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পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

AE 503730

DIBAKWA Juhan Subrata Haji Lobasi Mri

Certified that the Document is admitted to registration. The endorsement sheet attached with this accument are the Per of this document.

Addi. District Sub-Registre Agenuci, Diet - Paschim Bardhemen

2 0 MAY 2022

2305800 | 495215 Query No. /2022

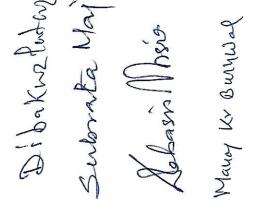
In connection with the Agreement for Development and Construction of the Property vide

Deed No. 2305046.77 for the year of 2022, A.D.S.R. Asansol.

THIS DEED OF GENERAL POWER OF ATTORNEY,

Page 1 of 10

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Is made as hereunder

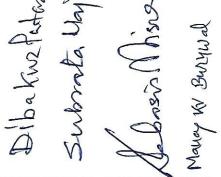
LET ALL MEN KNOW BY THESE PRESENTS that,

I, <u>SRI. MANOJ KUMAR BURNWAL</u> (<u>PAN No. ADDPB4166C</u>), aged about 55 years son of SHRI, HARI NARAYAN BURNWAL, Citizen of India, by faith Hindu, by occupation business, resident of 57/A SAMIRAN ROY ROAD, ASANSOL, Post Asansol 713301, Police station Asansol (south), Sub division and Additional District Sub Registry office Asansol, District Paschim Bardhaman, do hereby send our greetings and say as set forth hereunder:-

That I, the constituents/the Executants, remain pre-occupied in my respective professions, having little or no time to develop my land mentioned in schedule below nor the Executants has the necessary competence and infrastructures to undertake construction of a multistoried building/apartment or either take any effective decision or to look after our aforesaid property mentioned in Schedule below to their beneficial advantage.

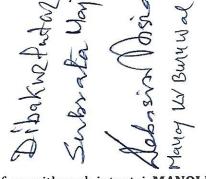
That in the circumstances, i, the above named Executants invited proposals from competent property developers and promoters having the necessary competence in the said matter of construction and promotion of property thereof and the DEVELOPERS <u>M/s. SHREE SUMUKHA DEVELOPERS LLP</u> (PAN No. AENFS 4565 D), a Limited Liability Partnership under the Limited Liability Partnership Act 2008, having its Registered Office at Holding No. 207(N), Sudihi Village, Post Office Ethora, Asansol, Bardhaman, west Bengal 713359 represented by its Partners, namely:-

Distraction of the



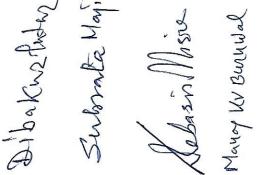
- (1) MR. DIBAKAR PATAR (PAN No. BMHPP 0225 J) son of Mr. Umapada Patar, Citizen of India, by faith Hindu, by occupation Business, resident of Dakhin Para, Suidhi, Post Office Ethora, Asansol 713359, District Paschim Bardhaman
- (2) MR. SUBRATA MAJI (PAN No. ALJPM 2559 A) & (Aadhar No. 7546 8495 4160) son of Mr. Santosh Maji, Citizen of India, by faith Muslim, by occupation Business, resident of H-079, Radharani Bhawan, New Colony Gobindapur, Kanyapur, Asansol 713341, District Paschim Burdwan, and
- (3) MR. DEBASIS MISRA (PAN No. AMVPM 4994 N) & (Aadhar No. 4518 2190 3942) son of Mr. Dulal Chandra Misra, Citizen of India, by faith Hindu, by occupation Business resident of Panchgachia, Gandhi Nagar, Kanyapur, Asansol, Bardhaman, West Bengal - 713341. have agreed to said proposal, which we have accepted and further have already entered into an Agreement for Development and Construction of my scheduled property with the aforesaid DEVELOPERS, namely, M/s. SHREE SUMUKHA DEVELOPERS LLP represented by its Partners, namely:- (1) MR. DIBAKAR PATAR son of Mr. Umapada Patar, (2) MR. SUBRATA MAJI son of Mr. Santosh Maji and (3) MR. DEBASIS MISRA son of Mr. Dulal Chandra Misra onupon certain terms and conditions, including the ratio of allocation to be given and provided to me, the OWNER and as also to the developer in the proposed Multi-Storied Residential cum Commercial Building to stand upon the land mentioned in schedule below, as are more fully described in the aforesaid agreement dated 20th Moy 2022, that in the circumstances, i, the aforesaid Constituents consider it fit and prudent to duly appoint, nominate and constitute the aforesaid Developers, as our constituted ATTORNEY for proper care, control and maintenance concerning our said property and premises, fully mentioned in schedule below.

