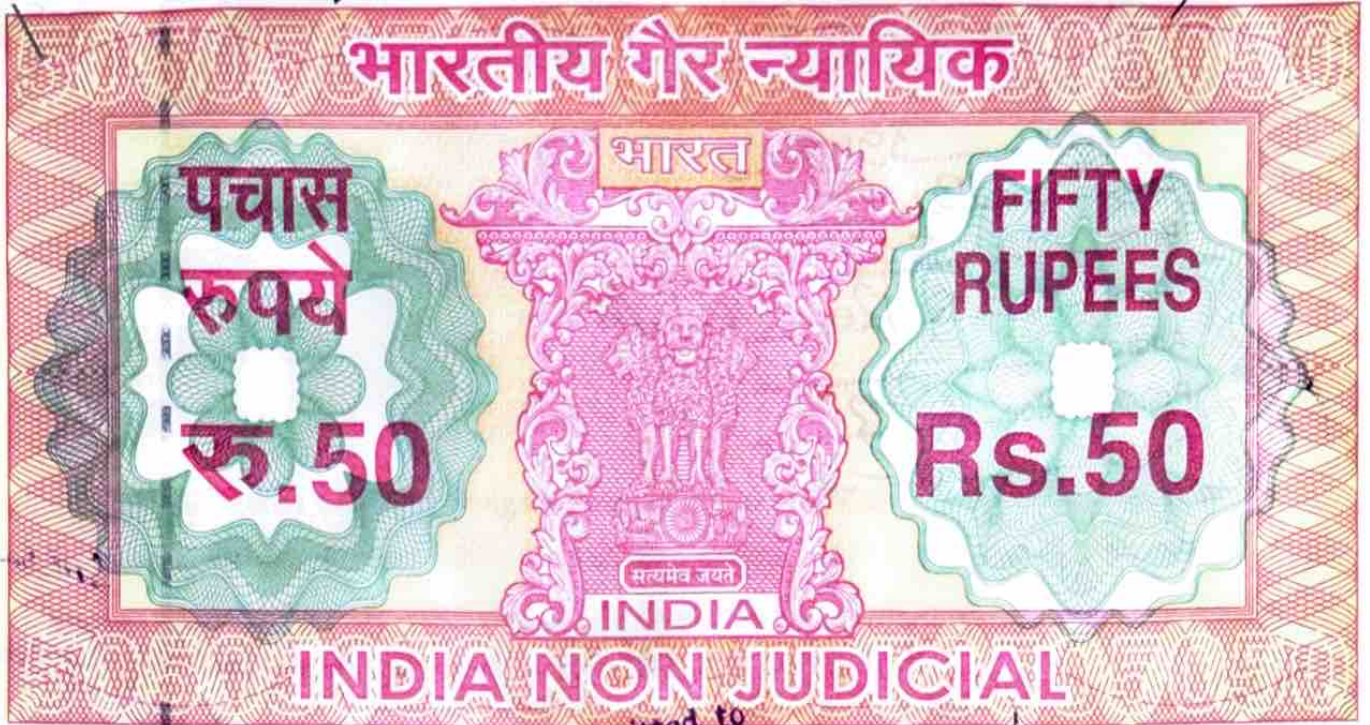


17154/25

I- 19688/25



पश्चिम बंगाल पश्चिम बंगाल
The document is admitted to
registration. The endorsement
sheets and the signature sheet
attached with this deed are
part of the document.

