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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 130399

certified that the Document  
 is Admitted to Registration, the  
 Signature Sheet and the Endr-  
 eses are Attached with this  
 Document are the Part of this  
 Document.

19 JUL 2022

*[Signature]*  
 A.D.S.R. Burdwan  
 Burdwan

**POWER OF ATTORNEY AFTER REGISTRATION OF  
 DEVELOPMENT AGREEMENT**

Contd. Page-02

*6.0000  
 15.07.22  
 A.D.S.R. (8) 2147 200/2  
 Burdwan*

*[Signature]*

14 JUL 2022

5162 Date  
sold to ..... Mangalmani developem  
Address ..... DSP-12  
Value of Stamp ..... 100/-  
Date of Purchase of this  
Stamp Paper from Treasurer.....  
Name of the Treasury where  
Stamp Paper Purchase-Durgapur

07 JUL 2022

KHUDIRAM MONDAL  
Stamp Vendor  
Durgapur Court  
City Centre, Durgapur

Swapan Kumar Banerjee



1137

Swapan Kumar Banerjee



1138

Balaji Bhakuna



1139

Jatak Nath Naha



1140

Shankar Nath Naha



1141

Suryy Gope



1142

Somenath Mukherjee



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

15 JUL 2022

Bhaktin Pal,  
S/o. Bindyanti Pal  
Durgapur Const-16

I, **SWAPAN KUMAR BANERJEE** [ Pan No-ADCPB9053F ], son of Late Debesh Chandra Banerjee, by faith: Hindu, By Nationality: Indian, By Occupation: Retired , residing at 6A/8 Tetikhola, Arrah, Durgapur-12, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal. **KNOW ALL MEN BY THESE PRESENTS THAT I,**

**DO HEREBY NOMINATE APPOINT AND CONSTITUTE**

**"MANGALMURTI DEVELOPERS"** [ Pan No-ABTFM8367L ] having its principle place of business at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S-NTPS, Dist-Burdwan, West Bengal represented by all of its partners [1] **BALAI THAKURA** [ Pan No-AELPT9918H] son of Sri Haradhan Thakura by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at 2/10 Vivekananda Park, Tetikhola, Arrah, Durgapur-12, P.S-NTPS, Dist- Paschim Bardhaman, West Bengal.

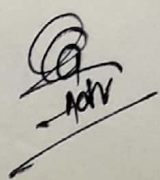
[2] **TARAK NATH NAHA** [ Pan No-AEPPN3276C] son of Late Promod Kumar Naha by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at A3/4 Kalinagar, Arrah, Durgapur-12, P.S-Kanksa, Dist- Paschim Bardhaman, West Bengal.

[3] **SHAMBHUNATH NAHA** [ Pan No-AGYPN9538J] son of Late Promod Kumar Naha by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at A3/4 Kalinagar, Arrah, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal.

[4] **SUJOY GOPE** [ Pan No-AQDPG0452B] son of Golok Chandra Gope by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at Vill- Rupganj, P.O.- Arrah, Durgapur-12, P.S-Kanksa, Dist- Paschim Bardhaman, West Bengal.

[5] **SOMENATH MUKHERJEE** [ Pan No-BGSPM9636D] son of Hari Sankar Mukherjee, by faith: Hindu, By Nationality: Indian, By Occupation: Business, residing at 2/12 Bidhan Park, P.O.- Arrah, Durgapur-12, P.S-Kanksa, Dist- Paschim Bardhaman, West Bengal **as my lawful attorney.**

AND WHEREAS the schedule below Land originally belongs to Haridas Chatterjee & Kalidas Chatterjee and thereafter Haridas Chatterjee & Kalidas Chatterjee transferred an area of 12.5 decimal of land in favour of Durgapada Sarkar by way of regd deed of sale being no-1244 of 1976 and thereafter Durgapada Sarkar transferred an area of 6.5 decimal of land in favour of Balai Kumar Chatterjee by way of regd deed of sale being no-22 of 1986 and thereafter Balai Kumar Chatterjee transferred an area of 6.5 decimal of land in favour of Swapan Kumar Banerjee by way of regd deed of sale being no-245 of 1999 and thereafter Durgapada Sarkar transferred an area of 6 decimal of land in favour of Swapan Kumar Banerjee by way of regd deed of sale being no-23 of 1986 and name of the present LANDOWNER duly recorded in LR records of rights under Khatian no-LR-1440 and from the date of purchase he is owning, possessing and seizing the schedule below land without any encumbrances.



