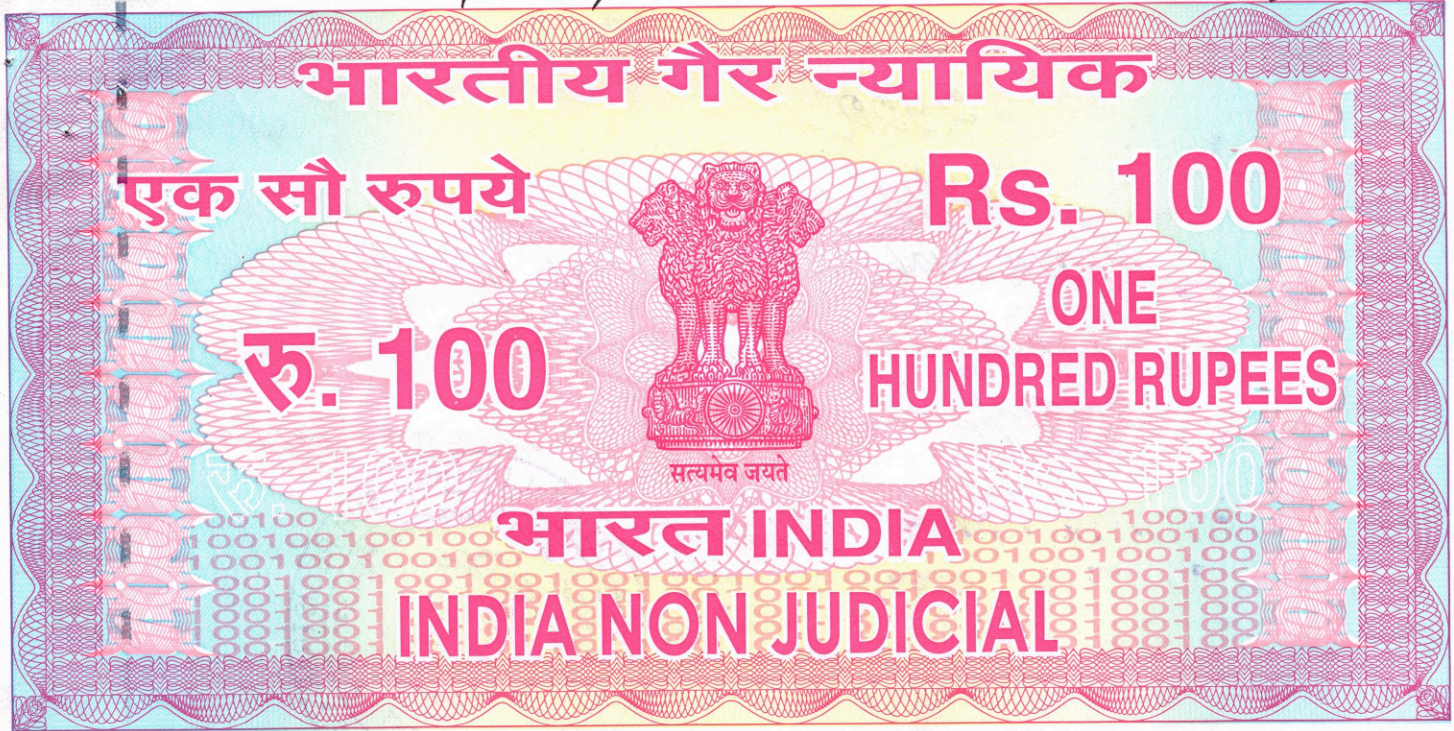


SL No- 4558/2024

T-010204598/2024



पश्चिम बंगाल WEST BENGAL

AT 535599

Q-8003/99989/24

DEVELOPMENT POWER OF ATTORNEY

Certified that the document is admitted for registration. The signature sheet and the endorsement sheet (s) attached with the document are the part of this document.

Additional District Sub-Registrar
Bankura

17 DEC 2024

KNOW ALL MEN BY THESE PRESENTS Bhola Mohini Minerals Private Limited [PAN No. AADCB5631N], a company having its registered office at Kada Road, Hanuman Chak, Durgapur, P.S.-Waria & P.O:-Waria & Dist. – Paschim Bardhaman, Pin- 713203 and represented by its duly authorised Director Mr. Debasish Chatterjee (PAN AADCB5631N), S/o Late Nepal Chandra Chatterjee by faith Hindu, by occupation- Business, by Nationality- Indian, resident at Kada Road, Hanuman Chak, Durgapur, P.S.-Waria & P.O:- Waria & Dist. – Paschim Bardhaman, Pin- 713203 West Bengal, India and here-in-after referred to the "Principal/Land Owner", do hereby states and declares as follows:-