AM 648643

RK REAL ESTATE
Ratan Kumar Gupta
Partner

Registrar, Malda
U/s 1(2) of the Registration Act.
18 DEC 2025

GENERAL POWER OF ATTORNEY

BY THIS POWER OF ATTOTNEY, I, RATAN KUMAR GUPTA, son of Madan Kumar Gupta, PAN- BNAPG0837K, Residing at No 3 Govt. Colony, P.S.- English Bazar, P.O. & Dist.- Malda, PIN- 732101, West Bengal, Indian Citizen by Caste- Hindu, by profession- Business, one of the partner of "M/S R.K. Real Estate" PAN- ABJFR0450P, having its office Shanti Gopal Sen Sarani, No. 3 Govt. Colony, P.S. - English Bazaar, P.O. & Dist -Malda, Pin-732101 state as follows:-

Drafted by me
Misba ul Arefin
Adv

=2=

RK REAL ESTATE
Ratan Kumar Gupta
Partner

WHEREAS on 01.04.2024 I along with Madan Kumar Gupta son of Late Sitaram Gupta of No. 3 Govt. Colony, Pirojpur, P.S.- English Bazar, Dist.- Malda had entered in a Deed of Partnership for carrying business of Real Estate Development, property buying and selling, allied activities under the name and style "**M/S R.K. Real Estate**".

AND WHEREAS during continuation of the partnership business "**M/S R.K. Real Estate**" has been authorised to construct a multi storied building of the land within District- Malda, P.S.- English Bazar, Mouza- Pirojpur, J.L. No. 69, Plot No. R.S. 768, L.R. 5565, 5566, Class- Bastu, Area- 9.36 decimal under ward No. 5 of English Bazar Municipality, Holding No. 256/48/200 by the owner of the above land.

AND WHEREAS the owner of the above land and "**M/S R.K. Real Estate**" have entered in a deed of development agreement bearing No. 8344 dated 27.05.2025 for construction of a building on the above mentioned land. The owner of the above land also executed a Development Power of Attorney in favour of "**M/S R.K. Real Estate**" bearing No. 8383 dated 28.05.2025.

AND WHEREAS during continuation of the said Partnership Business above Madan Kumar Gupta one of the partner of the "**M/S R.K. Real Estate**" has expressed his desire to retire from the said firm and his place Goutam Gupta eager to admit into the partnership business and accordingly I, Ratan Kumar Gupta as continuing partner along with Madan Kumar Gupta as returning partner and Goutam Gupta as upcoming partner have entered into a Deed of Supplementary Partnership which was duly notarized at the office of Sandip Pal, Notary Public, Govt. of India dated 16.09.2025.

AND WHEREAS I, the executent have been residing abroad due to my professional reason, so I am unable to look after the day to day business of the firm. So, it is highly require to appoint a person who will look after the day to day business of the firm.

AND WHEREAS **Mr. Goutam Gupta** is another partner of the firm and he is also my younger brother. I have decided to nominates, constitutes and appoint **GOUTAM GUPTA**, PAN- AGAPG5519L, son of Madan Kumar Gupta, residing at No. 3 Govt. Colony, Pirojpur, P.S. - English Bazaar, P.O. & Dist -Malda, Pin-732101, by faith-Hindu, by Profession-Business, Citizen of India another partner of "**M/S R.K. Real Estate**" having its office Shanti Gopal Sen Sarani, No. 3 Govt. Colony, P.S. - English Bazaar, P.O. & Dist -Malda, Pin-732101 to act on my behalf for specific purposes of the firm.

