

U1810/2023

(1)

18/04/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 633686

9-8/59024/23

certified that the signature is subscribed to
by the said person and the
document is a true and correct copy of the original.

Additional Registrar
of Instruments, Kolkata

3 MAR 2023



DEVELOPMENT POWER OF ATTORNEY

Mouza: Birbhanpur (or Birvhanpur), P.S.: Coke-Oven,
Local Body: Durgapur Municipal Corporation,
Dist.: Paschim Bardhaman, West Bengal, PIN: 713201.

S/N No. 487 Date 02/03/23
Sold to Maa Kali Developers
Address Sanjib Sarani, Durgapur
Vests of PIN-713201
Date of Furlough of the stamp
Papers from Treasury 02/03/23
Name of the Treasury from
Durgapur
Chatterjee
Sammath Chatterjee
S/o - Vendar
A.D.S.R. Office, Durgapur-18
Licence No.-1/20'8-17



KNOW ALL MEN by these presents that we,

(1) MR. SUKANTA MUKHERJEE (PAN: AQHPM6607J) (Aadhaar No. 3317 0642 7863), son of Harinarian Mukherjee, resident of DD 58/1, Narayan Tala East, P.O.: - Aswini Nagar, Baguiati, Kolkata, P.S.: - Baguiati, District: - North 24-Parganas, West Bengal, India, PIN: - 700159, by faith: Hindu, by occupation: Others, Citizen of India, and

(2) MS. SRIJANI MUKHERJEE (PAN: CIEPM2011D) (Aadhaar No.: 8691 0874 2914), daughter of Mr. Sukanta Mukherjee, resident of DD 58/1, Narayan Tala East, P.O.: - Aswini Nagar, Baguiati, Kolkata, P.S.: - Baguiati, District: - North 24-Parganas, West Bengal, India, PIN: - 700159, by faith: Hindu, by occupation: Professional, Citizen of India,

do hereby state and declare as follows:

WHEREAS the Scheduled Land (i.e. the land described in the schedule below) is our property and we, upon became owners of the same, are holding and possessing the same as the sole and absolute owners and possessors of the same;

AND WHEREAS we 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 **(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-1842..... for the year 2023 with the .ARA-T....., Kolkata;

AND WHEREAS we wanted to nominate, constitute and appoint the said Partnership Firm as our lawful attorney to do and perform all such acts, deeds and things for and on our 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 us and, as such, this Development Power of Attorney is being executed and granted in favour of the Developer;

NOW, THEREFORE, we 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 SEKHA 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 **(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 our lawful attorney to do and perform all acts, deeds and things for and on our 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-...1842..... for the year 2023 with the ...ARA-T....., Kolkata).
2. **(i)** To represent us 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 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 us 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 ^{of Developer's Allocation} in the said multi-storied building(s), not being the Flats/Apartments/Parking Spaces allocated to us 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 us in connection with the work of development or construction, to prosecute and defend such

Susha Sekharia Bhatnagar

legal proceeding or action and, for that purpose, to sign, 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 irrevocable in nature:

PROVIDED THAT the parties hereto may, by mutual discussion, agree to revoke this Power of Attorney.

SCHEDULE

(Description of the land to be developed)

In District: Paschim Bardhaman, Sub-Division: Durgapur, Local Body: Durgapur Municipal Corporation, Police Station: Coke-Oven, Mouza: Birbhanpur (or Birvhanpur), J.L. No. 91, at PIN: 713201, all the vacant land mentioned in the table below:

Sl. No.	Plot No.	Khatian No.	Proposed Use	RoR Use	Area of Land to be Developed
1.	LR-2002 RS-1649	LR-1676	<i>Bastu</i>	<i>Baid</i>	3.10 decimal
2.	LR-2002 RS-1649	LR-1874	<i>Bastu</i>	<i>Baid</i>	6.80 decimal
3.	LR-2002 RS-1649	LR-6187	<i>Bastu</i>	<i>Baid</i>	6.70 decimal
Total					16.60 decimal

The aforesaid 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 & Manas Mukherjee,

in the East (or thereabouts): by land of SC Das, and

in the West (or thereabouts): by 76' wide Shyampur More to Amlajora Road via Nadiha (Road Zone: Shyampur More - Shibtala).

IN WITNESS WHEREOF, the parties hereto set and subscribe their respective hands hereunto on this ...3rd..... day of the month of ...March....., 2023.

Sukanta Mukherjee
(SUKANTA MUKHERJEE)

Srijani Mukherjee
(SRIJANI MUKHERJEE)

ACCEPTED BY:

For Maa Kali Developers
Surja Sekhar Banerjee
(SURJA SEKHAR BANERJEE)
Partner

For Maa Kali Developers
Mahadev Chakraborty
(MAHADEV CHAKRABORTY)
Partner

WITNESSES:

- Tapan Kumar Adhikari*
S/o. S.P. Adhikari
Bidyasagar A. Basu, P.O. Durgam
P.O. Chokkoven, Dist. Paschim Bardhaman
Pin - 713211, W.B.
- Indrajit Mukherjee*
S/o - Anirjit Mukherjee
Toor Center Sagarbhanga
Pin - 713211, Durgam.