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That therefore with such intent, i, MANOJ KUMAR BURNWAL do hereby nominate, appoint and constitute above named (1) MR. DIBAKAR PATAR son of Mr. Umapada Patar, (2) MR. SUBRATA MAJI son of Mr. Santosh Maji and (3) MR. DEBASIS MISRA son of Mr. Dulal Chandra Misra, All are Citizens of India, by faith Hindu, by occupation Business, No. 1 is resident of Dakhin Para, Suidhi, Post Office Ethora, Asansol 713359, District Paschim Bardhaman, No. 2 is resident of H-079, Radharani Bhawan, New Colony Gobindapur, Kanyapur, Asansol – 713341, District Paschim Burdwan, and No. 3 is resident of Panchgachia, Gandhi Nagar, Kanyapur, Asansol, Bardhaman, West Bengal – 713341, as my true and lawful joint ATTORNEY for and on our behalf to do, execute and/or cause to be done, all or any of the following acts, deed and things related and connected with our said property, fully mentioned in Schedule below, that is to say:-

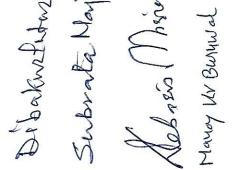
- To look after, manage, maintain and control our said property, fully mentioned in Schedule hereunder written and hereinafter called and referred to as the 'Scheduled property'.
- 2. To raise and erect a multi-storied residential cum commercial building, consisting of self-contained flats along with commercial and semi-commercial units/shop rooms, offices etc., on the Ground Floor of the proposed Multi-storied building, thereof upon the scheduled mentioned lands in best workmanship manner with the hilp of good quality building materials by taking assistance of engineering expert for us and on our behalf in accordance with the valid and sanctioned building plan/s from the Authority of Asansol Municipal Corporation and such other competent authorities as be required.
- 3. To submit site plan and building plan duly prepared through competent person/planner/civil engineer before the Authority of Asansol Municipal Corporation or



such other competent authorities after signing the same for me and on my behalf for the purpose of construction/erection of such multi-storied buildings / apartments upon the scheduled mentioned lands and to deposit the requisite fees for getting the said plan sanctioned in my names and to collect the receipts and the aforesaid plans for us and on our behalf. In this connection our Attorney shall be able to sign and execute all other Documents, applications, forms, affidavits, etc. For me and on my behalf.

- 4. To pay various deposits to the Authority of Asansol Municipal Corporation and other concerned Authorities as be necessary for the purpose of carrying out such construction work on the said land and claim refund of such deposits so paid by our said Attorney and give valid and effectual receipt in our names and behalf in connection with refund of such deposit.
- 5. To submit any other building plan for addition, alteration/extension as and when required after signing the same for me and on our behalf in connection with the said proposed building before the office of the Asansol Municipal Corporation or such other competent authorities and to get it sanctioned/approved from the said authority by taking all necessary steps in this regard for me and my behalf and to raise all further overhead structure on the top roof of the proposed building/s in accordance with law and in strict compliance of the building plan if so sanctioned/approved by the authority concerned.
- 6. To take all measures to install bore-well for sufficient water and further obtain water connections in the proposed building from the Asansol Municipal Corporation and or other competent authority and in this regard respectively by sign all necessary papers, documents, applications, forms, affidavit with right to submit the same before the

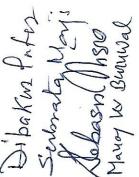
Journal



authority concerned for me and on my behalf and to pay/deposit all amounts of money towards costs, fees, etc.