Misba u1 Arif
Ad

=3=

RK REAL ESTATE

Ratan Kumar

Partner

NOW THIS DEED WITNESSETH AS UNDER :-

- 1) The executant hereby nominates constitutes and appoints as my true and lawful attorney to do the following acts, deeds and things in the name and on behalf of the executant in relation to M/S R.K. Real Estate.
 - i) To operate the bank A/c of the firm only for deposit cheque & money.
 - ii) To enter into notarial agreement for sale with purchaser who is/are willing to purchase flat, garage, shop etc. which would be erected on the above schedule property.
 - iii) To receive earnest money or advanced money from the intending purchaser who will intend to purchase the property of the above schedule and give good and valid receipt in favour of the intending purchaser.
 - iv) To represent the firm before suppliers, contractors, bank and other entitles in relation to day to day business operations.
 - v) To carry business of the firm.
 - vi) To attend any Court of Law either Civil or Criminal and to represent in all Government Offices on my behalf in connection with the proposed building upon the said property mentioned in Schedule below.
 - vii) To sign, execute and submit all documents, forms, applications and deeds relating to the firm before any Government authority, Registrar of Firms, Municipal authority or other competent authority.
 - viii) To receive any such amount for the purpose of sale, transfer and convey the respective flats either by the Cash or by Cheques and to deposit the same in the account of the said Partnership Firm.
 - ix) To sign, declare and or affirm all plaints, petition, application, forms. affidavit etc. and to file the same in any Court of Law or any other offices, if required.
 - x) To appear in any suit proceedings, motion, L.A. office, L.T. Office etc on my behalf and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule herein below.
 - xi) To appoint labour, labour contractor (Rajmistri), Carpenter etc.

Misba ul Arefin
Adv

RK REAL ESTATE
Rohit Kumar Singh
Partner

- xii) To call the tender, quotation etc. from the supplier for supply cement iron rod, sand, wood, iron grill, etc. and to appoint them as my Constituted Attorney shall think fit and proper.
- xiii) To represent us before the necessary authorities including English Bazar Municipality, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal on connection with the sanction and modification and / or alteration of plan.
- xiv) To receive 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 if required.
- xv) To appoint security person, night guard, watchman etc.
- xvi) To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility of the said premises and for that purpose to sign, execute and submit all papers, applications, documents and plan to do all other acts, deeds and things as may be deem fit and proper by the said attorney.
- xvii) To apply for obtain building materials for the concerned authorities.
- xviii) To pay all rates, taxes, charge expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof.
- xix) To appear and represent us before all authorities including those under the English Bazar Municipality for fixation and/ or finalization of the annual valuation of the said property or any part thereof and to amalgamate my property with any other property, for that purpose to sign, execute and submit, act, deeds and things as the said attorney may deem fit and proper.
- xx) To file and submit declaration, statements, applications and/or returns to the competent authorities or any other necessary authority or authorities in connection with the matter herein contained.
- xxi) To advertise independent news papers and display hoardings in different plans engage agency or agencies.

Misba ul Arefin
Adv

=5=

- xxii) To sign, file & submit building, site plan & structural plan in my name & on my behalf and pay fees, obtain sanction site plan, building plan, structural plan, modification and such other orders and permissions from the English Bazar Municipality as be expedient sanction /modification and/or alteration of the said plan, building plans.\
- xxiii) To submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architect and other agents and Sub-Contractors for the aforesaid purpose and the said attorney shall think fit and proper.
- xxiv) To ask for demand, recover receive and collect all money due and payable in connection with the said proposed building from the intending purchaser/ purchasers or any other person or persons in connection with the said building and to settle, compromise or compound any debt or claim whatsoever.

2. RESTRICTION :-

- i) Not to sign any sale or conveyance deed, mortgage deed, lease deed or any instrument effecting transfer of ownership of immovable property of the firm by my attorney
- ii) Not to withdraw money and amount from Bank or any financial institution.
- iii) Not to issue cheque of the firm on my behalf.
- iv) This Power of Attorney is revocable.
- v) No Monetary transaction has been made in between the executant and the attorney before execution of this Power of Attorney.
- vi) Not to construct or develop the schedule property.

And to do all such acts, things, deeds which are necessary for the aforesaid purpose and which my constituted attorney shall think best fit and proper.

