name in the L.R. R.O.R and paid all taxes to the concern authorities and mutated the company name at the office of Burdwan Municipality under Holding Number 138.

AND WHEREAS the said **MEDITECH MEDICAL LTD** took a loan from IDBI Bank, and the said company failed to repay the loan amount, and the aforesaid Bank after fulfilment of all formalities and auctioned the shedule mention property under SARFAESI Act 2002, and the present Owner a highest bidder purchase the schedule mention property with structure vide a registered Sale Certificate book no. 1 being number 302 regitered before the office of Additional District Sub Registry Office Burdwan dated 17/01/2017 and delivered the rightful possession to the present OWNER.

AND WHEREAS the present owner being absolutely seized and possessed of the property described in the Schedule below and have acquired a good & absolute right title interest & possession over the schedule property and mutated his name in the L.R. R.O.R and paid all taxes to the concern authorities.

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Saidul Hasan
Adr

PANNALAL MURARILAL
Giridhari Agarwal
PARTNER

AZADI PROPERTIES
Azad Rahaman
Proprietor

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AND WHEREAS now I decided to proposed to develop my landed property and to construct a new multi-storied residential building and or residential cum commercial building and Parking and other units thereon and intended to sell/transfer the Flats, Garage and other units as commercial basis if any on ownership basis to the intending purchaser/ purchasers.

AND WHEREAS I am unable to attain to all the matters necessary to develop of my property and to carry on such development & constructional work and other paper works for proposed multi-storied Residential building and or residential cum commercial over the schedule property as well as to transfer the proposed Flats and Garage and other units as per terms & conditions of the Registered deed of development agreement, vide deed no 1304 dated 25-02-2025, which was registered in the office of the A.D.S.R. Burdwan entered into by me with the Developer namely **AZADI PROPERTIES**, (a proprietorship firm) having its Regd. Office at N. H. Bypass, Goda More, P.O.- Lakurdi, P.S.- Burdwan Sadar, Dist- Purba Bardhaman, Pin- 713102, acting through its authorised proprietor or represented by **MR. AZAD RAHAMAN, PAN- AFOPR8109Q** Son of Late Abdur Rahaman, Indian by Nationality, Islam by religion, Business affairs by Occupation, resident of J. B. Hazra Road, Rashikpur, P.O. Burdwan, P.S. Barddhaman Sadar, Dist. Purba Burdwan, Pin- 713101(W.B.), who has agreed to carry on the work of construction & development of proposed multi-storied residential building over the schedule property as per terms & conditions of the development agreement, vide deed no. 1304 dated 25-02-2025, which was registered in the office of the A.D.S.R. Burdwan which was registered in the office of the A.D.S.R. Burdwan, as my attorney or agents with full power to develop proposed building by demolishing the old structure and to sell/transfer the Flats and Garage and other units on ownership basis to the intending purchaser/ purchasers, and hereafter stated on my behalf and in my name and which the said attorney has agreed to do.

NOW KNOW ALL MEN BY THESE PRESENTS THAT M/S PANNALAL MURARILAL (PAN- AAJFP2021P) (a partnership firm registered under The Indian Partnership Act 1932), address at Borehat, Kalitala, P.O- Nutanganj, P.S- Burdwan Dist- Purba Bardhaman, State of West Bengal- 713102. represented by one of its **Managing Partner,**

MR. GIRIDHARI AGARWAL (PAN- ACSPA4758K) Son of late Roshanlal Agarwal nationality Indian, by caste Hindu, by profession Business, residing at Borehat, Kalitala, P.O- Nutanganj, P.S- Burdwan Dist- Purba Bardhaman, State of West Bengal- 713102 I do hereby nominate constitute and appoint **AZADI PROPERTIES**, (a proprietorship firm) having its Regd. Office at N. H. Bypass, Goda More, P.O.- Lakurdi, P.S.- Burdwan Sadar, Dist- Purba Bardhaman, Pin- 713102, acting through its authorised

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Giridhari
Adh

PANJAL MURARIL
Guridhar
Agarwal
PARTNER

AZADI PROPERTIES
Azad Rahaman
Proprietor

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proprietor or represented by **MR. AZAD RAHAMAN, PAN- AFOPR8109Q** Son of Late Abdur Rahaman, Indian by Nationality, Islam by religion, Business affairs by Occupation, resident of J. B. Hazra Road, Rashikpur, P.O. Burdwan, P.S. Barddhaman Sadar, Dist. Purba Burdwan, Pin- 713101(W.B.), to be my true & lawful Attorney with full authority & power to do and execute all acts, deeds and things mentioned below from and on my behalf and in my name viz.