Contd.....P/2

(2)

1. We are the owner and presently owing and possessing a " Bastu "Land admeasuring an area of total 0.5535 Acre or 55.35 Decimal or 33 Katha 7 Chhatak 37 Sqft. Or 24112 Sqft. but as per record area as 0.5375 acre or 53.75 Decimal under Mouza- Parbatipur, J.L No. 214, , L.R Plot No:- 925, Khatian- 3743 under Bankura Municipality, Dist. -Bankura morefully described in the schedule written hereunder and hereinafter referred to as "Schedule Property" free from all charges, encumbrances and lis.
2. We have by virtue of a registered deed of sale (Bengali safkobala) on 02.08.2024 registered at the office of sub-Register office at Bankura and duly in being Deed No- 010104792/2024 purchased and acquired the schedule property from the owners namely 1) Sougata Kundu S/o- Lt. Mahadeb Kundu of Lokepur, P.O- Kenduadihi, P.S+Dt- Bankura 722102 2) Gourab Chowdhury S/o- Goutam Chowdhury of Schooldanga, P.O+P.S+Dt- Bankura 722101 3) Sadhan Kundu S/o- Lt. Gobardhan Kundu of Rabindrasarani, P.O+P.S+Dt- Bankura 4) Somenath Mondal S/o- Lt. Dhirendranath Mondal of Pranabanandapally, P.O- Kenduadihi, P.S+Dist. - Bankura 722102 5) Somenath Kundu S/o- Lt. Nirnanjan Kundu of Lokepur, P.O- Kenduadihi, P.S + Dist.- Bankura 722102.
3. We have for the purpose of development of the schedule property entered into a Development Agreement with **"Gaanguly Development & Fortune Private Limited"** [PAN No. AALCG4894L] having its registered office at C/O- Vijayes Gangopadhyay, Rathtala, Thandar para, Sonamukhi, P.O. & P.S.- Sonamukhi, Dist.- Bankura , Pin - 722207 represented by its Directors; **1. Subhabrata Ganguly S/O- Vijayes Gangopadhyay and 2. Sima Ganguly W/O- Vijayes Gangopadhyay** both by faith- Hindu, by occupation- Business, by Nationality- Indian, residents of Sonamukhi, P.O. & P.S. & Dist.-Bankura, West Bengal, Pin- 722207, and the same has been duly registered before the A.D.S.R. Bankura, vide deed no. I- 010204210/2024 for the year 2024.
4. To execute the work, I do hereby nominate, constitute and appoint **Subhabrata Ganguly ...)** S/O- Vijayes Gangopadhyay by faith- Hindu, by occupation- Business, by Nationality- Indian, resident at Sonamukhi, P.O. & P.S. & Dist.-Bankura, West Bengal, Pin- 722207 and one of the Directors of **"Gaanguly Development & Fortune Private Limited"** the developer as our Lawful Attorney and here-in-after referred to as the **"Constituted Attorney"** to do and perform the following acts, deeds and things on our behalf in connection with schedule property:

(3)

- a. To apply, receive and modify sanctioned plan from Bankura Municipal Corporation and/or such other authority or authorities;
- b. To manage and supervise the construction of multi storied building to be raised on the schedule landed property (details of which has given in the schedule below) and which shall be constructed at the cost of the Developer i.e. **"Gaanguly Development & Fortune Private Limited"**;
- c. To represent us before the concerned Registrar Office for registering any sale/lease deeds and to execute all such Deeds and/or Conveyances for Selling the Flats/Apartment/Parking Spaces etc which will be constructed over and above the schedule landed property save and except that the flats, spaces, constructed areas, parking areas/spaces together with proportionate right over the land and together with easement rights and rights in all common facilities which are specifically allocated and allotted in favour of the Land Owner through Development Agreement vide deed No D.S.R. Bankura, vide deed no. I-010204210 for the year 2024;
- d. Save and except that the flats, spaces, constructed areas, parking areas/spaces which are specifically allocated and allotted in favour of the Land Owner through Development Agreement vide deed No A.D.S.R. Bankura, vide deed no. I-010204210 for the year 2024, to book the flats/Apartments/Parking Spaces etc, directly in favour of the prospective buyers and to collect and receive the advances partly and/or in full over the allocated portion of the Developers only;
- e. In the event any Flats/Apartment/Parking Spaces etc which are allocated in favour of the Principal are sold by the Constituted Attorney, the payments/part payments received and/or the sale proceeds and/or consideration received from such sale or booking shall be credited into the account of the landowner;
- f. To make, sign and verify all documentation, applications or raise objections to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of the entire schedule property;
- g. When the construction of the Flats/Apartment/Parking Spaces etc are complete and when the Flats/Apartment/Parking Spaces etc are ready for sale both the land owner and the developer shall jointly represent and sign the registration deed/conveyances/indentures of their respective allocated areas/shares;

