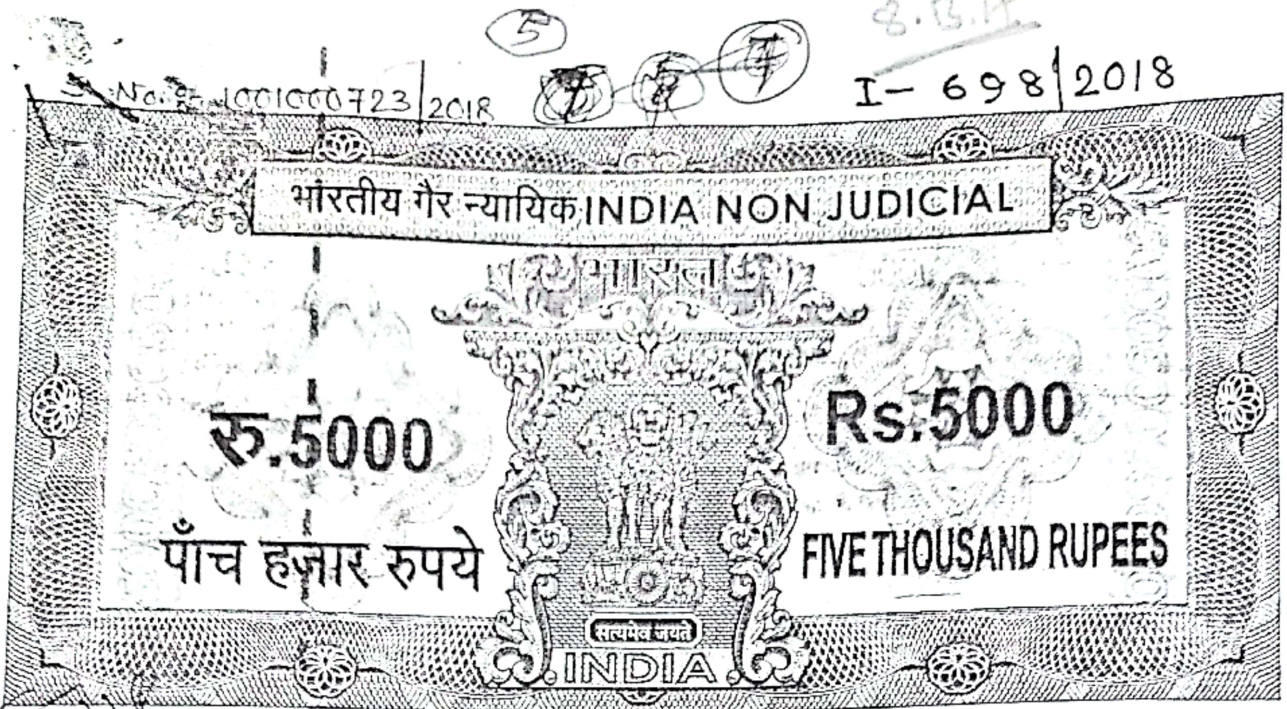




पश्चिम बंगाल WEST BENGAL

D 388291

1-21052/18
V.C.No.- 29/18

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made this the 19th day of January 2018.

KNOW ALL MEN BY THESE PRESENTS that

1. SRI GOUTAM PRAMANICK
Son of late Gurudayal Pramanick
By Religion- Hindu, by Profession- Business,
Vill- Nityanandapur, Post Office- Keshedal,
Police Station- Chandrakona, District- Paschim Medinipur.
Indian Citizen. PAN NO- CMUPP 7817 E
At present Address/Correspondence Address
SRI GOUTAM PRAMANICK
C/O- Asoke Kumar Mondal
At- Khaprailbazar, P.O.- Midnapore,
P.S.- Kotwali, District- Paschim Medinipur
Pin- 72101.



Goutam Pramanick

Certified that this document is
admitted to registration.
The signature sheet and the
endorsement sheet attached herewith
with are the parts of this document.

2. SRI UTTAM PRAMANICK
Son of late Gurudayal Pramanick
By Religion- Hindu, by Profession- Business,
Vill- Nityanandapur, Post Office- Keshedal,

Registrar U/S 7 (2)
of Registration Act
1908 Paschim Medinipur

29 JAN 2018

Kalyani Mondal
Goutam Pramanick
Uttam Pramanick

At present Address/Correspondence Address
 SRI UTTAM PRAMANICK
 C/O- Asoke Kumar Mondal
 At- Khaprailbazar, P.O.- Midnapore,
 P.S.- Kotwali, District- Paschim Medinipur
 Pin- 72101.