1. For the Developer's allocation only to sign and execute on my behalf and in my names all agreements, deeds, documents and papers, including Agreements for Sale/ Lease and Deeds of Conveyance in favour of my the intending purchasers/ transferees/lessees in respect of any flat/office space, constructed area, car parking space or any part or portion of the said premises and to present any or all of them for registration, if necessary, before the relevant authorities having jurisdiction including the Registrar, District Registrar, Sub-Registrar, Joint Sub-Registrar and the Registrar of Assurances, Kolkata and to appear and represent me before the said authorities at all times as may be necessary and to present documents and to admit the execution of the said agreements, deeds, documents and papers as ill as to admit the receipt of consideration on my behalf and to take all necessary steps and to do all necessary acts, deeds, matters and things including preparing, filling up, completing, signing and submitting all papers, documents, forms, declarations, statement, memo of consideration and writings to be submitted at the time of registration of the said agreements, deeds, documents and papers which may be required for fully, properly and effectually selling, transferring, conveying and leasing any part or portion of the said premises.

2. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, supplemental agreements, construction, contracts, consent, Declarations prescribed forms, affidavits, applications, undertakings, indemnities plans and other documents as may in any way be required to be so done.

3. To issue and deliver valid and effectual receipts and discharges on my behalf for all money or monies which the said Attorney shall receive as and by way consideration for sale of any part or portion of said premises.

4. To have the premises mutated in the name of the Owner as the owner thereof in the records of the Burdwan Municipality and in all public records and with all authorities and persons (including the Burdwan Municipality) and in connection therewith to pay fees and other charges and to submit the title deeds and copies thereof and other papers and documents to the concerned authorities and to take back the same.

5. To appoint and terminate the appointment of Architects, Engineers and Surveyors for survey and soil testing and also for preparation of plans for construction of

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Adh

PANNALAL MURARILAL
G. S. Choudhary
PARTNER

AZADI PROPERTIES
Azad Qalander
Proprietor

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building(s) at the Premises and also for any additions and/or alterations and/or modifications thereto and to have such plans prepared and the soil of the premises tested and make construction and development of the said premises and all other activities relating thereto.

6. To make prepare, apply for and submit the plan(s) for constructions of building(s) at the permits to the Burdwan Municipality and other relevant authorities for sanctioning and have the same sanctioned and, if so deemed fit and proper, to have the plan(s) submitted and/or sanctioned as stated above, modified and/or altered by the Burdwan Municipality and/or other relevant authorities and in connection therewith to submit for inspection the title deeds and copies thereof and other papers and documents to the concerned authorities and to take back the same. And to amalgamate any property on my behalf.

7. To pay, deposit and/or incur necessary fees, charges and expenses relating to sanction of the plan(s) and to obtain sanction(s) and such other order or orders or permissions from the relevant and necessary authorities as be expedient for such sanctioning, modification and/or alteration of the plan(s).

8. To inform the concerned authorities/ municipality of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the concerned authorities/municipality and to get the same regularized.

9. To appear and represent the Principal before the Registrar District Registrar, Additional Registrar, District Sub-Registrar, Additional District Sub-Registrar at Burdwan and other registration authorities, the Collector, the Commissioner, concerned Burdwan Municipality and all its departments, the Burdwan Development Authority, Fire Brigade and/ or the Real -Estate (Regulation and Development) Act, 2016 and Rules framed therein the B.L. & L.R.O. and other authorities under the West Bengal Land Reforms Act, 1955 and other Land / Tenancy laws, Town And Country Planning Authorities, all Revenue Authorities, Pollution Control Board and other authorities connected to pollution matters, Development Plan Authorities of the Government of West Bengal and/or India, Insurance Companies and authorities and Police Authorities and also all other authorities and Government Departments and/ or its officers and also all other State Executives Judicial or Quasi-Judicial, Municipal and other authorities and persons and also all Court tribunals and appellate authorities and to do all acts deeds and things and to make sign execute register submit register and/ or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc. (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents (including cause papers and orders

S. S. Choudhary
Adv

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PANNALAL MURARILAL
G. Sridhar
PARTNER

AZADI PROPERTIES
Azad Balaram
Proprietor

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passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorneys or any of them.

