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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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05/05/2022
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Notarized that the document is signed
(notarized). The signature sheet(s)
(the endorsement sheet(s) attached
with the document are the part of the
document

District Sub-Registrar
Raiganj, Uttar Dinajpur

05 MAY 2022

Uma Shankar Kalyani

Sri Lal Kalyani

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, UMA SHANKAR KALYANI,
(PAN AGWPK5584D AADHAAR NO. 8045 7172 8376), son of
Sri Hiralal Kalyani, Indian by Nationality, Hindu by faith, Service by
occupation, Resident of Post Office & Police Station Raiganj, Bandar
(Barindrpara),

.....Contd P/2

Anup Kumar Kundu
Advocate
Raiganj District Judges Court
Uttar Dinajpur at Raiganj
En. No. F/824/739 of 2004
Email: anupkumar1201@gmail.com
Mob. No. 9474436658

Uma Shankar Kalyani

2

Hira Lal Kalyani

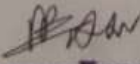
District- Uttar Dinajpur, PIN-733134, in the State of West Bengal **SEND GREETINGS:-**

WHEREAS I am residing out side India and it is not possible for me to look after the affairs of the proportionate share of my property more fully described in the Schedule stated hereinafter.

AND WHEREAS myself along with four others namely (1) Nanda Kishore Kalyani, son of Late Kishori Chand Kalyani, (2) Hira Lal Kalyani, son of Late Kishori Chand Kalyani, (3) Gobinda Kalyani, son of Sri Nanda Kishore Kalyani (4) Kshirod Kumar Kalyani, son of Sri Nanda Kishore Kalyani executed a development agreement on 2nd May, 2022 with KALYANI ORGANICS AND NURSERY PRIVATE LIMITED, being represented by its Directors 1. Narayan Kalyani son of Late Dindayal Kalyani, 2. Urmila Devi Kalyani, wife of Late Dindayal Kalyani, and Govinda Kalyani, Son of Sri Nanda Kishore Kalyani individually, Kshirod Kumar Kalyani, son of Nanda Kishore Kalyani (which expression shall unless excluded by or repugnant to the context be deemed to include its assignees and legal representatives thereafter called and referred to as the "**SECOND PARTY / DEVELOPER**")

AND WHEREAS due to my aforesaid inability I am appointing my farther namely **SRI. HIRALAL KALYANI (PAN AIEPK7637F AADHAR NO 5711 7245 3863)**, son of Late Kishori Chand Kalyani, Indian by Nationality,

.....ContdP/3


Anup Kumar Kundu
Advocate
Raiganj District Judges Court
Uttar Dinajpur at Raiganj
En. No.-F/524/739 of 2004
Email-anupkumarkundu20018@gmail.com
Mob. No.-9474436823

Uma Shankar Kalyani

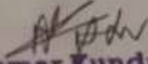
3

Hira Lal Kalyani

Hindu by faith, Businessman by occupation, Resident of Post Office & Police Station Raiganj, Bandar (Barindrapara), District- Uttar Dinajpur, PIN-733134 for the implementation of said development agreement as it is not possible for me to be physically present for which I am hereby nominating and appointing my father namely **Sri. Hiralal Kalyani**, son of Late Kishori Chand Kalyani, to act for and on my behalf and to carry on the following acts things and deeds on my behalf:-

1. To represent me in all statutory bodies including all Courts and Offices Civil and Criminal and Revenue, Regional, of any where and offices of the Collectorate, District Magistrate Offices, L.A. Collector office, Judge Court, Munsif Court, Honorable High Court and in all Government Offices, Court and Offices both Provincial and Central including Original and Appellate Jurisdiction and in the Municipal Offices, Thana or Police Station, Block Development Offices, B.L & L.R.O., S.D.L. & L.R.O., D.L. & L.R.O., Income Tax, Sales Tax and all other Government Offices which are now existing or which will be established in future within the Indian Union in connection of my said proportionate right in the said property.
2. To represent me in my name or on my behalf, to defend or prosecute all suits, cases or proceedings in all Courts of Justice in any place of India and verify complaints, written statements or applications on my behalf and in my name appoint Advocate or Advocates, Vakils, Pleaders,