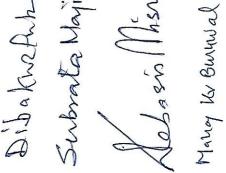
- 7. To appear in all offices, state or Municipal and file applications, written statements and swear affidavits regarding any matter regarding the scheduled mentioned property.
- 8. To make, sign, execute, file and/or to perform and/or to get all acts, deeds, documents, applications and other papers and matters and things whatsoever as shall or may be required from time to time in respect of our property mentioned in schedule hereunder written.
- 9. To bring, institute and commence all suits and proceedings, in my names or on our behalf in respect of the said property and carry on and take such steps as may be necessary on our behalf in all courts of law and offices whether Civil, Criminal or Revenue and to defend all such suits and proceedings against me or filed by me and to carry on the same up to the final court an further compromise them for all or any of the said purpose and/or to submit any dispute pertaining to our said land for arbitration and to do and execute such deeds and things as shall be necessary and expedient or that may be required.
- 10. To sign, execute and verify in our names and for me behalf all written statements, applications and other legal documents required for the purpose of such suits or proceedings and to appoint, nominate and/or dismiss Advocates and other lawyers for all such suits and proceedings and to execute for and on me behalf all vakalatnamas etc., necessary in that behalf and generally to do all acts, things, deeds and on our behalf as required for conduct of cases and proceedings.

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- 11. To pay all taxes and rents or revenue and/or fees, submit letters, applications, documents and deeds before the Authority of Asansol Municipal Corporation or before any other State or competent authority for any matter concerning me said 'scheduled property', for and on my behalf.
- 12. To advertise for sale, transfer an enter into any agreement for sale of the built up portions, whether commercial, semi-commercial and residential in the proposed multistoried building to stand upon the scheduled land (except our or the "owner Allocation") as mentioned in the Development Agreement dated. 20th Moy 2122 at a price that may deem fit and proper to our said attorney for and on my behalf and to receive earnest or consideration money thereof from the prospective buyers or buyers and to sign on my behalf and give effectual discharge for the same as may my said attorney decide or deem fit and proper, for and on my behalf.
- 13. To sign and execute all deeds of sale, conveyance, lease or transfer deed in respect of the scheduled property or the built up portions erected thereupon and present all such deeds of transfer or conveyance for registration in favour of its intending purchaser/s before the Additional District Sub Registry Office, Asansol or before any other Registrar of Assurances having the Jurisdiction over the property mentioned in schedule below.
- 14. To sign and execute all further papers and documents, affidavits in favour of the intending Purchaser/s and or the transferee and deliver unto the intending Purchaser/s or transferee, all required documents in respect of the said property transferred on my behalf. And generally to do all acts, deeds and things fit and necessary or incidental thereto in exercise of any of the above powers for the said purposes as aforesaid as fully and effectual in all

Description Barry



manners and respect as i, could do the same personally ourselves in respect of the scheduled property.

However, if any responsibilities, criminal liabilities arise due to any act or my Power of Attorney holder, i shall not be responsible and only the attorney shall be responsible.

However, this Power is always revocable.

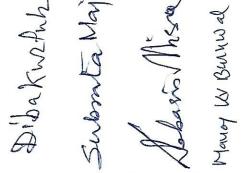
All acts, deeds and things done lawfully by my said attorneys, namely, MR. DIBAKAR PATAR.

MR.SUBRATA MAJI and MR.DEBASIS MISRA shall be construed as acts, deeds and things done, as if i, was personally present and all acts whatsoever my said ATTORNEY shall lawfully do, execute or cause to be done, i, SRI. MANOJ KUMAR BURNWAL the aforesaid Executants, do hereby agree to rectify and confirm by virtue of the power given.

SCHEDULE (Deception of the Property)

- In the District of Paschim Bardhaman, Post Asansol 713301, Sub Dtviston and Additional District Sub Registry Office, Asansol, within MOIJZA ASANSOL J. L. No. 35, Police Station Asansol (South), as followes:-
- a. <u>ALL THAT</u> piece and parcel of homestead land, **measuring area 03 Katha** situated upon portion of C. S. Plot No. 30 and comprised upon LOP (Lay Plot) No 108 of the R. R. Department of the Government of West Bengal corresponding to R. S. Plot No. 90 (Ninety) corresponding to L. R. Plot No. 149 under L. R Khatian No. 5597 together with the 10 (Ten) years old pacca Shed residential unit standing thereon measuring an undivided Covered Area of 100 (Hundred) square feet, bearing part of Holding No. 31 (44), House No. 0180321, Mohishilla Colony, B/5, Asansol, wrthin Old Ward No. 18 and new Ward No. 85 of Asansol

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Municipal Corporation, with all fittings, fixtures, a water well etc., along with all easements, rights, privileges etc.