Drafted by:

Somnath Banerjee
(Somnath Banerjee)
Advocate, High Court at Calcutta
(Enrolment No. 866/WB/1990)

SIGNATURE SHEET



Srinanta Mukherjee

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

SIGNATURE:



Shijani Mukherjee

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

SIGNATURE:

Shijani Mukherjee



Surja Sekhar Banerjee

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

SIGNATURE:

Surja Sekhar Banerjee



Malek Chatterjee

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

SIGNATURE:

Malek Chatterjee

Major Information of the Deed



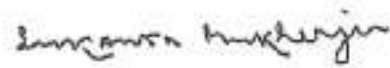


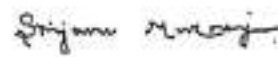
Deed No :	I-1901-01852/2023	Date of Registration	03/03/2023
Query No / Year	1901-8000590214/2023	Office where deed is registered	
Query Date	03/03/2023 4:50:27 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOMNATH BANERJEE HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9333364555, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 85,56,543/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 500/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190101842/2023 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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2002	LR-1676	Bastu	Baid	3.1 Dec		15,97,909/-	Width of Approach Road: 76 Ft., , Project Name :
L2	LR-2002	LR-1874	Bastu	Baid	6.8 Dec		35,05,080/-	Width of Approach Road: 76 Ft., , Project Name :
L3	LR-2002	LR-6187	Bastu	Baid	6.7 Dec		34,53,544/-	Width of Approach Road: 76 Ft., , Project Name :
		TOTAL :			16.6Dec	0 /-	85,56,543 /-	
	Grand Total :				16.6Dec	0 /-	85,56,543 /-	



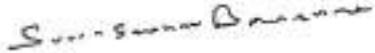


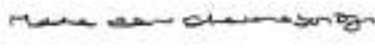
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Dr Sukanta Mukherjee (Presentant) Son of Late Harinarayan Mukherjee Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office	Photo  03/03/2023	Finger Print  LTI 03/03/2023	Signature  03/03/2023
DD 58/1, Narayan Tala East, Aswini Nagar, Baguiati, Kolkata, City:- Not Specified, P.O:- Aswini Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AQxxxxxx7J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office				
2	Name Ms Srijani Mukherjee Daughter of Dr Sukanta Mukherjee Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office	Photo  03/03/2023	Finger Print  LTI 03/03/2023	Signature  03/03/2023
DD 58/1, Narayan Tala East, Aswini Nagar, Baguiati, Kolkata, City:- Not Specified, P.O:- Aswini Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: CIxxxxxx1D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MAA KALI DEVELOPERS 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, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Surja Sekhar Banerjee Son of Late Sunil Banerjee Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office			
	Mar 3 2023 6:17PM	LTI 03/03/2023	03/03/2023	
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 Not Provided Status : Representative, Representative of : MAA KALI DEVELOPERS (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Mahadev Chakraborty Son of Mr Ajoy Chakraborty Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office			
	Mar 3 2023 6:18PM	LTI 03/03/2023	03/03/2023	
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 Not Provided Status : Representative, Representative of : MAA KALI DEVELOPERS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBABRATA BARUI Son of Mr UPENDRA CHANDRA BARUI SUBHAS PALLY, City:- Not Specified, P.O:- COKE OVEN, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201			
	03/03/2023	03/03/2023	03/03/2023
Identifier Of Dr Sukanta Mukherjee, Ms Srijani Mukherjee, Mr Surja Sekhar Banerjee, Mr Mahadev Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Sukanta Mukherjee	MAA KALI DEVELOPERS-3.1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Dr Sukanta Mukherjee	MAA KALI DEVELOPERS-6.8 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Ms Srijani Mukherjee	MAA KALI DEVELOPERS-6.7 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:ঔরঙ্গারায়ন মুখোপাধ্যায়, Gurdian:জ্ঞানেন্দ্রনাথ , Address:নিজ , Classification:বাইদ, Area:0.06700000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2002, LR Khatian No:- 1874	Owner:অম্বারায়ন মুখোপাধ্যায়, Gurdian:জ্ঞানেন্দ্রনাথ , Address:নিজ , Classification:বাইদ, Area:0.06800000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2002, LR Khatian No:- 6187	Owner:সুকান্ত মুখার্জী, Gurdian:হরিনারায়ন , Address:নিজ , Classification:বাইদ, Area:0.06700000 Acre,	Owner Name not selected by applicant.

On 03-03-2023

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 : 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 18:13 hrs on 03-03-2023, at the Office of the A.R.A. - I KOLKATA by Dr Sukanta 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 85,56,543/-

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

Execution is admitted on 03/03/2023 by 1. Dr Sukanta Mukherjee, Son of Late Harinarayan Mukherjee, DD 58/1, Narayan Tala East, Aswini Nagar, Baguiati, Kolkata, P.O: Aswini Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Professionals, 2. Ms Srijani Mukherjee, Daughter of Dr Sukanta Mukherjee, DD 58/1, Narayan Tala East, Aswini Nagar, Baguiati, Kolkata, P.O: Aswini Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Advocate

Indetified by Mr DEBABRATA BARUI, , Son of Mr UPENDRA CHANDRA BARUI, SUBHAS PALLY, P.O: COKE OVEN, Thana: 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 03-03-2023 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 DEBABRATA BARUI, , Son of Mr UPENDRA CHANDRA BARUI, SUBHAS PALLY, P.O: COKE OVEN, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by profession Others

Execution is admitted on 03-03-2023 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 DEBABRATA BARUI, , Son of Mr UPENDRA CHANDRA BARUI, SUBHAS PALLY, P.O: COKE OVEN, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by profession Others

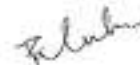
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 500.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 481, Amount: Rs.500.00/-, Date of Purchase: 02/03/2023, Vendor name: S CHATTERJEE



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2023, Page from 70028 to 70045

being No 190101852 for the year 2023.



Digitally signed by pradipta kishore guha
Date: 2023.03.08 16:20:14 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2023/03/08 04:20:14 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