10. To apply for and obtain necessary permissions, certificates, approvals no objections etc. for sanction(s) of the plan(s) and/or construction of building (s) at the premises from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and other officers and authorities and in connection therewith to submit for inspection title deeds and copies thereof and other papers and documents and to take back the same.

11. To receive refund of the excess amount of fee, if any, paid for the purposes herein stated and to give valid and effectual receipts and discharges in respect thereof.

12. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said premises or the building or buildings that may be constructed thereon or any part or share thereof by the concerned authorities / municipality and to attend all hearings and have the same finalized.

13. To pay all rates taxes charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said premises or any part thereof or any undivided share or shares therein or the building or buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

14. To take all necessary steps and actions and do all acts deeds and things as may be required from time to time for effecting petition of the said Premises from the remaining shares/portions in the said plots belonging to the Other Owners, including by instituting suits and other legal proceedings as may be required and found necessary.

15. To apply for conversion of the said Premises to the concerned authorities under the provisions of the West Bengal Land Reforms Act, 1955 and all other relevant acts and rules, and to have the said Property converted in all relevant Government Records so as to be suitable for development.

16. To appoint and discharge from time-to-time security personnel, durwans, guards and watchmen for protection and security of the premises and the building materials.

17. To apply for and obtain from the relevant authorities' new electricity, gas, telephone, water, drainage, sewerage, cable connections and/or connections of any other utilities and facilities and /or have disconnected the same as also such existing connections as may be required for obtaining such new connections.

18. To apply for and take loans and/or finances from any Bank or Financial Institution NBFC (INCLUDING LIC HOUSING Finance Limited, Housing Development Finance

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PANNALAL MURARILAL

G. S. Chidambaram
PARTNER

AZADI PROPERTIES
Shree Anand
Proprietor

(Page- 8)

Corporation Limited, SBI Homes Finance Limited, National Housing Bank, Standard Chartered Bank, ICICI Bank, other Bank etc.) by creating charge on the proportionate share of the said premises or on the security of the said premises and such other securities and guarantees as may be required and on such terms and conditions as the said Attorneys or any of them may deem fit and proper and to sign all documents (including for sale and transfer) and to allow the persons interested in purchasing flats, units, shops, showrooms, car parking spaces or right in the new buildings or buildings to be constructed at the said premises and/or the land comprised in the Premises or any portion thereof or any undivided share therein or any portion thereof or any undivided share therein to take loans from any such Bank or Financial Institution.

19. To accept receive sign and acknowledge all notices and services of papers from any Court, Tribunal, Postal Authorities and / or other authorities and/or persons and also all registered or insured letters parcels etc. relating to the premises.

20. To take all steps to evict all the occupants from the said premises including issuance of the notices take legal steps filing the legal proceeding receive the vacant possession from anyone have claim and to do all other matters as may deem fit and proper.

21. To commence, prosecute, enforce, defend, answer and oppose all suits, actions and other legal proceedings and demands civil criminal or revenue before any Court of law or any authority concerning the premises or any of my affairs in connection therewith or any of the matters aforesaid in which I are now or any time hereafter be interested or concerned and to give evidence and to tender and file documents, if so, when necessary and also, if thought fit, to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such suit action or proceeding.

22. To sign, declare, verify and affirm all Vakalatnama, complaints, written statements, petitions, consent petitions, warrant of Attorney, memorandum of appeals, affidavits and all other documents or cause papers as the occasion shall require and/or as my said Attorneys may think fit and proper.