Uttam

will

Partners of "SIMPARK CONSTRUCTION" PAN NO- having its office
 at Khaprailbazar, Midnapore Town, P.O.- Midnapore, P.S.- Kotwali, District-
 Paschim Medinipur, Pin- 721101.

.....EXECUTORS.

WHEREAS R.S. plot no- 495, measuring an area .1150 acre and R.S. plot no- 496, measuring an area 0.0820 acre, Total area 0.1970 acre under R.S. khatian no- 1048 of Mouza- Bibiganj, J.L. no- 180 within police station Midnapore within Midnapore Municipality Ward no- 13 (Old), 14 (New), holding no- 88/405 previously belonged to Satyendra Nath Sarkar;

ANDWHEREAS R.S.R.O.R. in respect of the said property was duly been recorded and finally published in the name of Satyendra Nath Sarkar;

ANDWHEREAS while said Satyendra Nath Sarkar had been performing right, title, interest and possession and had been paying Government rent and Municipal tax in respect of the said property, he has died on 09.04.1982 leaving his surviving his wife, Smt. Santilata Sarkar, one son viz, Rabindra Sarkar and two daughter viz, Parul Sarkar and Rekha Sarkar as his legal heirs and legal representatives according to Hindu Succession Act;

ANDWHEREAS after demise of Satyendra Nath Sarkar his aforesaid legal heirs, Smt. Santilata Sarkar, Rabindra Sarkar, Parul Sarkar and Rekha Sarkar had been performing right, title, interest and possession in respect of the said property and had been paying Government rent and Municipal tax jointly and ejmali;

ANDWHEREAS L.R.R.O.R. in respect of the said property was duly been prepared and finally published in the name of Smt. Santilata Sarkar in L.R. khatian no- 1436, in the name of Rabindra Sarkar in L.R. khatian no- 1249, in the name of Rekha Sarkar in L.R. khatian no- 1341 and in the name of Parul Sarkar (Ghosh) in L.R. khatian no- 830 respectively in 1/4th undivided share each. Subsequently the name of Dipankar Sarkar has been noted in place of name of Parul Sarkar in L.R. khatian no- 2327;

ANDWHEREAS R.S. plot no- 495 has been converted into L.R. plot no- 627 and R.S. plot no- 496 has been converted into L.R. plot no- 629;

Kalyani Mondal

Uttam Pramanick

3
ANDWHEREAS while said Smt. Santilata Sarkar, Rabindra Sarkar, Parul Sarkar & Rekha Sarkar had been performing right, title, interest and possession in respect of the said property jointly and ejmali, Smt. Santilata Sarkar has died on 14.09.1988 leaving her only son Rabindra Sarkar and two daughters viz. Parul Sarkar and Rekha Sarkar as her legal heirs and legal representatives according to Hindu Succession Act;

ANDWHEREAS Rabindra Sarkar, Parul Sarkar & Rekha Sarkar on the death of Smt. Santilata Sarkar had been inherited her undivided $1/4^{\text{th}}$ share in respect of the said property;

ANDWHEREAS accordingly Rabindra Sarkar, Parul Sarkar & Rekha Sarkar does became the owner of $1/3^{\text{rd}}$ undivided share each of the said property;

ANDWHEREAS subsequently Parul Sarkar had transferred her undivided $1/3^{\text{rd}}$ share to Dipankar Sarkar son of Rabindra Sarkar on 05.10.2012 by a registered Deed of Gift being no- 3474;

ANDWHEREAS Rabindra Sarkar has died on 26.01.1996 leaving his surviving his wife, Smt. Gita Sarkar, only son, Sri Dipankar Sarkar and only daughter Smt. Paramita Sarkar as his legal heirs and legal representatives according to Hindu Succession Act;

ANDWHEREAS after the demise of Rabindra Sarkar, his $1/3^{\text{rd}}$ undivided share have been inherited by Smt. Gita Sarkar, Smt. Paramita Sarkar and Sri Dipankar Sarkar jointly;

