

S.L.No. 010001489/2025

G-010101504/2025



पश्चिम बंगाल WEST BENGAL

AT 545203

## DEVELOPMENT POWER OF ATTORNEY

Certified that the document is admitted to registration, The signature and the endorsement sheets attached with document are the part of this Document.

District Sub-Registrar  
Bankura

18 MAR 2025

1) Know all men at this present I, **SRI RAJA MUKHERJEE** [AADHAAR NO- 8057 3811 0541] [PAN NO-AMLPM3408K] S/o Notan Mukherjee by faith-Hindu, by Nationality- Indian, by Profession- Business residing at Rajgram, Bankura, P.O- Rajgram, P.S.- Bankura, Dist- Bankura, Pin-722146, West Bengal.

ক্রমিক নং- 3591  
তারিখ- 18/3/2025

নাম- Rupa my

বাসস্থান- Rm

পাসা- Rm

বাকী- Rm

শ্রী দেবদাস মুখার্জী  
বাকী সদস্য



District Sub-Registrar  
Bankura

18 MAR 2025

✓  
Pintu Ghosh  
S/O - Pintu Ghosh  
Ashokam Pore Bankura  
POD Dis - Bankura  
Pin - 722101

2) **SRI SUBHAJIT MAJEE** [ AADHAAR NO- 3388 6953 7770] [PAN NO-DBMPM0678A] S/o Late Tapan Majee by faith- Hindu, by Nationality- Indian, by Profession- Business residing at Schooldanga, Near Sukanta Statue More, Bankura, P.O- Bankura, P.S.- Bankura, Dist- Bankura, Pin-722101, West Bengal.

3) **SRI PINAKI DUTT** [ AADHAAR NO- 3818 9648 8661] [PAN NO-AGZPD2585J] S/o Late Dilip Kumar Dutt by faith- Hindu, by Nationality- Indian, by Profession- Business residing at 153 Haranath Temple Road, Sonamukhi, P.O- Sonamukhi, P.S.- Sonamukhi, Dist- Bankura, Pin-722207, West Bengal.

**Do hereby state and declare and follows:**

WHEREAS We are absolute owner of the "BASTU" Land Measuring area of total 0.10 Acres, under Plot No- 119 (R.S.) 750 (L.R.) L.R. Khatian No- 3356, 3357, 3363 J.L. No- 212 of Mouza- Patpur, P.O & P.S.- Bankura, Dist- Bankura, Ward No- 17 under Bankura Municipality.

AND WHEREAS we entered into Development Agreement with **BANKURA NIRMAN PROJECTS PRIVATE LIMITED** [ PAN No- AAKCB7254N] A Company incorporated according to Companies Act 2013, Registered office at 253/C, Bhuban Villa Apartment, Pratapbagan, Bankura, P.S. & DIST- Bankura, Pin- 722101, West Bengal and the same has been duly registered before the **D.S.R., Bankura vide Deed No.010101236, Dated 06/03/2025**

WHEREAS We do hereby nominate constitute and appoint one of the Director of **BANKURA NIRMAN PROJECTS PRIVATE LIMITED** **SRI RAJA MUKHERJEE S/O- NOTAN MUKHERJEE**



[PAN NO- AMLPM3408K] by faith- Hindu, by Nationality Indian, by Occupation- Business, resident of Vill & P.O.- Rajgram, P.S. & DIST- Bankura, Pin- 722146, West Bengal and another Director of **BANKURA NIRMAN PROJECTS PRIVATE LIMITED** SRI SUBHAJIT MAJEE S/O- LATE TAPAN MAJEE [PAN NO- DBMPM0678A] by Faith- Hindu, by Nationality- Indian, by Occupation-Business, resident of Schooldanga, Bankura, West Bengal, Pin- 722101 as our Lawful Attorney to do and perform the following acts, deeds, and things on our behalf in connection with our Landed Property.

1. To apply, received and modify sanctioned plan from Bankura Municipality and/or such other authority or authorities.
2. To manage and supervise the construction of multistoried building to be raised on our property (details of which has given in the schedule below). That will be constructed on the cost of the developer i.e. above partners of "**BANKURA NIRMAN PROJECTS PRIVATE LIMITED**"
3. To represent us before the D.S.R/ A.D.S.R, Bankura to present agreement of sale/lease deeds and to executed all such deeds of conveyance for selling the flats/apartment/parking spaces etc. of which will be constructed over the above our Landed property mentioned in the schedule. Save and expects those flats which are allotted in favour of the Land Owner.
4. To Book the flats/apartment/parking spaces etc. Directly to the prospective buyers and to collect the moneys partly/or in full consideration over the allocated portion of the Developers.

