

*TOPIN*



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AF 306378

*1. B. B. B.*  
*06.03.23*  
*01594/23*

अभिज्ञान (अथवा) डॉक्यूमेंट्स  
 अथवा अदालत में पंजीयन के लिए  
 अथवा अदालत और अंत-  
 र्गणित के लिए। यह इस  
 डॉक्यूमेंट्स का हिस्सा है।

अदालत के अधिकारी  
 द्वारा

28 MAR 2023

*S. Sen Gupta Adv*

DEVELOPMENT POWER OF ATTORNEY

Sl No. 8.00 Date 06/03/23  
Sold to Max Kahi Developers  
Address Dhanu  
Value of Stamp 500  
Date of Purchase of the stamp  
Paper from Treasury  
Name of the Treasury from Durgapur

*Chatterjee*

Seema Chatterjee  
Stamp Vendor  
A.D.G.R. Office, Durgapur-16  
Licence No. 1/2016-17



*[Signature]*  
Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

06 MAR 2023

**KNOW ALL MEN** by these presents that I, **MR. MRITYUNJOY MUKHERJEE** (PAN: AECPM0057K) (Aadhaar No. 9767 2759 0514), son of Mr. Gurunarayan Mukherjee, resident of 6/36, Jibannananda Das Path, City Centre, Durgapur, P.O.:- City Centre, P.S.:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216, by faith: Hindu, by occupation: Others, Citizen of India, do hereby state and declare as follows:

**WHEREAS** the Scheduled Land (i.e. the land described in the schedule below) is my property and I, upon became owner of the same, is holding and possessing the same as the sole and absolute owner and possessor of the same;

**AND WHEREAS** I have entered into a Development Agreement for development, promotion, construction and erection of multi-storied building(s) on the Scheduled Land with **M/S MAA KALI DEVELOPERS** (PAN: ABTFM0983G), a partnership firm within the meaning of law, having its office at Santiban Park, Sanjib Sarani, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman (West Bengal), PIN-713201, consisting of two partners, namely, **(1) MR. SURJA SEKHAR BANERJEE** (PAN: AQWPB7272R) (Aadhaar No.: 6169 8379 5858), son of Late Sunil Banerjee, by faith Hindu, by occupation Business, by nationality Indian, resident of Santiban Park, Sanjib Sarani, P.O. Durgapur, P.S. Coke-Oven, Dist. Paschim Bardhaman (West Bengal), PIN-713201, and

S. Sen Gupta  
Adv.

**(2) MR. MAHADEV CHAKRABORTY** (PAN: AHPPC7982B) (Aadhaar No.: 4936 2560 3858), son of Mr. Ajoy Chakraborty, by faith Hindu, by occupation Business, by nationality Indian, resident of Vill. Bandra, P.O. Gopalpur, Durgapur, P.S. Kanksa, Dist. Paschim Bardhaman (West Bengal), PIN-713212, represented by any of its partners, and the said Development Agreement has duly been registered as Deed No. I-230601841..... for the year 2023 with the ADSR, Durgapur;

**AND WHEREAS** I wanted to nominate, constitute and appoint the said Partnership Firm as my lawful attorney to do and perform all such acts, deeds and things for and on my behalf as may be necessary for execution of the development project;

**AND WHEREAS** the Developer, M/s Maa Kali Developers, accepted such proposal made by me and, as such, this Development Power of Attorney is being executed and granted in favour of the Developer;

**NOW, THEREFORE,** I hereby nominate, constitute and appoint the said **M/S MAA KALI DEVELOPERS** (PAN: ABTFM0983G), a Partnership Firm within the meaning of law, having its office at Santiban Park, Sanjib Sarani, P.O.: Durgapur, P.S.: Coke-Oven, Dist.: Paschim Bardhaman (West Bengal), PIN-713201, consisting of two Partners, namely, **(1) MR. SURJA SEKHAR BANERJEE** (PAN: AQWPB7272R) (Aadhaar No.: 6169 8379 5858), son of Late Sunil Banerjee, by faith Hindu, by occupation Business, by nationality Indian, resident of Santiban Park, Sanjib Sarani,