ANDWHEREAS subsequently Smt. Rekha Sarkar has died on 08.08.2003 leaving her surviving her three sons viz. Asoke Kumar Sarkar, Pradip Kumar Sarkar and Debasis Sarkar as her legal heirs and legal representatives according to Hindu Succession Act. Her husband, Subhas Sarkar pre-deceased her;

ANDWHEREAS thereafter Ashok Kumar Sarkar, Pradip Kumar Sarkar & Debasis Sarkar transferred their undivided $1/3^{\text{rd}}$ share on 09.07.2014 in favour of Smt. Kalyani Mondal, Uttam Pramanick & Goutam Pramanick by a registered Deed of sale being 3045;

ANDWHEREAS after the demise of Rabindra Sarkar, his son Dipankar Sarkar had inherited $1/9^{\text{th}}$ share from his $1/3^{\text{rd}}$ share and he get $1/3^{\text{rd}}$ share from Smt. Parul Sarkar by the aforesaid Deed of Gift;

ANDWHEREAS thus Dipankar Sarkar had became $1/9^{\text{th}}$ share plus $1/3^{\text{rd}}$ share, Total $4/9^{\text{th}}$ undivided share;

✓

Paramita

Pradip

Kalyani Mondal

ANDWHEREAS subsequently by a registered Deed of Gift on 21.05.2014, Dipankar Sarkar Gifted his undivided 2/9th share out of his 4/9th undivided share to his wife viz. Sraboni Sarkar being registered Deed Gift no- 3784/2014;

ANDWHEREAS thereafter on 21.05.2014, Gita Sarkar and Paramita Sarkar transferred their undivided 2/9th share to Smt. Kalyani Mandal, Sri Goutam Kumar Pramanick and Sri Uttam Kumar Pramanick by a registered Deed of Sale being no- 3783;

ANDWHEREAS Smt. Sraboni Sarkar exchange her aforesaid undivided 2/9th share of the property with Smt. Kalyani Mondal, Sri Goutam Kumar Pramanick and Sri Uttam Kumar Pramanick by a registered Deed of Exchange being no- 5593; dt 11.7.2014

ANDWHEREAS as stated earlier Dipankar Sarkar son of Rabindra Sarkar had 4/9th undivided share of the said property. Out of said 4/9th undivided share, he Gifted 2/9th undivided share to his wife, Smt. Sraboni Sarkar on 21.05.2014 and lastly he transferred his rest 2/9th undivided share by a registered Deed of Exchange on 03.12.2014 with Smt. Kalyani Mondal, Sri Goutam Kumar Pramanick and Sri Uttam Kumar Pramanick being registered Deed of Exchange no- 9815;

ANDWHEREAS now we the Executors and Smt. Kalyani Mondal are being the lawful owners of the property described in the schedule below. We have mutated our names in the office of the Midnapore Municipality and also applied for mutation before the office of the Block Land & Land Reforms Officer, Sadar, Paschim Medinipur relating to the said property which is now under process;

ANDWHEREAS we the Executors and Smt. Kalyani Mondal, are being the Partners of "SIMPARK CONSTRUCTION" and we are the absolute lawful owners of the said property and we performing right, title, interest and possession and paying Government rent and Municipal tax jointly & ejmali in respect of the said property without interruption by anybody. The said property described in the schedule below which is also shown in 'RED' wash in the sketch map annexed to this DEVELOPMENT POWER OF ATTORNEY. We have intended to construct a multistoried building thereon. The building will be Basement, G + permissible upper floors, residential flats, shop rooms & car parking space etc.;

ANDWHEREAS due to our some difficulties and as the said property is far from our residential place, for such reason it is not possible for us to appeal personally in different offices day by day and it is also not possible for us to supervise the construction work personally day by day and also not possible to negotiate with the wiling purchasers and to execute and register the Agreement and Deed of Sale in respect of Residential flats, Shop rooms, Car parking space etc. and for such reason it is necessary to appoint an ATTORNEY for doing everything relating to the purposes stated below

✓

Sraboni Sarkar

Goutam Pramanick

Kalyani Mondal

Uttam Pramanick

NOW IN THE PERMISES DESCRIBED ABOVE WE,

1. SRI GOUTAM PRAMANICK

Son of late Gurudayal Pramanick

By Religion- Hindu, by Profession- Business,

Vill- Nityanandapur, Post Office- Keshedal,

Police Station- Chandrakona, District- Paschim Medinipur.

