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INDIA NON JUDICIAL

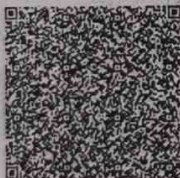
Government of Assam

₹1,000

सत्यमेव जयते

e-Stamp

Certificate No. : IN-AS30586336977355U
 Certificate Issued Date : 06-Dec-2022 01:07 PM
 Account Reference : SHCIL (FI)/ as-shcil01/ SRO DCKAM/ AS-KM
 Unique Doc. Reference : SUBIN-ASAS-SHCIL0156231578550732U
 Purchased by : MS RAM JANKI CONSTRUCTION
 Description of Document : Article 48 Power of Attorney (different types)
 Property Description : NA
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : BINOY KRISHNA MAHANTA
 Second Party : MS RAM JANKI CONSTRUCTION
 Stamp Duty Paid By : MS RAM JANKI CONSTRUCTION
 Stamp Duty Amount(Rs.) : 1,000
 (One Thousand only)



₹1,000

48
1000
1000

Please write or type below this line

IN-AS30586336977355U

Admissible Under Act XVI of 1958 (Current)
 Stamped (or exempted from stamp duty)
 under the Indian Stamp Act, 1899 (Act II of
 1899) (Assam Amendment) Act 1954 (Schedule)
 No. IV Fee Paid 48

₹ = 1000
 1000

7-12-2022

Binoy Krishna Mahanta

Ram Janki Construction
 Partner

PU 0005141232

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.indiastamp.com or using e-Stamp Mobile App or Stock Holding

Arjun Das
 Partner

Presented for Registration
 at 6.12.2022 (at 11 AM)
 on the day of 6.12.2022
 in the Court of District Judge
 at ... by Binoy Krishna Mahanta

[Signature]
 Sub-Registrar
 Kamrup District Court
 7.12.2022

Binoy Krishna Mahanta

Witnessed by Subhash Sharma
 Son of :
 Village : Advocate
 P.S. :
 Profession :

[Signature]
 Sub-Registrar
 Kamrup District Court
 7.12.2022

Exemptions admitted by
 ① Binoy Krishna Mahanta
 ② Amit Kumar Agarwal

222
 06/12/2022



Binoy Krishna Mahanta

223
 06/12/2022



Ram Janki Construction
[Signature]
 Partner

Identified by me
 Subhash Sharma
 Advocate, Bky

IRREVOCABLE GENERAL POWER OF ATTORNEY



KNOW ALL MEN BY THESE PRESENTS THAT I, **SRI BINOY KRISHNA MAHANTA (PAN NO.ACQPM9591G)** son of Late Dena Chandra Mahanta, resident of House no. 16, Sorai Saapori, Bhaskar Jyoti Path, Mathura Nagar, Down Town, P.S. Dispur, Guwahati-781006 in the district of Kamrup (M), Assam is the **EXECUTANT** herein. The **EXECUTANT** shall mean and include my legal heirs, assignee, representative and administrators, etc.

WHEREAS, I am the absolute owner and in possession of TOTAL LAND MEASURING 2-K 6.39L covered by Dag No.548 of K.P Patta No. 445 of Village- Sorumotoria, Mouza- Beltola, Class : 1 M Basti, in the district of Kamrup (M), Assam located at House no. 16, Sorai Saapori, Bhaskar Jyoti Path, Mathura Nagar, Down Town, P.S. Dispur, Guwahati-781006, having Holding No. 0228A/1(O) 10197771(N) , Ward No. 51(O) 25(N), Zone : Dispur (O) Dispur (N) , Guwahati in the district of Kamrup (M), Assam as fully described in the schedule below:



AND WHEREAS for the purpose of construction of residential building over plot of land, I have entered into an agreement with the Developer/Builder, Viz **M/S RAM JANKI CONSTRUCTION**, a partnership firm having its registered office at Chand Market, Near Bimal Auto Agency, Opposite Mahavir Bhawan, A.T. Road, Guwahati-781001 in the district of Kamrup (M), Assam, being represented by its partner, **AMIT KUMAR AGARWAL, (PAN NO.ABLPA7900R)** son of Sri Ved Prakash Agarwal, resident of Flat No. 2 F, Pink House , A.K.Azad Road, Rehabari , P.S Paltan Bazar, Guwahati-781008 in the district of Kamrup (M), Assam. We do hereby execute and appoint by an irrevocable General Power of Attorney in favour of