.....Contd P/4


Anup Kumar Kundu
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Uma Shankar Kalyani

4

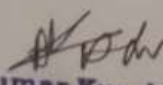
Atro Lal Kalyani

Solicitors, Revenue Agents or other legal practitioners for me to sign and execute all retainers, vakalatnamas, power memorandum and other papers in my name and on my behalf necessary to be signed and verified, to continue or discontinue or adjust or compromise and Suits, Cases, Pleadings, to settle, compromise any dispute, to withdraw money in deposit in any Court or Revenue Offices or L.A. Collector or elsewhere in India in fact to do all which became necessary for proper conduct, cases or proceedings on my behalf and in my name in connection with my proportionate right in the said property.

3. To do all other lawful acts and things in connection with the case as effectually as I could do the same if I was personally present. And all and whatever my said attorney shall lawfully do, save and except transfer and/or sell of the aforesaid proportionate right, title and interest of the property and I do hereby agree to ratify and confirm.

BE IT specifically stated that the above mentioned property is not situated within the Notified Area, containment area, leasehold property and Thika Tenancy Property and no embargo and/or restriction has been imposed by the local authority/competent authority/ Govt. authority for transferring the land/flat in question /no violation of the Section 22/A of Indian Registration Act, 1908.

.....Contd P/5


Anup Kumar Kundu
Advocate
Raiganj District Judges Court
Uttar Dinajpur at Raiganj
En. No.-F/624/739 of 2004
Email-anupkumarkundu2001@gmail.com
Mob. No.-9474436832

Uma Shankar Kalyani

5

Atira Lal Kalyani

BE IT noted, that this power of Attorney is in favour of the said Attorney without any consideration and no interest or right of the Attorney is created on this property which it be subject matter of the Power of Attorney this power of attorney is not irrevocable .

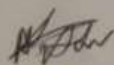
AND I do hereby agree and declare that all acts, deeds and things done, executed or performed by the said Power of Attorney shall be valid and binding on me to all intents and purposes as if done by me personally which I undertake to ratify and confirm whenever required.

AND this **POWER OF ATTORNEY** is revocable at all times at the discretion of the executants.

SCHEDULE-A

All that Proportionate right of all that piece or parcel of vacant, Nature of land- Dokan , situated within Mouza- Mohanbati, J.L. No. 151, P.S.- Raiganj, Ward No.5 of Raiganj Municipality, N.S Road within Asha Talkies more to Dehashree more in the District of Uttar Dinajpur. L.R Khatian Number 10952, L.R Plot Number 782/872 Area Of land 0.1155 Acres.

.....Contd P/6


Anup Kumar Kundu
Advocate
Raiganj District Judges Court
Uttar Dinajpur at Raiganj
En. No. -F/824/739 of 2004
Email-anupkumarkundu2001@gmail.com
Mob. No. -9474435632

Uma Shankar Kalyani

6

Hira Lal Kalyani

IN WITNESS WHEREOF the PARTIES herein have executed this Power of Attorney in these presents on this 5th day of May, 2022.
This Power of Attorney has been written on a stamp paper worth Rs. 50/- and on 5 Executive bond paper.

WITNESSES :- Atanu Sarda

1. ATANU SARDA
Son of LT. SHENKARAN SARDA
B.O.D. more
PO. RAIGANJ
DT- Uttar Dinajpur
733134

Uma Shankar Kalyani

UMA SHANKAR KALYANI
SIGNATURE OF EXECUTANT

2. Deshika Kalyani
Son of Jay Shankar Kalyani
Bandar Marwari Patti
P.O. Raiganj
DT. Uttar Dinajpur
733134

I Accept the same

Hira Lal Kalyani

HIRA LAL KALYANI
SIGNATURE OF ATTORNEY

Drafted by

Anup Kumar Kundu

Anup Kumar Kundu
Advocate, Raiganj Judge Court
En No- F/824/739 of 2004

Anup Kumar Kundu
Advocate
Raiganj District Judge Court
Uttar Dinajpur at Raiganj
En. No.-F/824/739 of 2004
Email-anupkumarkundu2001@gmail.com
Mob. No.-9474438822