Misba ul Arefin
Adv

=6=

RK REAL ESTATE
Ratan Kumar Gupta
Partner

Schedule of Property

Dist.- Malda, P.S.- English Bazar, Mouza- Pirojpur, J.L. No. 69, Khatian No. R.S. 320, L.R. P-664, P-665, P-666, New L.R. Khatian No. 8078, 7864, Plot No. R.S. 768, L.R. 5565, 5566, Class-Bastu, area- 9.36 decimal under ward No. 05, holding No. 256/48/200 of English Bazar Municipality, which is butted and bounded by :-

On the North	-	8 feet wide Municipal Road (Unassessed)
On the South	-	House of Kamal Kumar Ghosh and Bidyut Kumar Ghosh
On the East	-	Dr. Durjoy Bose
On the West	-	8 feet wide Municipal Lane (Unassessed)

IN WITNESS WHERE OF the parties hereunto set and subscriber their respective signature / hands on this the 13th day of November, 2025.

SIGNED AND DELIVERED

IN THE PRESENCE OF :-

1. Bishal Pokkan
S/o Late Bimal Pokkan
Maheshwarayan Gani
P.O. Bhagwanpola, Murshidabad
P.O. Bhagwanpola
Pin - 742135

(.....)
(signature of Executant)

RK REAL ESTATE

Ratan Kumar Gupta
Partner

Dy. Kanti Ghosh.
S/o Late Mohini Moran Ghosh.
Basanti Tara Lane
P.O. Mokdunpur.
P.S. Englishbazar
Dist. Malda.
Pin - 732103

(Signature of the Attorney)

Drafted by :-

Misba ul Arefin
Misba ul Arefin
Advocate
Malda Bar Association
Enrollment No.- WB/1498/2016

Type by :-

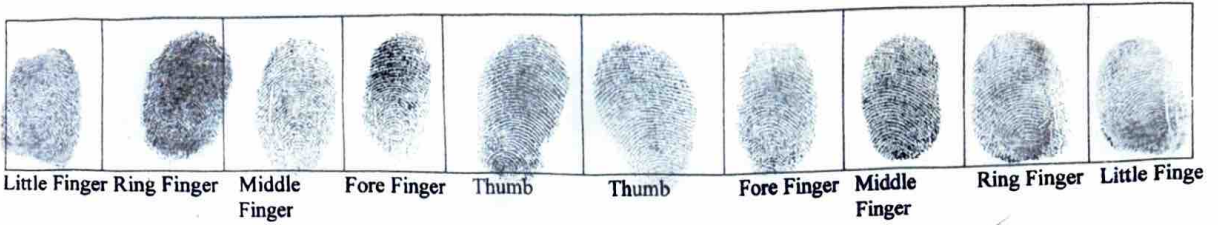
Kishore Paul
(Kishore Paul)
Kishore Computer Centre
S.P. Road, Malda

ADDITIONAL SHEET

Left Hand Finger Print



Right Hand Finger Print



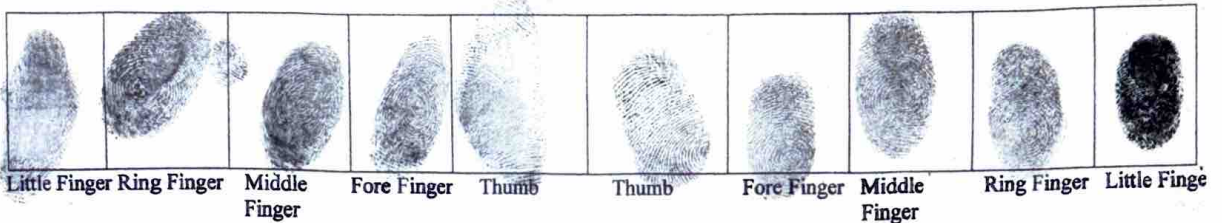
Signature:....RK REAL ESTATE

Rakesh Kumar Singh
Partner

Left Hand Finger Print



Right Hand Finger Print



Signature:.....