23. To receive from the tenant/occupants, the rent, mense profits in respect of all or any portion of the said premises.

24. In respect of Developer Allocation to sign and execute registered the Agreement for Sale or any Deed of Sale or Conveyance or any other deed/documents, rectification Deed, Declaration, in favour of my any intending purchaser, boundary declaration Gift to Burdwan Municipality(in case of gifting of strip of land having a width of 2.5m. throughout the frontage of the entire plot) on my behalf in connection with sale or lease out any portion of the said premises and/or any part thereof and present such deed or documents for registration before appropriate registration office having jurisdiction over the propose immovable properties.

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Adh

PANNALAL MURARILAL

Partner

AZADI PROPERTIES
Proprietor

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25. In respect of Developer Allocation to pledge, hypothecate or charge or concur in pledging hypothecating or charging with, to or in favour of my any bank or bank or any other financial institutions, body subject to such condition as the Attorney may think fit and for that purpose to sing execute and deliver all necessary instruments and deed of mortgage, charge, encumbrance, hypothecation, pawn, pledge, lien and trust receipt and to receive the consideration money or otherwise for such mortgage, charge, hypothecation, pawn, lien and the like.

26. To take all necessary steps for payment of the taxes, government dues and other outgoings in respect to the said premises to any local authority, Government authorities and sign all necessary documents and papers including application form for mutation and appear before any authority on my behalf in connection with or in relation to any matter.

27. In respect of Developer Allocation to sell, transfer, dispose of, exchange, make gift, grant lease, let out, grant tenancy, license with respect to the said premises and/ or any part thereof belonging to my or any part thereof on such terms and on such consideration as my attorney may think fit and proper and for the aforesaid purpose to sign all papers, documents, affidavits, declaration agreements, deed of conveyance on my behalf and receive all issues, profits, rents, license fees, lease rentals, sale consideration and give receipt and valid discharge. No monetary transaction in between the Land owner and the developer except the above-mentioned allocation.

28. In respect of Developer Allocation to receive consideration, sale proceeds, rent, issues and profits and all other sums with respect to the said premises or any part thereof in my name and on my behalf and to give effectual receipts and discharges for all or any money which shall come to the hands of the said attorney by virtue of the power herein contained in respect to developer allocation only.

29. To hand over vacant possession of the said premises belonging to me or any part thereof and all documents relating to the title of the said premises to be sold on my behalf to any intending purchaser/s or any other persons as the Attorney at its sole discretion may think fit and proper.

30. To sign and give notice to any person claimant, companies and other occupiers or claimant of the said premises or any part thereof to evict, quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies that may be available to me in respect thereof.

31. To make, sign and verify all applications or objections to the appropriate authorities for all and any license, permissions or consent etc. require by law in connection with the management, supervision and administration with respect to the said premises or any part thereof.

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PANJAL MURARIAL
Sriidhar
PARTNER

AZADI PROPEN
Atad Badunon
Proprietor

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32. To sign and execute all deeds, instruments, documents and assurances which Attorney will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying any part or portion thereof including any modification, rectification and cancellation required to be done with respect to owner interest in the said premises or any part thereof as owner could do myself, if personally present.

33. In respect of Developer Allocation to present any such conveyance or conveyances for registration for any part or portion of the said premises or any part of portion of the constructed area or other area, to admit execution and receipt of consideration before the concerned Sub-Registrar or Additional Registrar or District Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said premises or any part thereof or any partner of the constructed or other area to any purchaser or purchasers as fully and effectually in all respect as owner could do the same himself.

34. To institute, defend and prosecute, enforce or resist any suit or other action and proceedings, appeals, in any Court of India, civil, criminal, revenue or before any tribunal or arbitration or Income Tax Authorities or any other quasi-judicial authorities on my behalf with respect to the said premises or any part thereof and to execute and sign Vakalatnama and other authorities to act and plead, to sign and verify plaints, written statements, affidavits, declarations, applications, Appeal, Civil Revision, petitions and other pleading including pleadings under Article 226 of the Constitution of India and also to present any memorandum of appeal and other legal processes, enforce judgement, execute any decree or order, to appoint and engage on my behalf any advocate, attorney, counsels as my said attorney would think fit and proper and to adjust, settle, compromise, withdraw the same.

35. For better and more effectually exercising all or any of the power and authorities herein granted, to retain appoint and employ Advocates, lawyers etc. and to pay their fees and costs.

