

DATED THIS 6<sup>th</sup> DAY OF AUGUST, 2021

B E T W E E N

MRS. ISHANI BANDYOPADHYAY  
AND  
SRI. DEEGANTO BANERJEE,

..... EXECUTANT/OWNERS

A N D

M/S. MAA TARA ENTERPRISE,  
Represented by its Partners  
SRI. MAHASIS MAHARAJ,  
SRI. SOUMITRA CHOWDHURY,

..... ATTORNEY

DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT

Shyamal Brahma  
Advocate  
High Court, Kolkata

M : 9836291846/8981858333.

E-mail : [shrahma.adv179@gmail.com](mailto:shrahma.adv179@gmail.com)

DATED THIS 6<sup>th</sup> DAY OF AUGUST, 2021

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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06 AUG 2021

**DEVELOPMENT POWER OF ATTORNEY**

**AFTER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, that We 1) **MRS. ISHANI BANDYOPADHYAY**, (Pan No.AWPPB5520P and Aadhaar No.4580 6075 5193 ), daughter of Late Sailesh Kumar Bandopadhyay, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 269/2, Bangur Avenue Block-A, South Dum Dum, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, AND 2) **SRI. DEEGANTO BANERJEE**, (Pan No.CPWPE7050J and Aadhaar No. 8493 0764 2762), son of Late Satyajit Bandopadhyay, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at Kolkata Municipal Corporation

53062

Sold to: Shyamal Brahma  
 Address: Advocate  
 Value: ₹ 1 High Court, Kolkata

11 JAN 2021

L. S. V., High Court  
 Abhijit Sarker  
 High Court, A.S.



Identified by me  
 Shyamal Brahma  
 Advocate  
 High Court, Kolkata

2021

**Premises** No. V-20, Vivekananda Park, Kamdahari, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700 084, in the District of South 24 Parganas, hereinafter collectively called and referred to as the "**VENDORS/OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART, SEND GREETINGS :-**

**WHEREAS** the said 1) **SRI. HARI PADA DAS** son of Late Debendra Lal Das, 2) **SRI. JATINDRA NATH DAS**, 3) **SRI. RATHINDRA NATH DAS**, both sons of Late Debendra Lal Das, the **VENDORS/OWNERS** therein was the sole and absolute joint owners and possessor of **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **4 Cottahs 6 Chittaks** Comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.112, Pargana - Magura, Sub-Registrar Office at Alipore, now under the Kolkata Municipal Corporation **Premises** No. **135, Vivekananda Park**, being Assessee No.31-111-28-0135-6, Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdroni, Kolkata - 700 084, in the District of South 24 Parganas and while they was possessing and enjoying the same free from all sorts of encumbrances, in need of money the said 1) **SRI. HARI PADA DAS**, 2) **SRI. JATINDRA NATH DAS**, 3) **SRI. RATHINDRA NATH DAS**, was sold conveyed and transferred their above land in favour of **SRI. SAILESH KUMAR BANDYOPADHYAY** now deceased, by virtue of a registered Deed of **Bengali Kobala** which was duly registered at the office of Sub - Registrar at Alipore, in the South 24 Parganas and recorded therein in Book No.I, Volume No.46, Pages 180 to 184, Being **Deed** No.2100, for the **year 1961** and thereafter paying Taxes regularly and enjoying the same without any interruption or hindrances from any person or persons from all encumbrances.

**AND WHEREAS** by a another Deed of **Bengali Kobala** the said **SRI. JOY DEB GHOSH** the VENDORS/OWNERS therein was the sole and absolute owners and possessor of **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **12 Chittaks**, Comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.192, Pargana - Magura, Sub-Registrar Office at Alipore, now under the Kolkata Municipal Corporation **Premises** No. **135, Vivekananda Park**, being Assessee No. 31-111-28-0135-6, Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdroni, Kolkata - 700 084, in the District of South 24 Parganas and while he was possessing and enjoying the same free from all sorts of encumbrances, in need of money the said **SRI. JOY DEB GHOSH**, was sold conveyed and transferred his above land in favour of **SRI. SAILESH KUMAR BANDYOPADHYAY**, now deceased, by virtue of a registered Deed of **Bengali Kobala** which was duly registered on **10 .06.1975** at the office of Sub - Registrar at Alipore, in the South 24 Parganas and recorded therein in Book No.I, Volume No.80, Pages 225 to 228, Being **Deed** No.**2891**, for the **year 1975** and thereafter paying Taxes regularly and enjoying the same without any interruption or hindrances from any person or persons from all encumbrances.

