

81. 7265/25

7-7254/2025

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम-बंगाल WEST BENGAL

AL 766173

Certified that the Documents is admitted to registration. The endorsement sheets attached with this document are the Part at this document.

GENERAL POWER OF ATTORNEY

Addl. District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

Query No. :

/2023.

09 SEP 2025

THIS POWER OF ATTORNEY executed at Asansol on this the 08th day of September, 2025 by Owner thereof namely **(1) Mrs. SUPRITI BANERJEE**, (PAN : ARWPB1283B) wife of Mr. Chandranath Bandyopadhyay, by faith Hindu, by nationality Indian, residing at Laldighi Para, Suri, P.O. & P.S.- Suri, District: Birbhum, Pin :-731101, West Bengal, **(2) Mrs. SUKLA CHAKRABORTY**, (PAN : ALJPC2056L) daughter of Late Magaram Chakraborty, by faith Hindu, by nationality Indian, residing at Kalitala Para, Debipur, P.O & P.S.- Memari, District: Purba Bardhaman, PIN :- 713146,

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ক্রমিক নং ২৫৪ তারিখ ৬.৯.২৫

মুখ্য ১৫৫

ক্রম ১৫৫

আসানসোল মহকোলা নং ২/৫৯ ২৫/৯/২৫ তারিখ

সুপ্রতি শ্রীমানের শ্রী
অফিস

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Add: District Sub-Registrar
Asansol, Dist-Paschim Bardhaman
08 SEP 2025

West Bengal, **(3) Miss. BITHIKA CHAKRABORTY**, (PAN : BEHPC6113C) daughter of Mr. Shankar Chakraborty, by faith Hindu, by nationality Indian, residing at Kalitala Para, Debipur, P.O & P.S.- Memari, District :- Purba Bardhaman, PIN :- 713146, West Bengal, AND **(4) Mrs. MOULI MUKHERJEE**, (PAN : AXUPM4793P) daughter of Mr. Kalidas Mukherjee, by faith Hindu, by nationality Indian, residing at Balijuri, P.O. :- Laudoha, P.S.- Faridpur, District :- Paschim Bardhaman, Pin :- 713385, West Bengal, hereinafter referred to as the **PRINCIPAL**;

IS BEING EXECUTED IN FAVOUR OF

ODEUM PROPERTIES LLP, (Pan :- AAJFO0283A) (LLPIN ACH-1500) a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its principal place of business and/or registered office at 378/51, Brij Bihari Residency, Ground Floor, G.T. Road, Beside A.G. church School, Kumarpur, Asansol, P.S. Asansol (South), Dist. Paschim Bardhaman, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective successors and assigns) represented by its Designated Partners **1. SRI CHANDAN KUMAR AGARWAL**, (Pan :- AHOPA0211C) son of Nirmal Kumar Agarwal, by faith Hindu, by occupation Business, by citizenship Indian, resident of Amba Complex, 2nd Floor, Near Telephone Exchange, Samiran Roy Road, Asansol, P.O.- Asansol, P.S.- Asansol South, Dist:- Paschim Bardhaman, Pin:- 713301, AND **2. MD. KALIMUDDIN**, (Pan :- APKPK4193F) son of Mohammad Moinuddin, by faith Muslim, by occupation Business, by citizenship Indian, resident of Hazi Nagar, Railper, Asansol, P.O.- Asansol, P.S.- Asansol, Dist:- Paschim Bardhaman, Pin:- 713302, hereinafter referred to as the **ATTORNEY**.

WHEREAS, the Principal is the owner of the premises described in the **SCHEDULE** hereunder written (the "**PREMISES**").

AND WHEREAS, the Executors/Principals already entered into an Agreement for Development / Construction of a Multi-storied building over the schedule property with **ODEUM PROPERTIES LLP**, vide Deed No. I-...**7236**..... of the year 2025, executed and registered before the office of the A.D.S.R. Office at Asansol.

AND WHEREAS, for the purpose of construction and development of the Project on the Premises and also to deal with Developer's allocation in the aforesaid project, the Principal is desirous of nominating, appointing and

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constituting **'ODEUM PROPERTIES LLP'** as their lawful Attorney (the **"ATTORNEY"**) to act, do and perform the following acts, deeds, matters and things.

KNOW YE ALL MEN BY THESE PRESENTS, the Principal do hereby appoint and nominate the Attorney as its **TRUE AND LAWFUL ATTORNEY** on its behalf and in its name to do, jointly and/or severally, the following acts, deeds and things relating to the Project to be constructed and/or developed at the Premises.