36. To receive, pay and /or deposit all moneys including Court fees, stamp and registration fees, other fees etc. and to receive refunds thereof and grant valid receipts and discharge in respect thereof.

37. To warn off and prohibit and, is necessary, proceed in due form of law against any trespassers on the premises or any part thereof of those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance

38. For and/or any of the aforesaid purposes to sign execute verify and/or affirm for us and on behalf and in my names all maps, plans and pleadings (including plaints,

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Adv

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PANNALAL MURARILAL
Pannalal Murarilal
PARTNER

AZADI PROPERTIES
Azadi Properties
Proprietor

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petitions, affidavits, written statements applications, Memoranda of Appeals etc.) as may be required.

39. For all or any of the aforesaid purpose to represent us and to do all acts, deeds, things and matters concerning or connected with or relating to or touching the same and/or ancillary and/or incidental thereto.

40. AND GENERALLY, to do all acts deeds and things concerning the power and authorities hereby granted in respect of the premises and for better exercise of the authorities herein contained which I myself could have done lawfully under my hand if personally present.

41. AND I do hereby ratify and confirm and agree to ratify and confirm the acts, deeds, matters, things, power and authorities that the said Attorneys shall lawfully do, execute, perform and/or exercise or cause to be done, executed, performed and/or exercised by virtue of these presents and/or in exercise of the power and authorities conferred hereunder or otherwise expressed or intended so to be.

42. AND I do hereby make it clear that the said authorized person/s of the Attorney shall be entitled to act jointly and/or severally.

43. AND GENERALLY, to do all acts deeds matters and things for better exercise of the authorities hereby granted in respect of the said premises which the principal themselves could have lawfully done under their own hands and seals, if personally present.

44. AND the Principal do hereby ratify and confirm and agree and undertake to ratify and confirm all and whatever the said Attorneys or any of them has done or shall lawfully do or cause to be done in or about the premises aforesaid.

45. That no restriction has been imposed by the State Government of West Bengal or any other Semi- Government regarding the property and no consideration money is paid to the Owner by the Attorney Holders till today.

46. That the Power of Attorney will be in force till the completion and of the proposed project and registration in favour of my prospective purchasers in respect of the Developer's Allocation as per the Development Agreement, vide Deed No 1304 dated 25/2/25 in the office of A.D.S.R. Burdwan.

47. Generally, to Act as my Attorney or agent in relation to the matter aforesaid and all other matters in which i may be interested or concerned and, on my behalf, to execute and to do all deeds, acts or things as fully and effectual in all respect as myself to do if personally present.

Smallick Adv

I agree to ratify and confirm whatsoever my said attorney shall lawfully do or cause to be done and by virtue of this presents.

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu class of land a little more or less 28 cents/Decimal in respect of R.S. Plot no- 41 corresponding LR Plot no- 401 which is under Mouza Burdwan, J.L. No. 30, within Burdwan Municipality Ward No 26, Mahalla Kajirberh, Holding Number 138. with two storied pucca building ground floor area more or less 4510 sq. ft. and first floor area more or less 4510 sq. ft. the said building is deprecation condition, P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal.

Butted and bounded by:

In the North : Municipal Road wide approx 28 ft. -

In the East : Passage,

In the South : Property of others,

In the West : Municipal Road,

IN WITNESS WHEREOF I, the executant herein to put my signature under sound mental and physical condition and have executed this Power of Attorney on this day, month and year first above written.

IDENTIFICATION OF THE ATTORNEY HOLDER

Signed, Sealed and Delivered in the presence of:

PANNALAL MURARILAL

Witnesses :

1) *[Signature]*
(HEMANTA DUTTA)
S/O - Sri Balai Dutta
Vill - P.P.O. - Barasat
P.S. - Saktigush
Purba Bardhaman.
Pin - 713124.

[Signature] *[Signature]*
PARTNER

Signature Of Executant

AZADI PROPERTIES

[Signature]

Proprietor

Signature Of Attorney Holder

2) *[Signature]*
(MOHAMMAD ARIF BIN SALEH)
Dubrajdighi East
Near Primary School.
Burdwan - 713101
Dist. Purba Bardhaman

Drafted by me and typed at my office.