*Subhajit Majee*  
18/8/22

5. To make, sign, and verify all documentation, applications or raise objection to appropriate authorities for all and any License, permission or consent etc in connection with the arrangement and development of the schedule mentioned property.

6. If any legal proceedings are required to be taken in connection with the work of development and construction or if any Legal action is taken against us in connection with the same project to prosecute and refund such legal proceedings and for the purpose to sign, declare and file all pleadings, affidavits, applications etc to engage advocate and to do all acts and things required to be done in our behalf.

7. To settle all dispute & whom so ever arising out of construction project on the scheduled mentioned property.

8. To appear before the office of authority of Govt or Municipal corporation or Labour Dept. or Land Revenue Office or Income Tax office or any other act, to represent the matters regarding the proposed development and construction.

And I do hereby agree to ratify by all acts and things lawfully done by the said all attorneys by exercising power is given to them.

That by virtue of this power of attorney our said attorney shall not acquired right, title and interest over the above and schedule of mentioned plot.

That Power of Attorney is revocable after handing over the flats to the prospective buyers.

No financial transaction held between us at time of execution of this Development Power Of Attorney.

### **SCHEDULE**

All that piece and parcel of "BASTU" Land Measuring area of total 0.10 Acres, under Plot No- 119 (R.S.) 750 (L.R.), L.R. Khatian No- 3357, Area 0.0333 Acre, L.R. Khatian No- 3363, Area 0.0334 Acre & L.R. Khatian No- 3356, Area 0.0333 Acre, J.L. No- 212 of Mouza- Patpur, P.O & P.S.- Bankura, Dist- Bankura, Ward No- 17 under Bankura Municipality near Patpur Road.

Butted and bounded as under :-

**ON THE NORTH:** House of Mr. Tapan Pui.

**ON THE SOUTH:** 15 ft wide road.

**ON THE EAST:** 40 ft wide road.

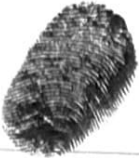









**ON THE WEST:** House of Mr. Subhash Roy & others.

In this boundary 0.10 acres the above mentioned party's hereto executed this Development Power of Attorney on day, month and year first above written.

The landed property is situated under Bankura Municipality within Ward No. 17 near Bankura Seva Niketan Hospital.











*Handwritten signature and initials*

# **SPECIMEN FORM FOR TEN FINGERPRINTS**

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					













SELLER Name: ...RATA MUKHERJEE... Signature: *Raja Mukherjee* ✓

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					













SELLER/BUYER Name: ...SUBHAJIT MAJEE... Signature: *Subhjit Majee* ✓

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



SELLER/BUYER Name: ...RATA MUKHERJEE... Signature: *Raja Mukherjee* ✓  
Bankura Nirman Projects Pvt. Ltd.  
Director

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



SELLER/BUYER Name: ...SUBHAJIT MAJEE... Signature: *Subhjit Majee* ✓  
Bankura Nirman Projects Pvt. Ltd.  
Director



# SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

SELLER

Signature... Piraki Butti



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

SELLER/ BUYER

Signature.....



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

SELLER/ BUYER

Signature.....



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

SELLER/ BUYER

Signature.....



IN WITNESSES WHEREOF the executants and the attorney holders set and subscribe their respective hands on this **18<sup>th</sup> day of March, 2025** in free and fare state of mind and health.

WITNESSES:-

✓ Titu Gupta  
Sp. Bijoy Gupta  
Ashwampurna Banmala  
PO + PIS - Banmala  
PIN - 722101

✓ Bivash Chandra Roy  
S/O Late - Shyam Chandra Roy  
VIL - Jorhal  
PO - Manikura  
PS - Chhatra  
Dist - Barua

It is hereby declared that the full, color passport size photograph and finger prints of each finger of both hands of Land Owners and Developed are attested in additional pages in this Development Power of Attorney/Deed being No.-1 (A) i.e., in total number of pages and these will be treated as part of this deed.

Drafted by:

Apurba Kumar Goswami  
Advocate

Bankura District Session's & Judge's Court,  
Enrolment No. : F 603/5867

Type by:

Kanchan Maitra.