AND WHEREAS We already entered with an agreement for development of a land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Jemua Gram Panchayat and/or any other concerned Authority/Authorities but due to my engagement in other affairs and lack of sufficient times we are not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such we are in need to execute this power of attorney by appointing my developer company.

**By force of this Power of Attorney my lawful attorney shall be able to do any acts as follows either singly or jointly :-**

1. To appear before the office of Jemua Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Jemua Gram Panchayat or B.L.& L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
3. To deposit any fees or charges in the office of Jemua Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in his own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on my behalf in connection with my said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in my name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. To execute any affidavit or bond or any documents in favour of customer or office.

A handwritten signature and the initials 'Adv' are present in the bottom left corner of the page.

12. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale.
16. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration .
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage .
18. By force of **Registered Development Agreement being no- 7577 of 2022, Volume No-2306-2022, Page No- 189003 to 189025** my attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. This power of attorney is revocable in nature.

And Generally to do all acts deeds and thing which my said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as I could do the same.

AND we hereby whatsoever my said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if I was personally present.

**SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

ALL THAT piece and parcel of **Total Area 12.5 decimal or 7.5 cattha (more or less) Mouja-Tetikhola, J.L No-111 comprising in Plot No-LR-321, Plot No-RS-47 under Khatian No- LR-1440, P.S-Newtownship, District-Panchim Bardhaman, West Bengal** which is butted and bounded as follows : *North*: Land of Bappaditya Kundu. *East* : Land of Swapan Biswas & Ashok Ghosh. *West*: 13 ft Metal Road, *South* : 13 ft Metal Road.



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties have executed this development power of attorney on this 15th day of July 2022 before ADSR office at Durgapur.

Witnesses:

1. Bhakta Pal,  
S/o. Baidyanth Pal.  
Durgam court-16
2. Prasanta Banerjee.  
Asst. Secty. Dgr-16

Swapan Kumar Banerjee

SIGNATURE OF THE EXECUTANT

**MANGALMURTI DEVELOPERS**

Balaji Shakma.  
Partner

**MANGALMURTI DEVELOPERS**

Vinay Nath Naha.  
Partner

**MANGALMURTI DEVELOPERS**

Chambhu Nath Naha.  
Partner

**MANGALMURTI DEVELOPERS**

Sujay Ghosh.  
Partner

**MANGALMURTI DEVELOPERS**

Somenath Mulherjee.  
Partner

Signature of my attorney duly

Attested by us

Swapan Kumar Banerjee

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Gouranta Banerjee  
Advocate, Durgapur Court  
En no-WB-733 of 2011

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

*Swapam Kumar Banerjee*

Signature & Photograph is duly attested by me *Swapam Kumar Banerjee*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

*Balaji Shalena*

Signature & Photograph is duly attested by me *Balaji Shalena*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

*Jarak Nath Naha*

Signature & Photograph is duly attested by me *Jarak Nath Naha*

Signature & Photograph is duly attested by me


Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

*Shambha Nath Naha*

*Shambha Nath Naha*


Signature & Photograph is duly attested by me

# FINGER PRINT & PHOTOCOPY

Left hand						 <i>Sujay Gope</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

*Sujay Gope.*

Left hand						 <i>Somenath Mukherjee.</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