Shri Sudarshan Mallick.

[Signature] Advocate
Enrolment Number- F/1419/4014/2024
Burdwan District Judges Court
Purba Bardhaman, 713101.
Resi- Dhokrasahid, Burningghat road,
Nutanganj, Purba Bardhaman.
Contact- 9382017229/8900115142
30.12.2024_Pannalal Murarilal_Power After Development
Agreement

Major Information of the Deed

Deed No :	I-0203-01648/2025	Date of Registration	08/03/2025
Query No / Year	0203-8000573949/2025	Office where deed is registered	
Query Date	25/02/2025 3:17:24 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SUDARSHAN MALLICK Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, Mobile No. : 8900115142, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 4,58,14,146/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020301304/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W26, Mouza: Burdwan, , Holding No:138 Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-41	RS-20981	Other Commercial Usage	Bastu	28 Dec	3,20,72,740/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				28Dec	0/-	320,72,740/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	9020 Sq Ft.	0/-	1,37,41,406/-	Structure Type: Structure
Gr. Floor, Area of floor : 4510 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 4510 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9020 sq ft	0/-	137,41,406/-	

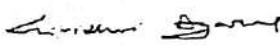
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PANNALAL MURARILAL Borehat Kalitala, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

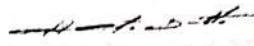
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Azadi Properties N H Bypass Goda More, City:- Burdwan, P.O:- Lakurdi, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 , PAN No.:: Afxxxxxx9q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Giridhari Agarwal (Presentant) Son of Late Roshanlal Agarwal Date of Execution - 25/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office		 Captured Feb 25 2025 4:06PM LTI 25/02/2025	 25/02/2025
Borehat Kalitala, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx8K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PANNALAL MURARILAL (as Managing partner)				
2	Name	Photo	Finger Print	Signature
	Mr Azad Rahaman Son of Late Abdur Rahaman Date of Execution - 25/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office		 Captured Feb 25 2025 4:07PM LTI 25/02/2025	 25/02/2025
J B Hazra Road, Rashikpur, 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, Date of Birth:XX-XX-1XX8 , PAN No.:: AFxxxxxx9Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Azadi Properties (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HEMANTA DUTTA Son of Mr BALAI DUTTA BARSUL City:- , P.O:- BARSUL, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713149		 Captured	
	25/02/2025	25/02/2025	25/02/2025

Identifier Of Mr Giridhari Agarwal, Mr Azad Rahaman

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PANNALAL MURARILAL	Azadi Properties-28 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PANNALAL MURARILAL	Azadi Properties-9020.00000000 Sq Ft

Endorsement For Deed Number : I - 020301648 / 2025

On 25-02-2025

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 14:25 hrs on 25-02-2025, at the Office of the A.D.S.R. Bardhaman by Mr Giridhari Agarwal ..

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 4,58,14,146/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 25-02-2025 by Mr Giridhari Agarwal, Managing partner, PANNALAL MURARILAL, Borehat Kalitala, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman
. District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mr HEMANTA DUTTA, . . Son of Mr BALAI DUTTA, BARSUL, P.O: BARSUL, Thana: Bardhaman
. , Purba Bardhaman, WEST BENGAL, India, PIN - 713149, by caste Hindu, by profession Business
Execution is admitted on 25-02-2025 by Mr Azad Rahaman, proprietor, Azadi Properties, N H Bypass Goda More.
City:- Burdwan, P.O:- Lakurdi, P.S:-Bardhaman
. District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mr HEMANTA DUTTA, . . Son of Mr BALAI DUTTA, BARSUL, P.O: BARSUL, Thana: Bardhaman
. , Purba Bardhaman, WEST BENGAL, India, PIN - 713149, by caste Hindu, by profession Business

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 1,000.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4589, Amount: Rs.1,000.00/-, Date of Purchase: 25/02/2025, Vendor name: S DEY



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 06-03-2025

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.



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 0203-2025, Page from 34988 to 35010

being No 020301648 for the year 2025.



Digitally signed by SANJIT SARDAR
Date: 2025.03.07 16:06:39 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 07/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.