To prepare, submit correspond, receive and sign all papers like plans, applications, affidavits, indemnities, letters, authorizations and corrections, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments and/or such other relevant and concerned authorities competent authorities including all administrative offices of the Government of West Bengal and also including the concerned municipal authorities, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board/ Environment Department, Govt. Of West Bengal, Directorate of Town and Country Planning, West Bengal Police, Land & Land Reform Department of the Govt. Of West Bengal W.B. tourism department, industries department etc., for obtaining necessary certificates, sanctions, permissions, exemptions, no objection certificates orders etc., connected with the development of the Project on the Premises and in this respect to do and/or caused to be done any one or more of the following:

- i. Demolition of existing structures on the Premises (if any)
 - ii. Construction of the new building/the Project
 - iii. Additions, revisions, alterations, renewals and regularization of the new building/the Project.
 - iv. Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity for the purpose of the Development of the new building/project.
1. To apply for and obtain sanction of the building plans in respect of the Premises and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter.

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2. To apply for quotas, entitlements and other allocations for cement, steel, bricks and any other building material that may be required for the Project on the Premises.
3. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of plan in respect of the Project to be constructed on the Premises and also to act as per the plan approved by the A.M.C.
4. To obtain delivery of the sanction plan/plans from the concerned Authority for the development of the Said property.
5. To enter upon the Premises with men and material as may be required for the purpose of development work and erect the new buildings as per the building plans to be sanctioned by the concerned Authority.
6. To pay fees to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of the sanctioned plans and submit all the papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, contractors and sub-contractors for the aforesaid purposes as the Attorney shall think fit and proper.
7. To obtain refund of the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the Plans to any authority or authorities.
8. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Premises and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
9. To appear and represent the Principal before all authorities for fixation and/or finalization of the annual valuation of the Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all acts, deeds and things as the Attorney may deem fit and proper.

Dr. M. B. Jeyaraj
Att.

10. To insure the Premises and/or the fittings and fixtures installed thereat against damages, fire, tempest, riots, civil commotion, floods, earthquakes, malicious damage or destruction and against other risks as the Developer may think sufficient to protect the interest of all concerned therein.
11. To collect advance /deposit from the intending purchaser against selling of Developers' entitlement in the proposed Project.
12. To engage Advocates and to commence prosecute enforce defend answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction of the Project on the Premises or any part thereof and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non - suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller.
13. To file appeals, references, revisions and appear and represent before the competent authorities in respect of any matter relating to the construction of the Project on the Premises.
14. To make and sign necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government Department, Local authority or other competent authorities including appropriate authorities under the laws for the time being in force, for registration and for all other matters in connection with the construction of the Project on the Premises in pursuance of the Plan to be sanctioned by the concerned municipal authorities and make payment of all charges and fees therefore and recovery of compensation, if any.
15. For all or any of the purposes herein before stated to appear and represent the Principal before all authorities having jurisdiction and to sign, execute and submit papers and documents.
16. To file any application before the financial organisation for obtaining project loan against the Developer's allocable portion in respect of construction of building over the schedule land.

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17. To sign, execute and register and to appear before the sub registrar and/or the concerned registrar to register only the Agreement(s) for sale of the constructed spaces within the new building at the said Premises only for the Developer's Entitlement/Allocation. In this regard it is clarified that so far as the Developer's Entitlement is concerned, the Principal is not granting any powers in favour of the Attorney in respect of the signing/execution of the deeds of conveyance of the constructed spaces within the new building at the said Premises until and unless the delivery of the Owner's Entitlement/ Allocation from the Developer and the above actions are expressly excluded from the scope and ambit of this Power of Attorney. It is clarified that after delivery of Owner's allocable portion by the Developer, the Developer shall be entitled to execute and register Sale deeds or any other deeds of conveyance transferring their allocable portions and in this regard the First Party/Principals undertakes to execute further Power of Attorney empowering the Developer to Transfer the Developer's allocable portions by way of Sale deeds or any other deeds of conveyance transferring their allocable portions .
18. **Be it noted** that this Power Of Attorney is being granted in favour of the Attorney without any consideration and no right title and interest is created in favour of the Attorney on the Premises and the said Attorney shall only have power to make construction or development work of the new building/Project on the Premises only after sanction of the building plan as mentioned in the Said Agreement.
19. This Power of Attorney is revocable.
20. **AND GENERALLY** the Attorney shall do, as the case may be, all acts, deeds and things, which are necessary for developing the Project on the Premises in the manner aforesaid fully and effectively, and to do all acts incidental and ancillary thereto **AND** the **PRINCIPAL** hereby agree to ratify and confirm all and whatsoever, the **ATTORNEY** shall, jointly and/or severally, do, execute or perform or cause to be done executed

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or performed in connection with the development of the Project on the Premises in terms of the Said Agreement.