Sl No. Signature of the

SPECIMEN FOR TEN FINGER PRINTS



Una Shankar Kalyani

(LEFT HAND)

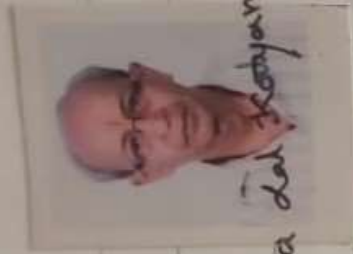
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Sl No. Signature of the

SPECIMEN FOR TEN FINGER PRINTS



Hira Lal Kalyani

(LEFT HAND)

L	R	M	F	T

(RIGHT HAND)

T	F	M	R	L

Sl No. Signature of the

SPECIMEN FOR TEN FINGER PRINTS

(LEFT HAND)

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(RIGHT HAND)

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Major Information of the Deed

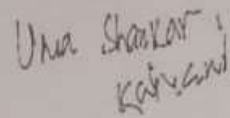
Major Information of the Deed			
Deed No.:	I-1801-07511/2022	Date of Registration	05/05/2022
Query No / Year	1801-2001323819/2022	Office where deed is registered	
Query Date	05/05/2022 1:24:00 PM	D.S.R. UTTAR DINAJPUR, District: Uttar Dinajpur	
Applicant Name, Address & Other Details	Anup Kumar Kundu Purba Netaji Pally, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, Mobile No. : 8927122842, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 1,03,19,397/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(d))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Uttar Dinajpur, P.S. - Raiganj, Municipality: RAIGANJ, Road: N S Road, Road Zone : (Asha Talkies More -- Dehashree More) , Mouza: Mohanbati, JI No: 151, Pin Code : 733134

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-782/872 (RS :-)	LR-10952	COMMER CIAL	Dokan	0.1155 Acre	2,00,000/-	1,03,19,397/-
Grand Total :				11.55Dec	2,00,000 /-	103,19,397 /-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,

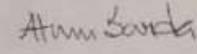
Principal Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr UMA SHANKAR KALYANI (Presentant) Son of Mr HIRALAL KALYANI Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office	 05/05/2022	 LTI 05/05/2022	 05/05/2022
BANDAR BARINDRA PARA, City:- Raiganj, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature		
	Name	Photo	Signature
1	Mr HIRALAL KALYANI Son of Late KESHARI CHAND KALYANI Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office	 05/05/2022	 LTI 05/05/2022
	Son of Late KESHARI CHAND KALYANI BANDAR BARINDRA PARA, Village:- RAIGANJ, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office		

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ATUNU SARDA Son of Late SHEWKARAN SARDA B B D MORE RAMENDRAPALLY, City:- Raiganj, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134	 05/05/2022	 05/05/2022	 05/05/2022
Identifier Of Mr UMA SHANKAR KALYANI, Mr HIRALAL KALYANI			

Endorsement For Deed Number : I - 180107511 / 2022

On 05-05-2022

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 13:01 hrs on 05-05-2022, at the Office of the D.S.R. UTTAR DINAJPUR by Mr UMA SHANKAR KALYANI, Executant.

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

Execution is admitted on 05/05/2022 by 1. Mr UMA SHANKAR KALYANI, Son of Mr HIRALAL KALYANI, BANDAR BARINDRA PARA, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Service, 2. Mr HIRALAL KALYANI, Son of Late KESHARI CHAND KALYANI, BANDAR BARINDRA PARA, P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business

Indetified by Mr ATUNU SARDA, , Son of Late SHEWKARAN SARDA, B B D MORE RAMENDRAPALLY, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 215, Amount: Rs.50/-, Date of Purchase: 04/05/2022, Vendor name: Bar Ass


Bibhuti Bhushan Mandal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
Uttar Dinajpur, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1801-2022, Page from 173949 to 173961
being No 180107511 for the year 2022.



Digitally signed by Asish Subba
Date: 2022.05.12 18:20:59 +05:30
Reason: Digital Signing of Deed.

Subba

(Asish Subba) 2022/05/12 06:20:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
West Bengal.

(This document is digitally signed.)