S. Sen 4-11-23  
AdV

P.O. Durgapur, P.S. Coke-Oven, Dist. Paschim Bardhaman (West Bengal), PIN-713201, and **(2) MR. MAHADEV CHAKRABORTY** (PAN: AHPPC7982B) (Aadhaar No.: 4936 2560 3858), son of Mr. Ajoy Chakraborty, by faith Hindu, by occupation Business, by nationality Indian, resident of Vill. Bandra, P.O. Gopalpur, Durgapur, P.S. Kanksa, Dist. Paschim Bardhaman (West Bengal), PIN-713212, represented by either of the partners, as my lawful attorney to do and perform all acts, deeds and things for and on my behalf, including the following acts, deeds and things:

1. To manage and supervise development, promotion, erection and construction of the multi-storied building(s) to be developed, promoted, erected, constructed and raised on the Scheduled Land at the cost of the Developer in terms of the aforesaid Development Agreement (i.e. Development Agreement registered as Deed No. I-...230601841..... for the year 2023 with the ADSR, Durgapur).
2. **(i)** To represent me before the concerned Registrar for registering the Sale Deeds/Lease Deeds or otherwise Deeds or documents meant to transfer any right, title or interest in any Flat/Apartment/Parking Space in the said multi-storied building(s), **(ii)** to sign and execute all such Deeds and documents in respect of the Developer's Areas/Allocation, **(iii)** to present all such Deeds and documents for registration before the concerned Registrar, **(iv)** to admit the signature and execution of all such Deeds and documents, and **(v)** to do and perform all other acts, deeds and things as may be

S.Sen Gupta  
Adv

necessary for execution and completion of registration of all such Deeds and documents, provided that such Deeds and documents are not pertaining to any Flat/Apartment/Parking Space allocated to me under the aforesaid Development Agreement.

3. To invite and accept bookings from the prospective buyers and to collect, accept and appropriate the booking moneys, advances and consideration moneys, in part or in full, in respect of the Flats/Apartments/Parking Spaces in the said multi-storied building(s), not being the Flats/Apartments/Parking Spaces allocated to me under the aforesaid Development Agreement.
4. To prepare, sign, execute and verify all petitions, applications and other documents, and also to raise objections before the appropriate authorities, for all licenses, permissions, consents etc. in connection with initiating, continuing and completing the development, promotion, erection, construction and erection of the multi-storied building(s) on the Scheduled Land in terms of the aforesaid Development Agreement.
5. If any legal proceeding is required to be taken in connection with work of development or construction or if any legal action is taken against me in connection with the work of development or construction, to prosecute and defend such legal proceeding or action and, for that purpose, to sign,

S. S. v. Gupta  
Adv

verify and file all petitions, applications, pleadings, affidavits etc., to engage advocates and also to do and perform all other acts, deeds and things required to be done and performed in that behalf.

6. To settle all disputes, if any, arising out of or in respect of the construction project on the Scheduled Land.
7. To appear before any office or authority, be a statutory or constitutional office or authority, or any Govt. office or the Municipal Corporation to represent us in any matter regarding the proposed development and construction on the Scheduled Land.

**AND WE DO HEREBY AGREE** that we shall ratify all the acts, deeds and things done by our said attorney by exercising the power given under these presents.

**IT IS HEREBY DECLARED** that, by virtue of this Power of Attorney, our said attorney shall not own any right, title or interest over and above the Scheduled Land.

**IT IS HEREBY FURTHER DECLARED** that this Power of Attorney is revocable in nature, but shall not be revoked by me for any reason or on any ground whatsoever until my said attorney completes the development work and puts the buyers/transferees/third parties in possession of the flats/apartments/units/parking spaces pertaining to the Developer's allocation in the said multi-storied building(s), and until the registration of all Deeds and documents in favour of those buyers/transferees/third parties is completed by my said attorney.