21. **AND** it is clarified that the terms and expressions used herein shall, unless there be something contrary or repugnant to the subject or context, have the meanings assigned to them in the Said Agreement.
22. **AND** it is further clarified that while exercising the powers and authorities hereby conferred the Attorney, shall, jointly and/or severally, not do any act, deed or thing which would go against the express provisions of or the spirit of the Said Agreement.

**THE SCHEDULE ABOVE REFERRED TO
(Premises)**

ALL THAT the piece and parcel of "Bastu" Land measuring Total an **Area 1.75 Acres (One Acres Seventy Five Decimals) more or less**, lying situated at R.S. Plot No.- **1746**, corresponding to L.R. Plot No.- **1049**, under L.R. Khatian No.- **2971**, Area of Land in this Khatian **.4375 Acres or 43.75 Decimal**, L.R. Khatian No.- **2961**, Area of Land in this Khatian **.4375 Acres or 43.75 Decimal**, L.R. Khatian No.- **2970**, Area of Land in this Khatian **.4375 Acres or 43.75 Decimal**, L.R. Khatian No.- **2962**, Area of Land in this Khatian **.4375 Acres or 43.75 Decimal**, Together with more than **5 years old** Tin shaded single storied Residential building thereon, being Total Constructed Area is **100 Sq. Ft.** in Ground Floor, made of **Cemented Floor**, within Mouza **Narsamuda**, included within limits of **Asansol Municipal Corporation, P.S.- Asansol (South), J.L No.- 9, District : Paschim Bardhaman.**

ON THE NORTH: Genexx Exotica Residential Project,
 ON THE EAST: Genexx Exotica Residential Project,
 ON THE WEST: 30'-0" wide Surya Sen Park Road and vacant land,
 ON THE SOUTH: individual residential plotted developments,

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IN WITNESS WHEREOF We put our signature unto these presents on this 8th day of September, 2025.

WITNESSES :

1. *Mamaji Kumar Agarwal*
 S/o Late Raj Kumar Agarwal
 Shastri Nagar, Asansol, P.O.
 Ram Krishna Mission, W.B. - 713305

2. *Ramash Chakraborty,*
S/o. Sri Surendra Nath
Chakraborty,
Dist. - Vill. & P.O. - Alkabi Dighai,
P.S. - Ichhapur.
Dist. - Bardhaman Bardhaman,
Pin. - 713326.

Prepared by me as per instruction of the Parties and readover and explained the content to the Parties & printed in my office.

Ayan Ranjan Mukherjee
 (Ayan Ranjan Mukherjee)
 Advocate, Asansol Court.
 Enrolment No. WB/1072/2009.

1. *Supriya Banerjee*

2. *Sukla Chakraborty*

3. *Biteika Chakraborty.*

4. *Mouli Mukherjee*

Signature of the Executrixs

ODEUM PROPERTIES LLP

Charan Agarwal

DESIGNATED PARTNER

ODEUM PROPERTIES LLP

Md. Valimuddin

Signature of the Attorney
 DESIGNATED PARTNER

1. *Supriya Banerjee*

2. *Sukla Chakraborty*

3. *Biteika Chakraborty.*

4. *Mouli Mukherjee*

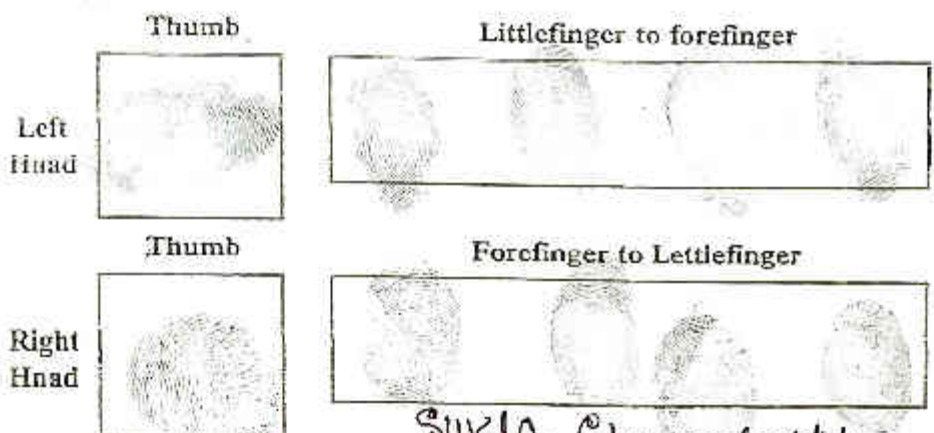
Attested by the Executrixs

Sheet containing the finger prints of both hands of the Parties herein along with their self attested photograph is attached with this Deed and to be treated as part of this Deed.