Above said property butted and bounded by:

On the North: Property of Goutam Saha,

On the South: Property of Suren Jalan,

On the East: house of Shivapada Saha.

& on the West: 30 feet wide Road. of 1 No Mohistla colony

b. ALL THAT piece and parcel of homestead land, **measuring area 03 Katha** situated upon portion of C. S. Plot No. 30 and comprised upon LOP (Lay Plot) No 111 of the R. R. Department of the Government of West Bengal corresponding to R. S. Plot No. 87 (Eighty Seven) corresponding to L. R. Plot No. 150 under L. R Khatian No. 4104, together with the 10 (Ten) years old pacca Shed residential unit standing thereon measuring an undivided Covered Area of 100 (Hundred) square feet, bearing part of Holding No. 30(49), House No. 0180320, Mohishilla Colony, B/5, Asansol, wrthin Old Ward No. 18 and new Ward No. 85 of Asansol Municipal Corporation, with all fittings, fixtures, a water well etc., along with all easements, rights, privileges etc.

<u>Above said property Butted and bounded by:</u>

On the North: Property of the vendor.

On the South: Property of Gouranga Saha.

On the East: House of Shivapada Saha.

On the West: 30 feet wide Road. of 1 No. Mohinda Colony,

Note: Two A 4 papers sheets containing finger impressions of both the hands along with the color photographs of both the parties is annexed with this deed.

IN WITNESS WHEREOF, i, SRI. MANOI KUMAR BURNWAL, the Executants, do hereby sign and execute this DEED of GENERAL POWER OF ATTORNEY after fully understanding the contents thereof in presence of following witnesses, on this theday of MAY 2022 (TWO THOUDAND TWENTY TWO).

WITNESS:-

Navin Kr. Bornwal S10. Rames Pd. Bornwal of Asound count Diet Poschim Bordhama. PIN No. 713304.

2. Sowrav Kr. Wto. 5/0. (t. Shir Kr. lipta. Road, Asomal, 213301 Poschian Bordhen 71330).

Drafted by: - Navin Kr. Bornwy

ADVOCATE (Navin Kr. Barnwal) Asansol court. EN NO. WB 1500/2010 Mary Kr Burnwal

Signature of the Executant

Dibaking Padas Subrata Maji

Signature of the Attorney

Major Information of the Deed

Deed No:	d No : I-2305-04687/2022		20/05/2022		
Query No / Year 2305-8001495215/2022		Office where deed is registered			
Query Date 20/05/2022 3:22:08 PM		A.D.S.R. ASANSOL, District: Paschim Bardhama			
Applicant Name, Address & Other Details	NAVIN KUMAR BURNWAL ASANSOL COURT, Thana: Asansol, -713304, Mobile No.: 9832732317,	ansol, District : Paschim Bardhaman, WEST BENGAL, P			
Transaction		Additional Transaction			
[0138] Sale, Development I Development Agreement	Power of Attorney after Registered				
Set Forth value		Market Value			
Rs. 8,10,000/-		Rs. 52,34,623/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)			
Remarks	Development Power of Attorney after No/Year]:- 230504677/2022 Receive issuing the assement slip.(Urban are	r Registered Development Agreement of [Deed red Rs. 50/- (FIFTY only) from the applicant for a)			

Land Details:

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone: (Road Width (20-30) -- Road Width (20-30)), Mouza: Asansol, Pin Code: 713303

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	LR-150	LR-4104	Bastu	Bastu	3 Katha	4,00,000/-	25,51,499/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name:
L2	LR-149	LR-5597	Bastu	Bastu	3 Katha	4,00,000/-		Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name:
		TOTAL:			9.9Dec	8,00,000 /-	51,02,998 /-	
	Grand	Total:			9.9Dec	8,00,000 /-	51,02,998 /-	

Structure Details:

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (in Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	10,000/-	1,31,625/-	Structure Type: Structure
			10,000	1,01,020/	Journal Type. Olivoidio

Principal Details:

il lo	Name,Address,Photo,Finger	orint and Signatu	re				
1	Name	Photo	Finger Print	Signature			
•	Mr MANOJ KUMAR BURNWAL (Presentant) Son of Mr HARI NARAYAN BURNWAL Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office			Manay Kr Burhwal			
		20/05/2022	LTI 20/05/2022	20/05/2022			
	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.:: ADxxxxxx6C, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 20/05/2022, Admitted by: Self, Date of Admission: 20/05/2022, Place: Office						