**AND WHEREAS** the said **SRI. SAILESH KUMAR BANDYOPADHYAY**, now deceased, became the sole and absolute owners and possessor of **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, Comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14 **Dag** No.241, under **Khatian** No.112 and 192, Pargana - Magura, Sub-Registrar Office at Alipore, and thereafter duly **mutated** his name before the Kolkata Municipal Corporation, now **Premises** No.**135, Vivekananda Park**, being Assessee No.31-111-28-0135-6 Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdroni, Kolkata - 700 084, in the District of South 24 Parganas and constructed in the year of 1975 **Two Storied**

**Building** measuring more or less **700 Sq.ft. each floor** upon his said land and is paying Municipal Taxes regularly and enjoying the same without any interruption or hindrances from any person or persons from all encumbrances.

**AND WHEREAS** the said **SRI. SAILESH KUMAR BANDYOPADHYAY**, who was a Hindu Governed by the Dayabhaga of Bengal School of Hindu Law died on **24.10.2016**, intestate and leaving behind his **wife** namely **SMT. CHHAYA BANDYOPADHYAY**, and **Two daughters** namely **MRS. VHASWATI GHOSH, MRS. ISHANI BANDYOPADHYAY**, and one **son** namely **SRI. SATYAJIT BANDYOPADHYAY**, are the only legal heirs and successors and no other person as his heirs and successors and they are the absolute owners and absolutely seized and possessed enjoying, occupying the said land jointly well and sufficiently entitled to **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** standing thereon constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.112 and 192, Pargana - Magura, Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises** No. **135, Vivekananda Park**, being Assessee No.31-111-28-0135-6 Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdrani, Kolkata - 700 084, in the District of South 24 Parganas and are paying Municipal Taxes regularly and enjoying the same without any interruption from any person or persons from all encumbrances without any claim and demand from any other corner which is more fully described in the **SCHEDULE** hereunder written.

**AND WHEREAS** the said **SMT. CHHAYA BANDYOPADHYAY**, who was a Hindu Governed by the Dayabhaga of Bengal School of Hindu Law died on **08.01.2016**, intestate and leaving behind her **Two daughters**

namely **MRS. VHASWATI GHOSH, MRS. ISHANI BANDYOPADHYAY**, and one son namely **SRI. SATYAJIT BANDYOPADHYAY**, are the only legal heirs and successors and no other person as his heirs and successors and they are the absolute **1/3 joint owners** and absolutely seized and possessed enjoying, occupying the said land jointly well and sufficiently entitled to **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** standing thereon constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.112 and 192, Pargana - Magura, Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises** No. **135, Vivekananda Park**, being Assessee No.31-111-28-0135-6 Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdrani, Kolkata - 700,084, and are paying Municipal Taxes regularly and enjoying the same without any interruption from any person or persons from all encumbrances without any claim and demand from any other corner which is more fully described in the **SCHEDULE** hereunder below.

**AND WHEREAS** thereafter by a registered **Deed of Gift** dated **19<sup>th</sup> January, 2018** the said **SRI. SATYAJIT BANDYOPADHYAY**, the **DONOR** therein was gifted in favour of his son **SRI. DEEGANTO BANERJEE**, the **DONEE** therein, **ALL THAT** piece or parcel of undivided **1/3 share** of **Bastu Land** measuring more or less **1 Cottah 11 Chittaks 15 Sq.ft.**, along with constructed area measuring more or less **233.33 Sq.ft. each floor**, out of Total **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.112 and 192, Pargana - Magura, Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation

**Premises No. 135, Vivekananda Park**, being Assessee No.31-111-28-0135-6 Kamdahari, Ward No.111, P.O. Garia, Police Station – Bansdroni, Kolkata – 700 084, in the District of South 24 Parganas, which was executed and registered on **19<sup>th</sup> January, 2018**, in the District Sub-Registrar – I, Office at Alipore and recorded in Book No. I, Volume No.1601-2018, Pages 9251 to 9281, **Being Deed No.160100246**, for the year 2018.

**AND WHEREAS** thereafter by a registered **Deed of Gift** dated **5<sup>th</sup> August, 2021** the said **MRS. VHASWATI GHOSH**, the **DONOR** therein was gifted in favour of her own sister **MRS. ISHANI BANDYOPADHYAY**, the **DONEE** therein, **ALL THAT** piece or parcel of undivided **1/3 share** of **Bastu Land** measuring more or less **1 Cottah 11 Chittaks 15 Sq.ft.**, along with constructed area measuring more or less **233.34 Sq.ft. each floor**, out of Total **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza – Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.112 and 192, Pargana - Magura, Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises No. 135, Vivekananda Park**, being Assessee No.31-111-28-0135-6, Kamdahari, Ward No.111, P.O. Garia, Police Station – Bansdroni, Kolkata – 700 084, which was executed and registered on **5<sup>th</sup> August, 2021**, in the District Sub-Registrar – III, Office at Alipore and recorded in **Being Deed** No. I-160305382, for the year 2021,

**AND WHEREAS** the said **MRS. ISHANI BANDYOPADHYAY** and **SRI. SRI. DEEGANTO BANERJEE**, are the jointly sole and absolute owners and possessor of **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft. each floor**, comprised



in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.112 and 192, Pargana - Magura, Sub-Registrar. Office at Alipore, under the Kolkata Municipal Corporation **Premises** No. **135, Vivekananda Park**, being Assessee No.31-111-28-0135-6, Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdroni, Kolkata - 700 084, in the District of South 24 Parganas, and there are paying Municipal Taxes regularly and enjoying the same without any interruption from any person or persons from all encumbrances without any claim and demand from any other corner which is more fully described in the **FIRST SCHEDULE** hereunder written below.