[Kanchan Maitra]

Bankura Court Compound

✓ Reja Mukherjee

✓ Subjit Maitra

✓ Pinaki Buto

SIGNED AND DELIVERED

BY the OWNER/FIRST PART

Bankura Nirman Projects Pvt. Ltd.

✓ Reja Mukherjee  
Director

Bankura Nirman Projects Pvt. Ltd.

✓ Subjit Maitra  
Director

SIGNED AND DELIVERED BY  
THE DEVELOPERS/SECOND PART

2-1504/25



Bankura Nirman Projects Pvt. Ltd.

*Subjit*  
Director

Bankura Nirman Projects Pvt. Ltd.

*Rajalunkhiser*  
Director

### Major Information of the Deed

Deed No :	I-0101-01504/2025	Date of Registration	18/03/2025
Query No / Year	0101-8000745318/2025	Office where deed is registered	
Query Date	13/03/2025 12:04:27 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Raja Mukherjee Rajagram,Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722146, Mobile No. : 7362943140, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 50,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 60/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010101236/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		






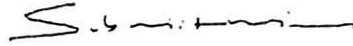



### Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Pathpur - Aradanga Road, Road Zone : (Ward no 17 -- Ward no 17) , Mouza: Patpur, Pin Code : 722101

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-750	LR-3357	Bastu	Bastu	3.33 Dec		16,65,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-750	LR-3363	Bastu	Bastu	3.34 Dec		16,70,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-750	LR-3356	Bastu	Bastu	3.33 Dec		16,65,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>10Dec</b>	<b>0 /-</b>	<b>50,00,000 /-</b>	
		<b>Grand Total :</b>			<b>10Dec</b>	<b>0 /-</b>	<b>50,00,000 /-</b>	



## Principal Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Raja Mukherjee</b> <b>(Presentant)</b> Son of Notan Mukherjee Executed by: Self, Date of Execution: 18/03/2025 , Admitted by: Self, Date of Admission: 18/03/2025 ,Place : Office	<b>Photo</b>  18/03/2025	<b>Finger Print</b>  Captured LTI 18/03/2025	<b>Signature</b>  18/03/2025
Rajagram, City:- Bankura, P.O:- Rajagram, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: amxxxxxx8k, Aadhaar No: 80xxxxxxxx0451, Status :Individual, Executed by: Self, Date of Execution: 18/03/2025 , Admitted by: Self, Date of Admission: 18/03/2025 ,Place : Office				
2	<b>Name</b> <b>Mr Subhajit Majee</b> Son of Late Tapan Majee Executed by: Self, Date of Execution: 18/03/2025 , Admitted by: Self, Date of Admission: 18/03/2025 ,Place : Office	<b>Photo</b>  18/03/2025	<b>Finger Print</b>  Captured LTI 18/03/2025	<b>Signature</b>  18/03/2025
Schooldanga Near Sukanta Statue More Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: dbxxxxxx8a, Aadhaar No: 33xxxxxxxx7770, Status :Individual, Executed by: Self, Date of Execution: 18/03/2025 , Admitted by: Self, Date of Admission: 18/03/2025 ,Place : Office				
3	<b>Name</b> <b>Mr Pinaki Dutt</b> Son of Late Dilip Kumar Dutt Executed by: Self, Date of Execution: 18/03/2025 , Admitted by: Self, Date of Admission: 18/03/2025 ,Place : Office	<b>Photo</b>  18/03/2025	<b>Finger Print</b>  Captured LTI 18/03/2025	<b>Signature</b>  18/03/2025
153 Haranath Temple Road Sonamukhi, City:- Sonamukhi, P.O:- Sonamukhi, P.S:-Sonamukhi, District:-Bankura, West Bengal, India, PIN:- 722207 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: agxxxxxx5j, Aadhaar No: 38xxxxxxxx8661, Status :Individual, Executed by: Self, Date of Execution: 18/03/2025 , Admitted by: Self, Date of Admission: 18/03/2025 ,Place : Office				