## SCHEDULE

### (Description of the land to be developed)

**ALL THAT** the vacant land of *Baid* user, suitable for *Bastu* user, measuring about 3.60 (three point six zero) decimals appertaining to R.S. Plot No. 1649, L.R. Plot No. 2002(P), recorded in L.R. Khatian No. 1676, of Mouza: Birvhanpur (or Birbhanpur), J.L. No. 91, Police Station: Coke-Oven, Local Body: Durgapur Municipal Corporation, Sub-Division: Durgapur, District: Paschim Bardhaman, West Bengal, PIN: 713201.

The land is butted and bounded—

in the North (or thereabouts): by L.R. Plot No. 2002(P),

in the South (or thereabouts): by land of Ashis Mukherjee,

in the East (or thereabouts): by L.R. Plot No. 2002(P), and

in the West (or thereabouts): by L.R. Plot No. 2002(P). Then 76 Ft. wide Shyampur More to Amlajora Road.

S. Sen Gupta  
Adv



IN WITNESS WHEREOF, the parties hereto set and subscribe their respective hands hereunto on this .....6..th..... day of the month of .....March....., 2023.

Mrityunjoy Mukherjee .

(MRITYUNJOY MUKHERJEE)

ACCEPTED BY:

For Maa Kali Developers  
Surja Sekhar Banerjee  
Partner

(SURJA SEKHAR BANERJEE)

For Maa Kali Developers:

Mahadev Chakraborty  
Partner

(MAHADEV CHAKRABORTY)

WITNESSES:

1. Debabanda Barui  
SM-upendra Chandra Barui  
Subhas Pally, PO-Durgapur PS-COKE OVER  
Paschim Burdwan PIN-713201
2. Soumitra Sen Gupta  
School Para  
Durgapur-713201,

Drafted by:

Soumitra Sen Gupta

(SOUMITRA SUNGUPTA)  
ADVOCATE, HIGH COURT AT CALCUTTA  
(ENROLMENT NO. FR/048/1970/2011)

হস্তাস্ত্রলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাস্ত্রল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Mrityanjoy Mukherjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Mrityanjoy Mukherjee

বাম হাত Left Hand					
	বৃদ্ধাস্ত্রল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Surja Sekhar Banerjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Surja Sekhar Banerjee

বাম হাত Left Hand					
	বৃদ্ধাস্ত্রল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Mahadev Chakraborty

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

Mahadev Chakraborty

বাম হাত Left Hand					
	বৃদ্ধাস্ত্রল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

## Major Information of the Deed




Deed No :	I-2306-02816/2023	Date of Registration	28/03/2023
Query No / Year	2306-8000601596/2023	Office where deed is registered	
Query Date	06/03/2023 11:41:02 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Soumitra Sengupta Kolkata High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7001470760, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 18,55,635/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230601841/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Shyampur More to Amlajora Road via Nadiha, Road Zone : (Shyampur More – Shibtala) , Mouza: Birvhanpur, Pin Code : 713201

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2002 (RS :- )	LR-1676	Bastu	Bald	3.6 Dec		18,55,635/-	Width of Approach Road: 76 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>3.6Dec</b>	<b>0 /-</b>	<b>18,55,635 /-</b>	