(4)

- h. To defend all legal proceedings for and on behalf of the Landowner in connection with the work of development and construction and if any necessary to initiate legal action to protect the interest of the landowner and for that purpose to sign, affirm, verify, declare and file all petitions, complaints, applications, oppositions, reply, affidavits and pleadings including to execute vakalatnama and to engage solicitor, counsel, advocate, representative and to do all acts and things as may be required to be done in that behalf;
- i. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land;
- j. To appear before any office or authority of the Govt. or Municipal corporation or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.

We do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power as given to him and acted in accordance with the terms and conditions as stipulated in the Development Agreement vide deed no. I- 010204210/2024 for the year 2024 and subject to the MOU and/or Supplementary to the MOU entered into executed by and between the Landowner and the Developer.

That by virtue of this power of attorney, the said attorney shall not acquire any right, title and interest over the Schedule property.

This Power of Attorney is revocable after handing over the flats to the prospective buyers allocated in favour of the Developer or prior to that at the discretion of the landowner.

FIRST SCHEDULE ABOVE REFERRED TO (Said Land)

All that piece and parcel of a " Bastu "Land Measuring area of total 0.5535 Acre or 55.35 Decimal or 33 Katha 7 Chhatak 37 Sqft. Or 24112 Sqft. under Mouza-Parbatipur, J.L No. 214, L.R Plot No:- 925, Khatian-3743 Under Bankura Municipality, Ward No. -13 in the vicinity of Bhakatpara Road, Dist. -Bankura.

Butted and Bounded by:

On the North: Gobindanagar to Lokepur Govt. 40 feet Paka Main Road.

On the South: Land of Ratan Bhakat along with 4 feet wide Communicate kacha Rasta.

দাখিলকারক ও দাতা :

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অণামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					



আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

দাতা / গ্রহীতার নাম

Bhola Mohini Minerals Pvt. Ltd.

স্বাক্ষর

[Signature]

Director

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অণামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					



আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

দাতা / গ্রহীতার নাম

স্বাক্ষর

GAANGULY DEVELOPMENT & FORTUNE PVT. LTD.

[Signature]

DIRECTOR: DIN-10770329

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অণামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

ফটো

আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

দাতা / গ্রহীতার নাম

স্বাক্ষর

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অণামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

ফটো

আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

দাতা / গ্রহীতার নাম

স্বাক্ষর

(5)

On the East : 4feet wide Communicate kacha Rasta.

On the West :- Land of Health Department along with Land of Nitai Bhakat.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 17th Day of December, 2024 before A.D.S.R Bankura in free and fair state of mind and health.

WITNESSES:

1) Vijay Gangopadhyay
S/o Sri Chandiben Gangopadhyay
Rathatala, Sonamukhi, Bankura.

Bhola Mohini Minerals Pvt. Ltd.

Director

2) Loknath Karmakar
S/o Jagannath Karmakar
vill + PO: molian
PS: Hirbandh

EXECUTANT

Drafted and Typed at my office & I have read over
& explained in Mother languages to all parties to
this deed and all of them admit that the same has
been correctly written as per their instruction.

GAANGULY DEVELOPMENT &
FORTUNE PVT. LTD.

DIRECTOR: DIN-10770329

Attorney Holder

DRAFTED AND PREPARED BY:

Goutam Ash

Advocate,

Advocate, Bar Council of West Bengal

Enrolment No. F-1992/2075 of 1995

Major Information of the Deed

Deed No :	I-0102-04598/2024	Date of Registration	17/12/2024
Query No / Year	0102-8003199989/2024	Office where deed is registered	
Query Date	17/12/2024 12:57:21 PM	A.D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Srikanta Karmakar Godardihi,Thana : Beliator, District : Bankura, WEST BENGAL, Mobile No. : 9679767693, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 5]	
Set Forth value		Market Value	
		Rs. 1,87,25,458/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 42/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010204210/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Bhakatpara Road, Road Zone : (Ward no 13 -- Ward no 13) , Mouza: Parbatipur, Pin Code : 722102