Indian Citizen.

At present Address/Correspondence Address

SRI GOUTAM PRAMANICK

C/O- Asoke Kumar Mondal

At- Khaprailbazar, P.O.- Midnapore,

P.S.- Kotwali, District- Paschim Medinipur, Pin- 72101.

2. SRI UTTAM PRAMANICK

Son of late Gurudayal Pramanick

By Religion- Hindu, by Profession- Business,

Vill- Nityanandapur, Post Office- Keshedal,

Police Station- Chandrakona, District- Paschim Medinipur.

Indian Citizen.

At present Address/Correspondence Address:

SRI UTTAM PRAMANICK

C/O- Asoke Kumar Mondal

At- Khaprailbazar, P.O.- Midnapore,

P.S.- Kotwali, District- Paschim Medinipur, Pin- 72101.

Partners of "SIMPARK CONSTRUCTION" having its office at Khaprailbazar, Midnapore Town, P.O.- Midnapore, P.S.- Kotwali, District- Paschim Medinipur, Pin- 721101,

Do here by appoint

SMT. KALYANI MONDAL

Wife of Sri Asoke Kumar Mondal

By Religion- Hindu, by Profession- Business

Residing at- Khaprailbazar, Post Office- Midnapore,

Police Station- Kotwali, District- Paschim Medinipur.

Pin- 721101. Indian Citizen

PAN NO- AKDPM 1602 R



Partner of "SIMPARK CONSTRUCTION" having its office at Khaprailbazar, Midnapore Town, P.O.- Midnapore, P.S.- Kotwali, District- Paschim Medinipur, Pin- 721101

Goutam Pramanick

Kalyani Mondal

11/10/2018

As our lawful ATTORNEY in our names and on our behalf to execute or to do all or any of the acts or things here-in-after mentioned, that is to say:-

1. To take necessary permission from M.K.D.A. office at Paschim Medinipur for the purpose of construction of ground floor plus four upper floors, garage or car parking place etc. on the land fully described in the schedule below on our behalf and as our lawfully ATTORNEY.
2. To take proper sanction plan from the office of the M.K.D.A. and from the office of the Midnapore Municipality for the purpose of construction of the said ground floor plus six upper floors residential flat, shop rooms and car parking space etc.
3. To construct the aforesaid construction from starting to end at their own costs on our behalf.
4. To take loan from any bank according to their choice for completion of the construction in their names, if necessary both of us will bound to sign in papers relating to the bank loan or the land owners bound to endorse no objection to that effect.
5. To execute agreements with the willing purchasers for selling of shop rooms, garages, ownership flats etc.
6. To negotiate with the willing purchasers on our behalf of our lawful ATTORNEY.
7. To receive cash, cheque, bank draft from the willing purchasers relating to agreement/ bainanama and register deed of sale.
8. To pay Municipal tax and Government rent of the property described in the schedule below on our behalf until the completion of sale of shop rooms, garage and residential flats to the willing purchasers.
9. To manage or supervise the management relating to sale of the said property and building which we owned now and possessed now and for the purpose of sale of the said flats, garage and shop rooms to negotiate to sign to execute and to present registration admit execution of the same in any registration office on our behalf to sign our names as our lawful constituted ATTORNEY in any kind of deed and to contract or bainanama and to receive cheques, demand drafts, pay order, cash or any money due to us and to receive advance consideration money for any contract or bainanama or to receive money or consideration money or any kind of deed as stated above on our behalf or to execute and

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Kalyani Mondal

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sign all such deeds as shall be required or may be deemed proper for or in relation to or any other matters of purposes aforesaid or to sell and convert into money and goods or things or any movable property which now belong to us.

10. To accept any notice or summons or any writ issued by any Court or any officer against us.
11. To appear and act in all Courts, Civil, Criminal or Revenue whether original or appellate, in the Registration office and in any other office of Government or Municipal board or M.K.D.A. office or notified area or any other local authority.
12. To sign and verify complaints, written statements, petitions and objections, Memorandum of Appeals and petition and application of all kinds and to file them in any such Court or office or to appoint any Advocate or Revenue agent or any other legal agent or legal practitioner or to compromise, compound, withdraw cases, to confess judgement or to file and received back the documents to receive notices, to deposit of or to withdraw money and to grant receipts thereof on our behalf as our lawful constituted ATTORNEY.
13. That our said ATTORNEY shall also keep and clear accounts of income and expenditure relating to the income from the said property.