Bino Krishna Mahanta

Ram Janki Construction
Amit Kumar Agarwal
Partner

Ram Janki Construction

Arjun Das
Partner

the Developer/ Builder "**M/S RAM JANKI CONSTRUCTION**", a partnership firm having its registered office at Chand Market, Near Bimal Auto Agency, Opposite Mahavir Bhawan, A.T. Road, Guwahati-781001 in the district of Kamrup (M), Assam, being represented by its partner, **AMIT KUMAR AGARWAL, (PAN NO.ABLPA7900R)** son of Sri Ved Prakash Agarwal, resident of Flat No. 2 F, Pink House, A.K.Azad Road, Rehabari, P.S Paltan Bazar, Guwahati-781008 in the district of Kamrup (M), Assam and empowering the said **DEVELOPER /BUILDER** for execution of development of the schedule land and make construction of multistoried residential building thereof and sale the said flat alongwith the undivided proportionate share of land of the developer's allocation to the intending parties and receive the consideration thereof in the name of the firm/ Attorney and further make construction of the full furnished flats at the cost of the intending party and may receive the consideration accordingly in the name of Attorney.

NOW THIS INSTRUMENT OF IRREVOCABLE GENERAL POWER OF ATTORNEY CONFERS POWERS ON THE ATTORNEY, to be exercised on my behalf:

1. To construct a multistoried RCC Building by utilising maximum Floor Area Ratio (FAR) as permissible by the Guwahati Metropolitan Development Authority and Guwahati Municipal Corporation, Guwahati for a residential complex, over the scheduled land according to the plan's specifications maps, design duly prepared by the Architect and duly approved and sanctioned by Guwahati Municipal Corporation and GMDA, Guwahati and other statutory bodies or authorities as the case may be and the ATTORNEY shall represent the EXECUTANT before all concerned.
2. To supervise, control and manage the said construction work and undertake the works to be done by the Developer/Builder without any obstructions or hindrance either by me or from any person/s under me. The said Attorney is hereby given full authority and power to do all acts, deeds

Ram Janki Construction

Arjun Das

Partner

Bikhy Krishna Mahanta

Ram Janki Construction
Arjun Das
Partner

and things as may be necessary for the purpose of carrying out the said construction works, for construction of the said building.

3. That the said Attorney is fully authorised and empowered to negotiate with the prospective purchaser/s for sale or transfer of those flats and also entitled to sell flats also, on the ownership's basis before or after completion of such construction of the residential complex in the said building for developer's allocation only . To settle all terms and conditions, stipulations and converts for transfer of the said flats of developer's allocation as per the agreement. To enter agreement with the intending purchaser/s of flats and to fix price and receive the consideration money in its own name against selling of furnished flats as per its choice of the party and neither us nor any persons under us / even our relatives shall create dispute or challenge such transfers made by the said **ATTORNEY**.

4. To hand over the possession of the flats alongwith undivided proportionate share of land in the said building to the intending purchaser/s upon receipt of full consideration money from them.

5. To represent the land **OWNER/EXECUTANT** before all authorities, such, as, G.M.C., G.M.D.A., Electricity, State Govt. and Central Govt. authorities, for all purpose and to sign all the papers on my behalf before all/any such authorities for the purpose of construction works of the proposed building or for any other ancillary or incidental purpose in respect of such construction.

6. To advertise for sale of such flats, to negotiate for sale and execute register sale deed in favour of the intending purchaser/s and receive the consideration in its name.

7. To issue no objection certificate to purchaser/s to obtain finance from financial institution against his/her/their/its flats by mortgaging the same.

Binoy Krishna Mahanta

Ram Janki Construction
Arjun Das
Partner

Ram Janki Construction

Arjun Das
Partner

Generally to do all other lawful acts necessary for the conduct of such construction and sale of flats purposes.