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-925	LR-3743	Bastu	Bastu	0.5535 Acre		1,87,25,458/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					55.35Dec	0 /-	187,25,458 /-	

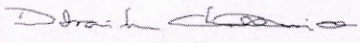
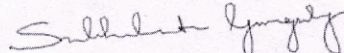
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Bhola Mohini Minerals Private Limited Kada Road Hanuman Chawk, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Date of Incorporation:XX-XX-2XX8 , PAN No.: aaxxxxxx1n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

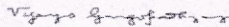
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Gaanguly Development & Fortune Private Limited Rathtala Thandar Para Sonamukhi, City:- Sonamukhi, P.O:- Sonamukhi, P.S:-Sonamukhi, District:-Bankura, West Bengal, India, PIN:- 722207 Date of Incorporation:XX-XX-2XX4 , PAN No.: aaxxxxxx4l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Debasish Chatterjee (Presentant) Son of Late Nepal Chandra Chatterjee Date of Execution - 17/12/2024, , Admitted by: Self, Date of Admission: 17/12/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Dec 17 2024 3:55PM LTI 17/12/2024	Signature  17/12/2024
Kada Road, Hanuman Chak, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Aadhaar No: 69xxxxxxx2258 Status : Representative, Representative of : Bhola Mohini Minerals Private Limited (as Director)				
2	Name Shri Subhabrata Ganguly Son of Vijayes Gangopadhyay Date of Execution - 17/12/2024, , Admitted by: Self, Date of Admission: 17/12/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Dec 17 2024 3:56PM LTI 17/12/2024	Signature  17/12/2024
Rathala Thandarpara, City:- Sonamukhi, P.O:- Sonamukhi, P.S:-Sonamukhi, District:-Bankura, West Bengal, India, PIN:- 722207, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 42xxxxxxx4131 Status : Representative, Representative of : Gaanguly Development & Fortune Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Vijayes Gangopadhyay Son of Chandidas Gangopadhyay Sonamukhi, City:- Sonamukhi, P.O:- Sonamukhi, P.S:-Sonamukhi, District:- Bankura, West Bengal, India, PIN:- 722207		 Captured 17/12/2024	 17/12/2024
Identifier Of Mr Debasish Chatterjee, Shri Subhabrata Ganguly			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Bhola Mohini Minerals Private Limited	Gaanguly Development & Fortune Private Limited-55.35 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Bhakatpara Road, Road Zone : (Ward no 13 -- Ward no 13) , Mouza: Parbatipur, Pin Code : 722102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 925, LR Khatian No:- 3743	Owner:ভোলা মোহিনী মেনারালস প্রাইভেট লিমিটেডে, Gurdian:.. , Address:কাদারোড, হনুমান চক, দুর্গাপুর, পশ্চিম বর্ধমান।, Classification:বাস্ত, Area:0.53750000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 010204598 / 2024

On 17-12-2024

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 14:18 hrs on 17-12-2024, at the Office of the A.D.S.R. BANKURA by Mr Debasish Chatterjee ,.

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 1,87,25,458/-

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

Execution is admitted on 17-12-2024 by Mr Debasish Chatterjee, Director, Bhola Mohini Minerals Private Limited, Kada Road Hanuman Chawk, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203

Indetified by Shri Vijayes Gangopadhyay, , , Son of Chandidas Gangopadhyay, Sonamukhi, P.O: Sonamukhi, Thana: Sonamukhi, , City/Town: SONAMUKHI, Bankura, WEST BENGAL, India, PIN - 722207, by caste Hindu, by profession Others

Execution is admitted on 17-12-2024 by Shri Subhabrata Ganguly, Director, Gaanguly Development & Fortune Private Limited, Rathtala Thandar Para Sonamukhi, City:- Sonamukhi, P.O:- Sonamukhi, P.S:-Sonamukhi, District:-Bankura, West Bengal, India, PIN:- 722207

Indetified by Shri Vijayes Gangopadhyay, , , Son of Chandidas Gangopadhyay, Sonamukhi, P.O: Sonamukhi, Thana: Sonamukhi, , City/Town: SONAMUKHI, Bankura, WEST BENGAL, India, PIN - 722207, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42.00/- (E = Rs 42.00/-) and Registration Fees paid by Cash Rs 42.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 2922, Amount: Rs.100.00/-, Date of Purchase: 17/12/2024, Vendor name: CHINMOY CHATTARAJ



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2024, Page from 84713 to 84724

being No 010204598 for the year 2024.





Digitally signed by PARTHA BAIRAGGYA
Date: 2024.12.19 14:00:30 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 19/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.