AND WE, do here by agree that all acts, deeds, things done by us and our said ATTORNEY shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all and whatever our said ATTORNEY shall lawfully do or cause to be done or for us by virtue of this DEVELOPMENT POWER OF ATTORNEY here by given.

In the circumstances WE the EXECUTORS here by declare that the contents of this DEVELOPMENT POWER OF ATTORNEY has been read over and explain to us and having been satisfied after gone through the same and admitted the same to be correctly typed as per our instructions and being full satisfaction WE executed and present the same in presence of the witnesses on the day of November 2017.

SCHEDULE DESCRIPTION OF THE PROPERTY

District- Paschim Medinipur, Police Station- Midnapore, A.D.S.R.-
Midnapore, within Midnapore Municipality Ward no- 13 (Old), 14(New),

Signature

Kalyani Mondal
Uttam Kumar

holding no- 88/405, Mouza- Bibiganj, J.L. no- 180, R.S. Khatian no-1048,
L.R. khatian no- 1249, 1341, 1436 & 2327,

R.S. plot no- 495, L.R. plot no- 627, Area- 0.1150 acre.

R.S. plot no- 496, L.R. plot no- 629, Area- 0.0820 acre.

Total Area- 0.1970 acre.

BUTTED AND BOUNDED BY:

On the North:- Plot no- 494.

On the South:- Plot no- 498, 499 & others.

On the East:- Plot no- 2054 & High drain.

On the West:- Municipal Road & pond.

Total area of the schedule property is shown in 'RED' wash in the sketch map annexed to this DEVELOPMENT POWER OF ATTORNEY.

Here total land Area- 0.1970 acre. L.R. Khatian no. 1249, 1341, 1436 & 2327, 2678, partners Smt Kalyani Mondal owned $\frac{1}{3}$ rd share, Goutam Pramanik owned by $\frac{1}{3}$ rd share and Uttam Pramanik owned by $\frac{1}{3}$ rd share and EXECUTORS' share 0.1314acre

TOTAL SCHEDULE OF LAND 0.1970acre

Khotian no-1249

R.S. plot no- 495, L.R. plot no- 627, Area- 0.0191 acre out of 0.0287 acre

R.S. plot no- 496, L.R. plot no- 629, Area- 0.0137 acre out of 0.0205 acre

Khotian no-1341

R.S. plot no- 495, L.R. plot no- 627, Area- 0.0191 acre out of 0.0288 acre

R.S. plot no- 496, L.R. plot no- 629, Area- 0.0137 acre out of 0.0205 acre

Khotian no-1436

R.S. plot no- 495, L.R. plot no- 627, Area- 0.0129 acre out of 0.0192 acre

R.S. plot no- 496, L.R. plot no- 629, Area- 0.0095 acre out of 0.0143 acre

Khotian no-2327

R.S. plot no- 495, L.R. plot no- 627, Area- 0.0255 acre out of 0.0383 acre

R.S. plot no- 496, L.R. plot no- 629, Area- 0.0179 acre out of 0.0267 acre

Total= 0.1314 acre out of 0.1970 acre

Goutam Pramanik

Kalyani Mondal

IN WITNESSES WHEREOF THE EXECUTORS HERE UNTO SET AND SUBSCRIBE THEIR RESPECTIVE SEALS AND HANDS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:-

1.

1. *Uttam Mondal*
870-Sri Anuai Mondal
At Tansole

2.

Signatures of the EXECUTORS.

2. *Prady Bera*
Lanka, West
 3. *Main Lakshmi Bera*
Rourkela

Typed by:-

Typist.

Drafted by me and prepared in my office.

Harekrishna Manna
ADVOCATE. *WBF 935/917/87*
Judge Court, Midnapore

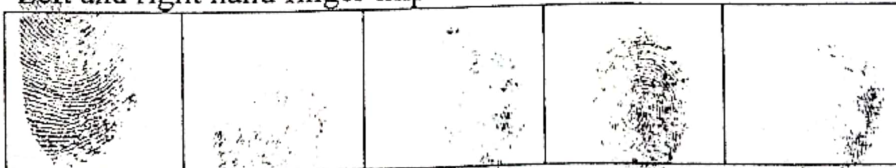
Note:- This DEVELOPMENT POWER OF ATTORNEY has been^{8, 13} typed in 09(Nine) pages including Stamp Paper and there are three attesting witnesses and two separate sheets has been attached as page no-10 & 11 for the ten fingers impression of the parties which is part of this DEVELOPMENT POWER OF ATTORNEY.