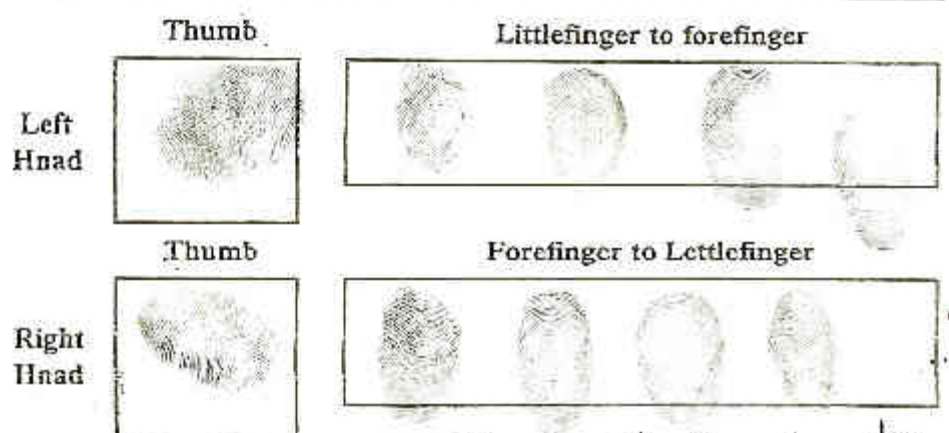
Charan Agarwal
Ag



Finger Print attested by me: *Supriya Banerjee*



Finger Print attested by me: *Sukla Chakraborty*



Finger Print attested by me: *Bibhika Chakraborty.*



Finger Print attested by me: *Mouli Mukherjee*

Right Hand

Thumb

Littlefinger to forefinger

Forefinger to Littlefinger

Finger Print attested by me: *Charan Agasol*



Left Hand

Thumb

Littlefinger to forefinger

Right Hand

Thumb

Forefinger to Littlefinger

Finger Print attested by me: *M. D. Kalimuddin*



Left Hand

Thumb

Littlefinger to forefinger

Right Hand

Thumb

Forefinger to Littlefinger

Finger Print attested by me:



Left Hand

Thumb

Littlefinger to forefinger

Right Hand

Thumb

Forefinger to Littlefinger

Finger Print attested by me:



DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) *Manoj Kumar Agarwal*
2. FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম) *Late Raj Kumar Agarwal*
3. OCCUPATION (পেশা) *Business*
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
- VILLAGE / TOWN (গ্রাম) *Poona*
- POST OFFICE (পোস্ট অফিস) *Poona*
- POLICE STATION (থানা) *Poona* PIN *713305*
- DISTRICT (জেলা) *PASCHIM BARDHAMAN* STATE (রাজ্য) *WEST BENGAL*
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) *Friend*
6. AADHAR NO. *3072 6936 4689*
- PAN
- EPIC NO.

আমি (শনাক্তকারী)..... অত্র দলিলের (Query No.)

..... বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।

1. *Manoj Kumar Agarwal* as identifier identifying the executants of the concerned deed
(Query No.)

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Manoj Kumar Agarwal
Identifier Signature
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2305-07254/2025	Date of Registration	09/09/2025
Query No / Year	2305-8002544636/2025	Office where deed is registered	
Query Date	08/09/2025 3:27:18 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Ayan Ranjan Mukherjee Asansol Court, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9832209145, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 8,16,96,724/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4B(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230507236/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :





District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Surya Sen Park Road, Mouza: Narsamuda, Pin Code : 713304







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-1049	LR-2971	Bastu	Bastu	0.4375 Acre		2,04,16,681/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1049	LR-2961	Bastu	Bastu	0.4375 Acre		2,04,16,681/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1049	LR-2970	Bastu	Bastu	0.4375 Acre		2,04,16,681/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1049	LR-2962	Bastu	Bastu	0.4375 Acre		2,04,16,681/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			175Dec	0/-	816,66,724 /-	
		Grand Total :			175Dec	0/-	816,66,724 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S:	On Land L1, L2, L3, L4	100 Sq Ft.	0/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	30,000 /-	