**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Bankura Nirman Projects Private Limited</b> 253/c Bhuban Vila Aptment Pratapbagan, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Date of Incorporation:XX-XX-2XX2 , PAN No.:: aaxxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Raja Mukherjee</b> Son of Notan Mukherjee Date of Execution - 18/03/2025, , Admitted by: Self, Date of Admission: 18/03/2025, Place of Admission of Execution: Office	<b>Photo</b>  Mar 18 2025 12:43PM	<b>Finger Print</b>  Captured LTI 18/03/2025	<b>Signature</b>  18/03/2025
Rajagram, City:- Bankura, P.O:- Rajagram, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722146, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: amxxxxxx8k, Aadhaar No: 80xxxxxxx0541 Status : Representative, Representative of : Bankura Nirman Projects Private Limited (as Director)				
2	<b>Name</b> <b>Mr Subhajit Majee</b> Son of Late Tapan Majee Date of Execution - 18/03/2025, , Admitted by: Self, Date of Admission: 18/03/2025, Place of Admission of Execution: Office	<b>Photo</b>  Mar 18 2025 12:44PM	<b>Finger Print</b>  Captured LTI 18/03/2025	<b>Signature</b>  18/03/2025
Schooldanga Near Sukanta Statue More Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: DBxxxxxx8A, Aadhaar No: 33xxxxxxx7770 Status : Representative, Representative of : Bankura Nirman Projects Private Limited (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Pintu Gupta</b> Son of Bijoy Gupta Ashrampara Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101	 18/03/2025	 Captured 18/03/2025	 18/03/2025
Identifier Of Mr Raja Mukherjee, Mr Subhajit Majee, Mr Pinaki Dutt, Mr Raja Mukherjee, Mr Subhajit Majee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Raja Mukherjee	Bankura Nirman Projects Private Limited-3.33 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Subhajit Majee	Bankura Nirman Projects Private Limited-3.34 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Pinaki Dutt	Bankura Nirman Projects Private Limited-3.33 Dec

### Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Pathpur - Aradanga Road, Road Zone : (Ward no 17 -- Ward no 17) , Mouza: Patpur, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 750, LR Khatian No:- 3357	Owner:রাজা মুখার্জী, Gurdian:লোটন মুখার্জী, Address:নিজ , Classification:বাড়, Area:0.03330000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 750, LR Khatian No:- 3363	Owner:শুভজিত মাজী, Gurdian:তপন মাজী, Address:নিজ , Classification:বাড়, Area:0.03340000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 750, LR Khatian No:- 3356	Owner:পিনাকী দত্ত, Gurdian:দিলীপ কুমার দত্ত, Address:নিজ , Classification:বাড়, Area:0.03330000 Acre,	Owner Name not selected by applicant.



**Endorsement For Deed Number : I - 010101504 / 2025**

**On 18-03-2025**

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:00 hrs on 18-03-2025, at the Office of the D.S.R. BANKURA by Mr Raja Mukherjee , one of the Executants.

**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 50,00,000/-

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

Execution is admitted on 18/03/2025 by 1. Mr Raja Mukherjee, Son of Notan Mukherjee, Rajagram, P.O: Rajagram, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722146, by caste Hindu, by Profession Business, 2. Mr Subhajit Majee, Son of Late Tapan Majee, Schooldanga Near Sukanta Statue More Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 3. Mr Pinaki Dutt, Son of Late Dilip Kumar Dutt, 153 Haranath Temple Road Sonamukhi, P.O: Sonamukhi, Thana: Sonamukhi, , City/Town: SONAMUKHI, Bankura, WEST BENGAL, India, PIN - 722207, by caste Hindu, by Profession Business

Identified by Mr Pintu Gupta, , Son of Bijoy Gupta, Ashrampara Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

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

Execution is admitted on 18-03-2025 by Mr Raja Mukherjee, Director, Bankura Nirman Projects Private Limited, 253/c Bhuban Vila Aptment Pratapbagan, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Identified by Mr Pintu Gupta, , Son of Bijoy Gupta, Ashrampara Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

Execution is admitted on 18-03-2025 by Mr Subhajit Majee, Director, Bankura Nirman Projects Private Limited, 253/c Bhuban Vila Aptment Pratapbagan, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Identified by Mr Pintu Gupta, , Son of Bijoy Gupta, Ashrampara Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60.00/- ( E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 60.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 80/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3591, Amount: Rs.100.00/-, Date of Purchase: 18/03/2025, Vendor name: Debda Mukherjee



**Subhankar Pal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. BANKURA**  
**Bankura, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2025, Page from 29238 to 29253

being No 010101504 for the year 2025.



Digitally signed by SUBHANKAR PAL  
Date: 2025.03.18 15:57:41 +05:30  
Reason: Digital Signing of Deed.

(Subhankar Pal) 18/03/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. BANKURA  
West Bengal.