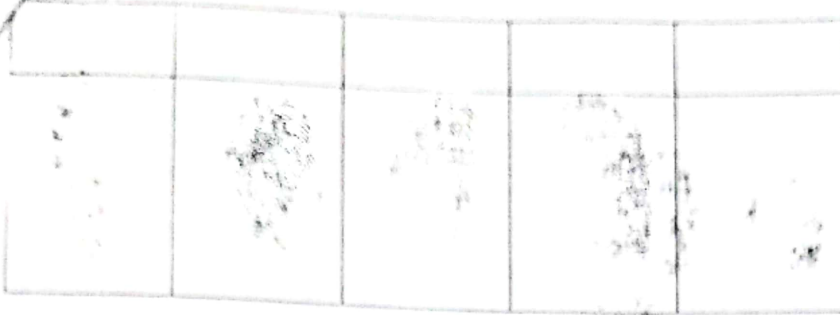
Kalyani Mondal

Uttam Pramanick

Goutam Pramanick

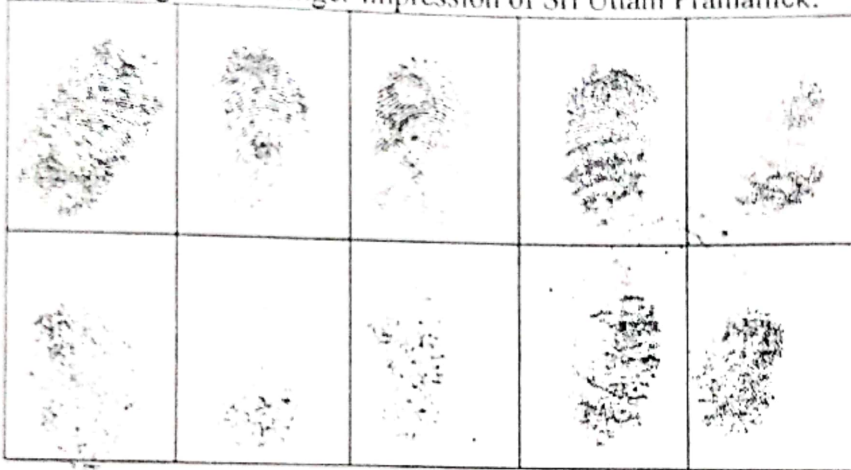
Left and right hand finger impression of Sri Goutam Pramanick.





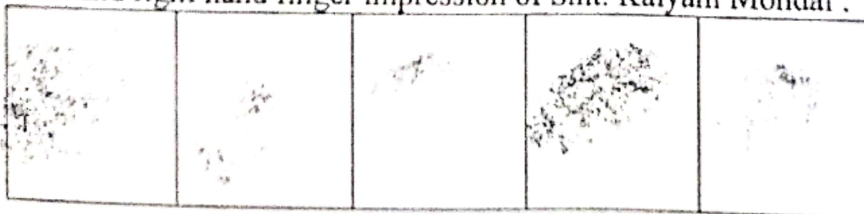
Uttam Pramanick
Signature.

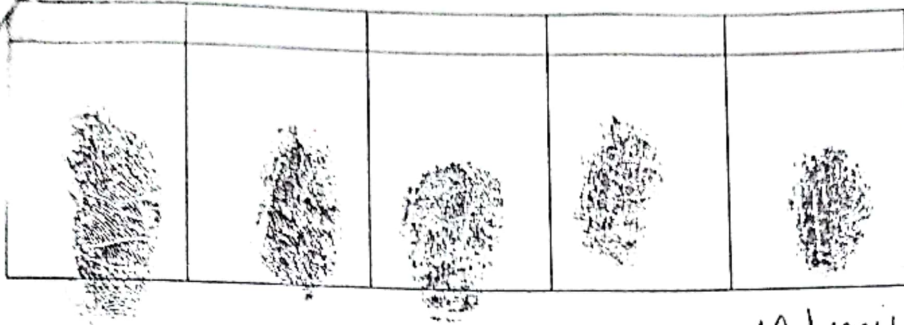
Left and right hand finger impression of Sri Uttam Pramanick.