Attorney Details:

SI No	Name,Address,Photo,Finger print and Signature
1	SHREE SUMUKHA DEVELOPERS HOLDING NO. 207 (N), SUIDIHI VILLAGE,, City:- Asansol, P.O:- ETHORA, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359, PAN No.:: AExxxxxx5D,Aadhaar No Not Provided, Status: Organization, Status: Not Executed

Representative Details:

SI No	Name,Address,Photo,Finger print and Signature
1	Mr DIBAKAR PATAR Son of Mr UMAPADA PATARDAKHIN PARA, SUIDHI, City:- Asansol, P.O:- ETHORA, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 711359, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxxx5J,Aadhaar No Not Provided Status: Representative, Representative of: SHREE SUMUKHA DEVELOPERS (as PARTNER)
2	Mr SUBRTA MAJI Son of Mr SANTOSH MAJI H-079, RADHARANI BHAWAN, NEW COLONY GOBINDAPUR,, City:- Asansol, P.O:- KANYAPUR, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713341, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx9A,Aadhaar No Not Provided Status: Representative, Representative of: SHREE SUMUKHA DEVELOPERS (as PARTNER)
3	Mr DEBASIS MISRA Son of Mr DULAL CHANDRA MISRA PANCHGACHIA, GANDHI NAGAR, KANYAPUR,, City:- Asansol, P.O:- KANYAPUR, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713341, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4N,Aadhaar No Not Provided Status: Representative, Representative of: SHREE SUMUKHA DEVELOPERS (as PARTNER)

Identifier Details:

Name	Photo	Finger Print	Signature
Mr NAVIN KUMAR BURNWAL Son of Mr RAMESH PD BURNWAL ASANSOL COURT, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304			Navion Kr Barnwaf
	20/05/2022	20/05/2022	20/05/2022

Trans	fer of property for L1	
SI.No	From	To. with area (Name-Area)
1	Mr MANOJ KUMAR BURNWAL	SHREE SUMUKHA DEVELOPERS-4.95 Dec
Trans	fer of property for L2	
SI.No	From	To. with area (Name-Area)
1	Mr MANOJ KUMAR BURNWAL	SHREE SUMUKHA DEVELOPERS-4.95 Dec
Trans	fer of property for S1	
SI.No	From	To. with area (Name-Area)
1	Mr MANOJ KUMAR BURNWAL	SHREE SUMUKHA DEVELOPERS-200.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone: (Road Width (20-30) -- Road Width (20-30)), Mouza: Asansol, Pin Code: 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 150, LR Khatian No:- 4104	Owner:উত্ পল কুমার সাহা, Gurdian:গৌর চন্দ্র সাহা, Address:নিজ , Classification:বাস্ত, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 149, LR Khatian No:- 5597	Owner:উত্তম সাহা, Gurdian:ঁ গৌরাঙ্গচন্দ্র সাহা, Address:1 নং মহীশিলা কলনী সাহাপাড়া আসানসোল-713303, Classification:বাস্ত, Area:0.05000000 Acre,	

Endorsement For Deed Number: 1 - 230504687 / 2022

On 20-05-2022

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.

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

Presented for registration at 15:49 hrs on 20-05-2022, at the Office of the A.D.S.R. ASANSOL by Mr MANOJ KUMAR BURNWAL ,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 52,34,623/-

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

Execution is admitted on 20/05/2022 by Mr MANOJ KUMAR BURNWAL, Son of Mr HARI NARAYAN BURNWAL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by Profession Business

Indetified by Mr NAVIN KUMAR BURNWAL, , , Son of Mr RAMESH PD BURNWAL, ASANSOL COURT, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

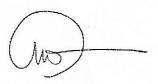
1. Stamp: Type: Impressed, Serial no 1020, Amount: Rs.50/-, Date of Purchase: 04/05/2022, Vendor name: P K Panja

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 2305-2022, Page from 109307 to 109322
being No 230504687 for the year 2022.





Digitally signed by Manoj Kumar Mandal Date: 2022.05.24 16:03:57 +05:30 Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/05/24 04:03:57 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. ASANSOL West Bengal.