Principal Details :


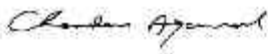
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Supriti Banerjee Wife of Shri Chandranath Bandyopadhyay Executed by: Self, Date of Execution: 08/09/2025 , Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office	 <small>08/09/2025</small>	 LTI <small>08/09/2025</small> Captured	Smt Banerjee <small>08/09/2025</small>
Laldighi Para, Suri, City:- Not Specified, P.O:- Suri, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: ARxxxxx3B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/09/2025 , Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Sukla Chakraborty Daughter of Late Magaram Chakraborty Executed by: Self, Date of Execution: 08/09/2025 , Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office	 <small>08/09/2025</small>	 LTI <small>08/09/2025</small> Captured	Smt Chakraborty <small>08/09/2025</small>
Kalitala Para, Debipur, City:- Not Specified, P.O:- Memari, P.S:-Memari, District:-Purba Bardhaman, West Bengal, India, PIN:- 713146 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: ALxxxxx6L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/09/2025 , Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office				

	Name	Photo	Finger Print	Signature
3	Smt Bithika Chakraborty (Presentant) Daughter of Shri Shankar Chakraborty Executed by: Self, Date of Execution: 08/09/2025 , Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office	 <small>08/09/2025</small>	 <small>LTI</small> <small>08/09/2025</small> Captured	 <small>08/09/2025</small>
Kalitala Para, Debipur, City:- Not Specified, P.O:- Memari, P.S:-Memari, District:-Purba Bardhaman, West Bengal, India, PIN:- 713146 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: BExxxxxx3C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/09/2025 , Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office				
	Name	Photo	Finger Print	Signature
4	Smt Mouli Mukherjee Daughter of Shri Kalidas Mukherjee Executed by: Self, Date of Execution: 08/09/2025 , Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office	 <small>08/09/2025</small>	 <small>LTI</small> <small>08/09/2025</small> Captured	 <small>08/09/2025</small>
Balijuri, City:- Not Specified, P.O:- Laudoha, P.S:-Faridpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713385 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: AXxxxxxx3P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/09/2025 , Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office				



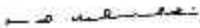
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ODEUM PROPERTIES LLP 378/51, Brij Bihari Residency, Ground Floor, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AAxxxxxx3A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Chandan Kumar Agarwal Son of Nimal Kumar Agarwal Date of Execution - 08/09/2025, , Admitted by: Self, Date of Admission: 08/09/2025, Place of Admission of Execution: Office	 <small>Sep 8 2025 4:38PM</small>	 <small>LTI</small> <small>08/09/2025</small> Captured	 <small>08/09/2025</small>

Amba Complex, 2nd. Floor, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx1C,Aadhaar No Not Provided Status : Representative, Representative of : ODEUM PROPERTIES LLP (as DESIGNATED PARTNER)