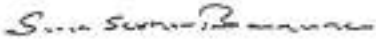
**Principal Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Mrityunjoy Mukherjee (Presentant)</b> Son of Gurunarayan Mukherjee Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office	 <small>06/03/2023</small>	 <small>LTI 06/03/2023</small>	 <small>06/03/2023</small>
6/36, Jibannananda Das Path, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AExxxxxx7K, Aadhaar No: 97xxxxxxxx0514, Status :Individual, Executed by: Self, Date of Execution: 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>MAA KALI DEVELOPERS</b> Santiban Park, Sanjib Sarani, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 , PAN No.:: ABxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Surja Sekhar Banerjee</b> Son of Late Sunil Banerjee Date of Execution - 06/03/2023 , Admitted by: Self, Date of Admission: 06/03/2023, Place of Admission of Execution: Office	 <small>Mar 6 2023 6:44PM</small>	 <small>LTI 06/03/2023</small>	 <small>06/03/2023</small>
Santiban Park, Sanjib Sarani, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2R, Aadhaar No: 61xxxxxxxx5858 Status : Representative, Representative of : MAA KALI DEVELOPERS (as Partner)				

Name	Photo	Finger Print	Signature
<b>Mr Mahadev Chakraborty</b> Son of Mr Ajoy Chakraborty Date of Execution - 06/03/2023, , Admitted by: Self, Date of Admission: 06/03/2023, Place of Admission of Execution: Office	 <small>Mar 6 2023 5:45PM</small>	 <small>LTI 06/03/2023</small>	 <small>06/03/2023</small>
Bandra, City:- Not Specified, P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2B, Aadhaar No: 49xxxxxxxx3858 Status : Representative, Representative of : MAA KALI DEVELOPERS (as Partner)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Deba Brata Barui</b> Son of Upendra Chandra Barui Subhas Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201	 <small>06/03/2023</small>	 <small>06/03/2023</small>	 <small>06/03/2023</small>
Identifier Of Mr Mrityunjoy Mukherjee, Mr Surja Sekhar Banerjee, Mr Mahadev Chakraborty			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Mrityunjoy Mukherjee	MAA KALI DEVELOPERS-3.6 Dec

#### Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Shyampur More to Amlajora Road via Nadiha, Road Zone : (Shyampur More -- Shibtala) , Mouza: Birvhanpur, Pin Code : 713201

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2002, LR Khatian No:- 1676	Owner: গুরুনারায়ন মুখোপাধ্যায়, Gurdian: জালালুল্লাহ , Address: নিজ , Classification: বাইদ, Area: 0.06700000 Acre,	Seller is not the recorded Owner as per Applicant.

On 06-03-2023

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

Presented for registration at 13:30 hrs on 06-03-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Mrityunjoy Mukherjee ,Executant.

**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 18,55,635/-

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

Execution is admitted on 06/03/2023 by Mr Mrityunjoy Mukherjee, Son of Gurunarayan Mukherjee, 6/36, Jibannananda Das Path, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Professionals

Indetified by Mr Deba Brata Barui, , Son of Upendra Chandra Barui, Subhas Pally, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by profession Others

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

Execution is admitted on 06-03-2023 by Mr Surja Sekhar Banerjee, Partner, MAA KALI DEVELOPERS, Santiban Park, Sanjib Sarani, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indetified by Mr Deba Brata Barui, , Son of Upendra Chandra Barui, Subhas Pally, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by profession Others

Execution is admitted on 06-03-2023 by Mr Mahadev Chakraborty, Partner, MAA KALI DEVELOPERS, Santiban Park, Sanjib Sarani, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indetified by Mr Deba Brata Barui, , Son of Upendra Chandra Barui, Subhas Pally, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by profession Others

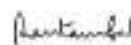
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 800, Amount: Rs.50.00/-, Date of Purchase: 06/03/2023, Vendor name: SOMNATH CHATTERJEE

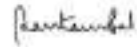


**Santanu Pal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Paschim Bardhaman, West Bengal**

On 28-03-2023

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 : 4B (g) of Indian Stamp Act 1899.



**Santanu Pal**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR**

**Paschim Bardhaman, West Bengal**

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 48546 to 48561

being No 230602816 for the year 2023.



Digitally signed by SANTANU PAL  
Date: 2023.03.31 13:17:53 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/03/31 01:17:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

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