*Somenath Mukherjee.*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	





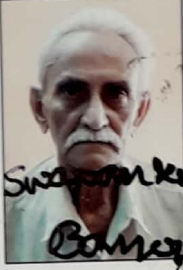



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

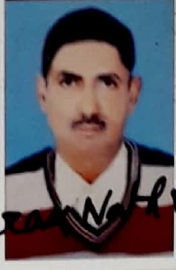





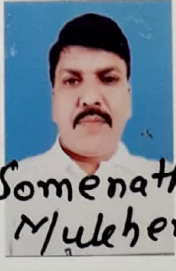

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23068002147600/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Swapan Kumar Banerjee 6A/8, Tetikhola, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Principal	 Swapan Kumar Banerjee	 1137	Swapan Kumar Banerjee 15/07/22
2	Mr Balai Thakura 2/10, Vivekananda Park, Tetikhola, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Attorney [Mangalmurti Developers]	 Balai Thakura.	 1138	Balai Thakura. 15/07/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Tarak Nath Naha A3/4, Kalinagar , Arrah, City:- Not Specified, P.O:- Arrah, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Attorney [Mangalm urti Developer s ]	 Tarak Nath Naha	1139 	Tarak Nath Naha 15/07/22
4	Mr Shambhunath Naha A3/4, Kalinagar Arrah, City:- Not Specified, P.O:- Arrah, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Attorney [Mangalm urti Developer s ]	 Shambhu Nath Naha	1140 	Shambhu Nath Naha 15/7/22
5	Mr Sujoy Gope Vill Rupganj, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Attorney [Mangalm urti Developer s ]	 Sujoy Gope.	1141 	Sujoy Gope 15/07/22
6	Mr Somenath Mukherjee 2/12, Bidhan Park, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Attorney [Mangalm urti Developer s ]	 Somenath, Mukherjee	1142 	Somenath, Mukherjee. 15-07-2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216	Mr Swapan Kumar Banerjee, Mr Balai Thakura, Mr Tarak Nath Naha, Mr Shambhunath Naha, M Sujoy Gope, Mr Somenath Mukherjee			 15/07/22

(Santanu Pal)

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

## Major Information of the Deed

Deed No :	I-2306-07811/2022	Date of Registration	19/07/2022
Query No / Year	2306-8002147600/2022	Office where deed is registered	
Query Date	15/07/2022 1:37:09 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9732042796, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 38,42,437/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230607577/2022		

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, Pin Code : 713206

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-321 (RS :-47 )	LR-1440	Vastu	Danga	7.5 Katha	1/-	38,42,437/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					12.375Dec	1 /-	38,42,437 /-	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Swapan Kumar Banerjee (Presentant )</b> Son of Late Debesh Chandra Banerjee 6A/8, Tetikhola, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx3f, Aadhaar No: 26xxxxxxxx4144, Status :Individual, Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/07/2022 , Admitted by: Self, Date of Admission: 15/07/2022 ,Place : Pvt. Residence

**Key Details :**

**Name,Address,Photo,Finger print and Signature**

**1 Mangalmurti Developers**

2/10, Vivekananda Park, Tetikhola, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: abxxxxxx7I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Balai Thakura</b> Son of Mr Haradhan Thakura 2/10, Vivekananda Park, Tetikhola, Arrah, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8H, Aadhaar No: 76xxxxxxx1151 Status : Representative, Representative of : Mangalmurti Developers (as Partner)
2	<b>Mr Tarak Nath Naha</b> Son of Late Promod Kumar Naha A3/4, Kalinagar , Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6C, Aadhaar No: 51xxxxxxx7811 Status : Representative, Representative of : Mangalmurti Developers (as Partner)
3	<b>Mr Shambhunath Naha</b> Son of Late Promod Kumar Naha A3/4, Kalinagar Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx8J, Aadhaar No: 38xxxxxxx5056 Status : Representative, Representative of : Mangalmurti Developers (as Partner)
4	<b>Mr Sujoy Gope</b> Son of Mr Golok Chandra Gope Vill Rupganj, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2B, Aadhaar No: 47xxxxxxx1207 Status : Representative, Representative of : Mangalmurti Developers (as Partner)
5	<b>Mr Somenath Mukherjee</b> Son of Mr Hari Sankar Mukherjee 2/12, Bidhan Park, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx6D, Aadhaar No: 48xxxxxxx8612 Status : Representative, Representative of : Mangalmurti Developers (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Mr Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216			
Identifier Of Mr Swapan Kumar Banerjee, Mr Balai Thakura, Mr Tarak Nath Naha, Mr Shambhunath Naha, Mr Sujoy Gope, Mr Somenath Mukherjee			

ed by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, ,  
Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession  
Clerk

*Santanu Pal*

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

**On 19-07-2022**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid  
by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5462, Amount: Rs.100/-, Date of Purchase: 14/07/2022, Vendor name:  
KHUDIRAM MONDAL

*Santanu Pal*

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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 2306-2022, Page from 193287 to 193303  
being No 230607811 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.07.21 12:17:11 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/07/21 12:17:11 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)