8. To appear and represent, the land owners before the Assam Board of Revenue, Collector, Sub-Divisional Officer and any Magistrate, Judge, Civil Court, Criminal Courts, Tribunal, Income tax department and in all Govt. Offices, in all matters and things relating to the said land, building and construction of Multistoried building and for other purposes connected therewith.

9. To present plaint and written statement before Civil/Revenue and Criminal Court, on behalf of me and to engage Pleader/Advocates for the purpose of said landed property and construction works.

10. That the aforesaid attorney shall be able to act and execute all rights hereby conferred and all such acts, deeds, etc. done by the **ATTORNEY** shall be lawful and binding upon me.

11. I, the **OWNER** of **SCHEDULED LAND** here-under written, do hereby agree to ratify and confirm all such acts, deeds and things, which may be done, performed and executed by our ATTORNEY lawfully from time to time on the strength of this IRREVOCABLE GENERAL POWER OF ATTORNEY as if same is being done, executed and performed by me.

SCHEDULE LAND

All that part and parcel of **TOTAL LAND MEASURING 2-K 6.39-L** covered by Dag No.548 of K.P Patta No. 445 of Village- Sorumotoria , Mouza- Beltola, Class : 1 M Basti, in the district of Kamrup (M), Assam located at House no. 16, SoraiSaapori, Bhaskar Jyoti Path, Mathura Nagar, Down Town, P.S. Dispur, Guwahati-781006, having Holding No. 0228A/1(O) 10197771(N) , Ward No. 51(O) 25(N), Zone : Dispur (O) Dispur (N), Guwahati in the district of Kamrup (M), Assam which is bounded as:-
Consumer No. 00900007336.

Ram Janki Construction

Arjun Das
Partner

Bijoy Krishna Nath

Ram Janki Construction
Arjun Das

North : Rose Rani Das Deka

South : Simanta Gohain, Mohanto Gohain and Prasanta Gohain

East : Mehbub Ali and Ali Hussain

West : Road

IN WITNESSES WHEREOF, We the **OWNER/EXECUTANT** and the **DEVELOPER/ATTORNEY** of the aforesaid landed property, have hereto set and subscribed our hands and seals on the 6th day of December, 2022 in full conscience, and sound mind and good health in presence of the following witnesses:

WITNESSES:

1. Jhulan Krishna Mahanta
S/o BINAY KRISHNA MAHANTA
R/o - 16, BHASKAR JYOTI PATH
MATHURA NAGAR, DAWN TOWN
DISPUR, Ghy - 781006.

2. Arjun Das
S/o: Lt. M.N. Das
R/o: Ulukbari, Ghy 7

SIGNATURES OF:

Binoy Krishna Mahanta

EXECUTANT

Ran Janki Construction
[Signature] Partner

ATTORNEY HOLDER

Ran Janki Construction

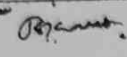
Arjun Das
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACQPM9591G

नाम /NAME
BINOY KRISHNA MAHANTA

पिता का नाम /FATHER'S NAME
DENA CHANDRA MAHANTA

जन्म तिथि /DATE OF BIRTH
06-07-1950

हस्ताक्षर /SIGNATURE


आयकर आयुक्त (सिस्टम), शिल्लोंग
 COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card

ABLPATG00R

ABHIRAM AGARWAL

पिता का नाम /Father's Name
VED PRakash AGARWAL

जन्म तिथि /Date of Birth
22/11/1968

हस्ताक्षर /Signature


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

JHULAN KRISHNA MAHANTA
BINOY KRISHNA MAHANTA

01/12/1984

Permanent Account Number
BFKPM9600J

Jhulan Krishna Mahanta
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

ARJUN DAS
MAHENDRA NATH DAS

09/01/1988

Permanent Account Number
BORPD5261K

Arjun Das
 Signature

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card

SUBHASH SHARMA
 ADVOCATE

जन्म तिथि /Date of Birth
19/12/2014

Ram Janki Construction

Arjun Das
 Partner