Sri Uttam Pramanick
Signature.

Left and right hand finger impression of Smt. Kalyani Mondal .





Kalyani Monash
Signature.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE, District Name :Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10011000021052/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Gautam Pramanick Khaprailbazar, P.O:- Midnapore, P.S:- Medinipur, Midnapore, District:-Paschim Midnapore, West Bengal, India, PIN - 721101	Represent ative of Principal [Simpark Constructi on]			<i>Gautam Pramanick</i> 19/1/18
2	Mr Uttam Pramanick Khaprailbazar, P.O:- Midnapore, P.S:- Medinipur, Midnapore, District:-Paschim Midnapore, West Bengal, India, PIN - 721101	Represent ative of Principal [Simpark Constructi on]			<i>Uttam Pramanick</i> 19.1.18
3	Smt Kalyani Mondal Khaprailbazar, P.O:- Midnapore, P.S:- Medinipur, Midnapore, District:-Paschim Midnapore, West Bengal, India, PIN - 721101	Attorney			<i>Kalyani Mondal</i> 19.1.18

Address of Identifier	Identifier of	Signature with date
Uttam Majhi Son of Mr Nimai Mahji Jamsale, P.O:- Gurguripal, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721102	Mr Gautam Pramanick, Mr Uttam Pramanick	Uttam Majhi 19-01-18

(Biswajit Dey)

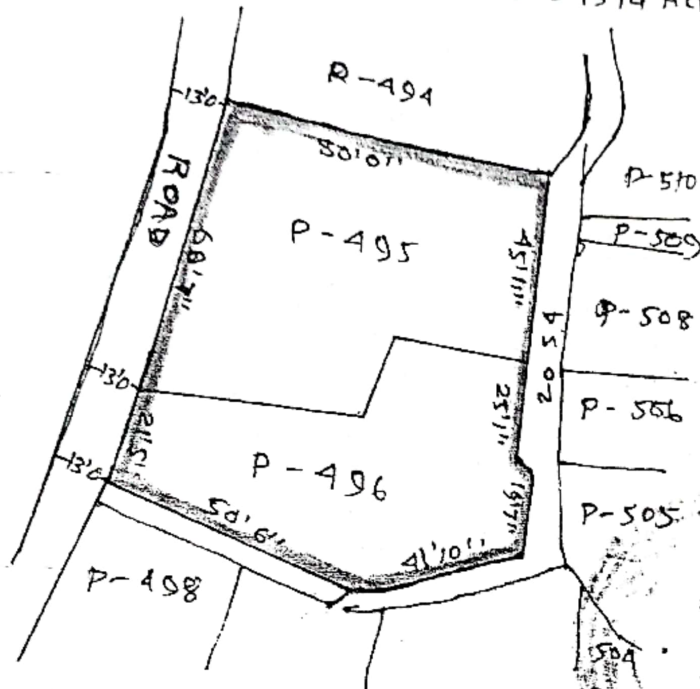
DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
PASCIM MIDNAPORE
Paschim Midnapore, West
Bengal

DIST- PASCHIM MEDINIPUR, P.S. KOLWALI
 MOUZA- BIBIGANY, T.L. NO- 150 (MIDNAPUR)

PLOT NO	LAND AREA	EXECUTOR SHARE
R.S-495 L.R-622	5007.40 SQFT OR 0.1150 ACRE	$1/3 + 1/3 = 2/3$ SH 0.0766 ACRE
R.S-496 L.R-629	3489.80 SQFT OR 0.0800 ACRE	$1/3 + 1/3 = 2/3$ SH 0.0534 ACRE

TOTAL = 0.1314 ACRE



Kalyani Mondal

Signature of Kalyani Mondal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1001-2018, Page from 12884 to 12904
being No 100100698 for the year 2018.



Digitally signed by BISWAJIT DEY
Date: 2018.01.30 17:57:47 +05:30
Reason: Digital Signing of Deed.

Bp

(Biswajit Dey) 1/30/2018 5:57:41 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.

(This document is digitally signed.)

30/01/2018 Query No:-10011000021052 / 2018 Deed No :I - 100100698 / 2018, Document is digitally signed.



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