[Signature]

Major Information of the Deed

Deed No :	I-0901-19688/2025	Date of Registration	18/12/2025
Query No / Year	0901-2003067410/2025	Office where deed is registered	
Query Date	12/11/2025 7:55:31 PM	D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	Gopal Chandra Ghosh Malda Bar Association, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 9333775025, 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. 1,38,99,600/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 232/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Pirojpur, JI No: 69, Pin Code : 732101

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-5565 (RS :-)	LR-7864	Bastu	Bastu	4.68 Dec	1,00,000/-	69,49,800/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L2	LR-5566 (RS :-)	LR-8078	Bastu	Bastu	4.68 Dec	1,00,000/-	69,49,800/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
		TOTAL :			9.36Dec	2,00,000 /-	138,99,600 /-	
		Grand Total :			9.36Dec	2,00,000 /-	138,99,600 /-	

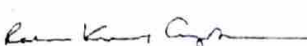
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	R K Real Estate Shanti Gopal Sen Sarani, No 3 Govt Colony, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxxx0P,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	Goutam Gupta Son of Madan Kumar Gupta No 3 Govt Colony, Pirojpur, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: AGxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Representative Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	Ratan Kumar Gupta (Presentant) Son of Madan Kumar Gupta Date of Execution - 13/11/2025, , Admitted by: Self, Date of Admission: 13/11/2025, Place of Admission of Execution: Office	 Nov 13 2025 5:00PM	 Captured LTI 13/11/2025	 13/11/2025
No 3 Govt Colony, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: BNxxxxxx7K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R K Real Estate (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bishal Poddar Son of Late Bimal Poddar Mahesh Narayan Ganj, City:- , P.O:- Shyampur, P.S:-Bhagabangola, District:- Murshidabad, West Bengal, India, PIN:- 742135	 13/11/2025	 Captured 13/11/2025	 13/11/2025
Identifier Of Ratan Kumar Gupta			

Land Details as per Land Record

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Pirojpur, JI No: 69, Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5565, LR Khatian No:- 7864	Owner:রতন কুমার গুপ্ত, Gurdian:মদন গুপ্ত, Address:লিঙ্গ, Classification:বালু, Area:0.04120000 Acre,	Seller is not the recorded Owner as per Applicant.

L2	LR Plot No:- 5566, LR Khatian No:- 8078	Owner: রেখা দাস, Gurdian: মৃত মাখন লাল দাস, Address: নিজ , Classification: বাগ, Area: 0.00670000 Acre,	Seller is not the recorded Owner as per Applicant.
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Endorsement For Deed Number : I - 090119688 / 2025

On 13-11-2025

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

Presented for registration at 16:56 hrs on 13-11-2025, at the Office of the D.S.R. MALDA by Ratan Kumar Gupta ..

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

Execution is admitted on 13-11-2025 by Ratan Kumar Gupta, Partner, R K Real Estate (Partnership Firm), Shanti Gopal Sen Sarani, No 3 Govt Colony, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by Mr Bishal Poddar, , Son of Late Bimal Poddar, Mahesh Narayan Ganj, P.O: Shyampur, Thana: Bhagabangola, , Murshidabad, WEST BENGAL, India, PIN - 742135, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2025 8:07PM with Govt. Ref. No: 192025260337619578 on 12-11-2025, Amount Rs: 200/-, Bank: SBI EPay (SBlePay), Ref. No. 9009616821517 on 12-11-2025, 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 Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 3947, Amount: Rs.50.00/-, Date of Purchase: 13/11/2025, Vendor name: Malda Bar Association

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2025 8:07PM with Govt. Ref. No: 192025260337619578 on 12-11-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 9009616821517 on 12-11-2025, Head of Account



Sumanta Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. MALDA

Malda, West Bengal

On 18-12-2025

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 (d) of Indian Stamp Act 1899.



Sumanta Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. MALDA

Malda, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0901-2025, Page from 265246 to 265258
being No 090119688 for the year 2025.



Roy

Digitally signed by ANINDYA ROY
Date: 2025.12.26 12:12:13 +05:30
Reason: Digital Signing of Deed.

(Anindya Roy) 26/12/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
West Bengal.