2	Name	Photo	Finger Print	Signature
	Md Kalimuddin Son of Mohammad Moynuddin Date of Execution - 08/09/2025, Admitted by: Self, Date of Admission: 08/09/2025, Place of Admission of Execution: Office	 <small>Sep 8 2025 4:23PM</small>	 <small>L11 08/09/2025</small> Captured	 <small>08/09/2025</small>
Hazi Nagar, Pailper, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx3F,Aadhaar No Not Provided Status : Representative, Representative of : ODEUM PROPERTIES LLP (as DESIGNATED PARTNERS)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manoj Kumar Agarwal Son of Late Raj Kumar Agarwal Asansol, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713305	 <small>08/09/2025</small>	 <small>08/09/2025</small> Captured	 <small>08/09/2025</small>
Identifier Of Smt Supriti Banerjee, Smt Sukla Chakraborty, Smt Bithika Chakraborty, Smt Mouli Mukherjee, Shri Chandan Kumar Agarwal, Md Kalimuddin			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Supriti Banerjee	ODEUM PROPERTIES LLP-0.4375 Acre
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Sukla Chakraborty	ODEUM PROPERTIES LLP-0.4375 Acre
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Bithika Chakraborty	ODEUM PROPERTIES LLP-0.4375 Acre
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Mouli Mukherjee	ODEUM PROPERTIES LLP-0.4375 Acre
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Supriti Banerjee	ODEUM PROPERTIES LLP-25.00000000 Sq Ft
2	Smt Sukla Chakraborty	ODEUM PROPERTIES LLP-25.00000000 Sq Ft
3	Smt Bithika Chakraborty	ODEUM PROPERTIES LLP-25.00000000 Sq Ft
4	Smt Mouli Mukherjee	ODEUM PROPERTIES LLP-25.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S.- Asansol, Municipality: ASANSOL MC, Road: Surya Sen Park Road, Mouza: Narsamuda, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1049, LR Khatian No:- 2971	Owner:সুপ্রীতি বানার্জী, Gurdian:জয়দেব , Address:সিঙা , Classification:বণ্ড, Area:0.43750000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1049, LR Khatian No:- 2961	Owner:সুলা চক্রবর্তী, Gurdian:সংসারাম চক্রবর্তী, Address:কালীতলা পাড়া,বেদীপুর পোস্ট ও পুরা দেবদী,৭১৩৩৩৬ পূর্ব বর্ধমান, Classification:বন্য, Area:0.43750000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1049, LR Khatian No:- 2970	Owner:বীথিকা চক্রবর্তী, Gurdian:শ্যাম , Address:সিঙা , Classification:বন্য, Area:0.43750000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1049, LR Khatian No:- 2962	Owner:মৌলী মুখার্জী, Gurdian:কপীলাস মুখার্জী, Address:বাড়ীঘাটী,আসনোলা কলিঙ্গপুর ৭১৩৩৩৬, Classification:বন্য, Area:0.43750000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230507254 / 2025

On 08-09-2025

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

Presented for registration at 16:22 hrs on 08-09-2025, at the Office of the A.D.S.R. ASANSOL by Smt. Bithika Chakraborty, one of the Executants.

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 8,16,96,724/-

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

Execution is admitted on 08/09/2025 by 1. Smt Suprii Banerjee, Wife of Shri Chandranath Bandyopadhyay, Laldighi Para, Suri, P.O: Suri, Thana: Suri, Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession Others, 2. Smt Sukla Chakraborty, Daughter of Late Magaram Chakraborty, Kalitala Para, Debipur, P.O: Memari, Thana: Memari, Purba Bardhaman, WEST BENGAL, India, PIN - 713146, by caste Hindu, by Profession Others, 3. Smt Bithika Chakraborty, Daughter of Shri Shankar Chakraborty, Kalitala Para, Debipur, P.O: Memari, Thana: Memari, Purba Bardhaman, WEST BENGAL, India, PIN - 713146, by caste Hindu, by Profession Others, 4. Smt Mouli Mukherjee, Daughter of Shri Kalidas Mukherjee, Balijuri, P.O: Laudoha, Thana: Faridpur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713385, by caste Hindu, by Profession Others

Identified by Mr Manoj Kumar Agarwal, Son of Late Raj Kumar Agarwal, Asansol, P.O: Asansol, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by profession Business

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

Execution is admitted on 08-09-2025 by Md Kalimuddin, DESIGNATED PARTNERS, ODEUM PROPERTIES LLP, 378/51, Brij Bihari Residency, Ground Floor, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Mr Manoj Kumar Agarwal, Son of Late Raj Kumar Agarwal, Asansol, P.O: Asansol, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by profession Business

Execution is admitted on 08-09-2025 by Shri Chandan Kumar Agarwal, DESIGNATED PARTNER, ODEUM PROPERTIES LLP, 378/51, Brij Bihari Residency, Ground Floor, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304

Identified by Mr Manoj Kumar Agarwal, Son of Late Raj Kumar Agarwal, Asansol, P.O: Asansol, Thana: Asansol, City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713305, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by by online = Rs 200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2025 5:32PM with Govt. Ref. No: 192025260256646478 on 08-09-2025, Amount Rs: 200/-, Bank: SBI EPay (SBIEPay), Ref. No. 3968590372256 on 08-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by by online = Rs 0/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2025 5:32PM with Govt. Ref. No: 192025260256646478 on 08-09-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIEPay), Ref. No. 3968590372256 on 08-09-2025, Head of Account



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

On 09-09-2025

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.

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 284, Amount: Rs.50.00/-, Date of Purchase: 08/09/2025, Vendor name: B DAWN



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

ate of Registration under section 60 and Rule 69.
stered in Book - I
ume number 2305-2025, Page from 199826 to 199846
eing No 230507254 for the year 2025.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2025.09.12 14:39:32 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 12/09/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.