**AND WHEREAS** the Owners namely **MRS. ISHANI BANDYOPADHYAY** and **SRI. DEEGANTO BANERJEE**, are desirous to develop the said premises by constructing a **G + III** (Ground plus Three) storied residential building thereon through a Developer in accordance with the building plan to be sanctioned by Kolkata Municipal Corporation and the said Owners have decided to construct a building containing several independent flats on the said premises but due to shortage of fund and lack of infrastructure the said Owners approached the Developer to construct such building after demolishing the existing structure standing thereon and all material collected by the Developer thereon on the said land at the costs and expenses of the Developer or out of the funds to be procured by the Developer from the intending buyer or others on certain terms and conditions.

**AND WHEREAS** relating on the aforesaid representation of the Owners herein, the Developer agreed to develop **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft.** each floor, under the Kolkata Municipal Corporation **Premises** No.

135, Vivekananda Park, being Assessee No.31-111-28-0135-6, Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdrone, Kolkata - 700 084, on terms of conditions as contained mention therein which is more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written.

**AND WHEREAS** relating on the aforesaid representation of the Owners herein the Developer agreed to develop and have entered into an Development Agreement **dated 6<sup>th</sup> August, 2021** with the **M/S. MAA TARA ENTERPRISE, (Pan No.ABOFM8396E)** a Partnership Firm under the provision of Indian Partnership Act 1932, having its registered office at **N-28, Kamdahari Bose Para, P.O. Garia, Police Station - Bansdrone, Kolkata - 700 084**; being represented by its Partners **1) SRI. MAHASIS MAHARAJ, (Pan No.BCRPM1359Q and Aadhaar No.7176 7507 9999)**, son of Late Mahendra Maharaj, by faith - Hindu, by Nationality -Indian, by occupation - Business, residing at **N-7, Kamdahari Bose Para, P.O. Garia, Police Station - Bansdrone, Kolkata - 700 084**, and **2) SRI. SOUMITRA CHOWDHURY, (Pan No.AIUPC5189Q and Aadhaar No.4378 9386 0012)**, son of Sri. Dilip Kumar Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at **N- 28, Kamdahari Bose Para, P.O. Garia, Police Station - Bansdrone, Kolkata - 700 084**, hereinafter called and referred to as the **"DEVELOPER"** for construction of a multistoried Building on or upon the said land described in the **FIRST SCHEDULE** hereunder written with some terms and conditions mention therein, Owner's Allocation and Developer's Allocation clearly mention therein, which was executed and registered on **dated 6<sup>th</sup> August, 2021** in the District Sub-Registrar - III at Alipore and recorded therein **Being Deed No.1460305450** — , for the year 2021.

**AND WHEREAS** in pursuance of the said **Development Agreement** dated **dated 6<sup>th</sup> August, 2021**, We **1) MRS. ISHANI BANDYOPADHYAY,**

*Soumitra Chowdhury*

daughter of Late Sailesh Kumar Bandopadhyay, residing at 269/2, Bangur Avenue Block-A, South Dum Dum, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, and 2) **SRI. DEEGANTO BANERJEE**, residing at Kolkata Municipal Corporation **Premises** No. V-20, Vivekananda Park, Kamdahari, Post Office - Garia, Police Station - Banskroni, Kolkata - 700 084, in the District of South 24 Parganas, do hereby and hereunder nominate, constituted, authorized empower and appoint the **M/S. MAA TARA ENTERPRISE**, (Pan No.**ABOFM8396E**) a Partnership Firm under the provision of Indian Partnership Act 1932, having its registered office at **N-28, Kamdahari Bose Para**, P.O. Garia, Police Station - Banskroni, Kolkata - 700 084, being represented by its Partners 1) **SRI. MAHASIS MAHARAJ**, (Pan No.**BCRPM1359Q** and **Aadhaar No.7176 7507 9999**), son of Late Mahendra Maharaj, by faith - Hindu, by Nationality -Indian, by occupation - Business, residing at **N-7, Kamdahari Bose Para**, P.O. Garia, Police Station - Banskroni, Kolkata - 700 084, and 2) **SRI. SOUMITRA CHOWDHURY**, (Pan No.**AIUPC5189Q** and **Aadhaar No.4378 9386 0012**), son of Sri. Dilip Kumar Chowdhury, by faith - Hindu, by Nationality -Indian, by occupation - Business, residing at **N- 28, Kamdahari Bose Para**, P.O. Garia, Police Station - Banskroni, Kolkata - 700 084, as our true and lawful Attorney for me in our names and on our behalf to do the following acts, deeds, matters and things and to exercise the following acts, deeds, matters and powers for any such acts deeds and things relating to **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.112 and 192, Pargana - Magura,,Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises** No. 135,Vivekananda Park, being Assessee No.31-111-28-0135-

6, Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdroni, Kolkata - 700 084, in the District of South 24 Parganas, which is more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written.

1. To construct thereon the proposed Building according to the Building Plan to be sanctioned by the Kolkata Municipal Corporation and in doing so to appoint Contractor/Contractors and/or Architects and/or Laborers at its own cost and to have easy access of such Contractors /Architects/Laborers etc. to the site.
2. To store and keep the Building materials in the portion of the premises according to the best advantage for smooth running of the construction works.
3. To park cars, lorries, carts and carriages etc. for the purpose of loading and unloading all building materials at any suitable site of the premises.
4. To enter, re-enter and to have access to ingress and egress for all his agents, workers, carpenters, mistries, plumbers and others at all materials times in connection with the construction of the building at the site of premises as aforesaid.
5. To put on or engage guards and/or watchman and ward to keep durians/security guards and/or caretakers and others for looking after and/or guarding the building materials and/or valuable articles kept at the site of the said premises and/or protect the valuable goods, things, articles as stored in the property from causing any mischief by way of theft or illegal lifting away.

6. To open site office and to carry on all works at the said site office pertaining to construction of the said building.
7. To do the publicity in any form she like, at the site of construction or in other media for the purpose of securing prospective buyers/intended purchasers of the flat(s) from the Developer's allocation and to allow the said buyer(s) and his agents to see and inspect at all reasonable times inside and outside of land and building while in course of construction and thereafter till completion of sale of all the from the Developer's allocated flats.
8. To raise funds and collect money(s) if necessary from the prospective buyers of the flat(s) from the Developer's allocation, and to use and utilize wholly the funds so raised for the purpose of construction of the building. The said Constituted Attorney will further be at liberty to execute any Agreement as may be required for selling and/or disposing of the flat/flats from the Developer's allocation, against collection of funds from the prospective buyers as earnest money/part payment of consideration money and will allow them in possession in the proposed Building flat(s), if ready for habitable and complete in all aspects at that time or times at her will.
9. To make sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent etc. required by law in connection with management of the property or properties mentioned in the Schedule below.
10. To appear for and represent me before the Board of Revenue, Collector, any District Magistrate, Sub-Divisional Officer, any Judge, Munsiff, Settlement Offices, and on all Government Offices, Kolkata Municipal Corporation, Kolkata Improvement Trust, K.M.D.A., Fire

Brigade, Commissioners of any Division on all matter and things relating to estate or its affairs.

11. To appear for and represent me in all the Courts, Civil, Criminal or Revenue including original Revisional or Appellate Court, in any Registration Offices and to sign, execute, verify and file plaints, written statements and petitions permissions for all purposes and also to present appeals in any Court and to accept services of all summons notices and any process of law.

12. To put her signature on the building plan for obtaining sanction from the Kolkata Municipal Corporation and for that to appear before the Kolkata Municipal Corporation or to any Competent Authority and execute the plan and to submit the same in our names and in our favour and to do all formalities to submit the plan or for obtaining sanction of the plan for modification and/or alterations of plan renew and sign execute any Declaration, Affidavit, Boundary Declaration, Gift Deed (Municipality) and to present for Registration to admit execution to any Registration Authority and to have the said documents and/or sign, execute any Gift Deed, any Declaration, Affidavit, Boundary Declaration which includes Gifts and to present for Registration to admit for execution to any Registration Authority and to have the said documents registered and/or for whatsoever necessary before the Kolkata Municipal Corporation or to any Competent Authority to obtain "NO OBJECTION CERTIFICATE" from the Competent Authority for which to execute and sign all papers, documents, Affidavit, whatsoever necessary in our name and in our favors to negotiate in our names and to do whatsoever necessary for the same in our name or on our behalf as we could do personally by ourselves and to appear and to apply for or process for obtaining sanctions, permissions, clearance and service connection before the appropriate authorities including the Kolkata

Municipal Corporation (including the departments of Sanitary, Water, Survey, etc.) and to sign on our behalf all the necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required from time to time and to appear before any Commissioners of any Division on our behalf and to apply for modification and/or alterations and/or extended approved / sanctioned Plan and to pay the fees and to take delivery of the same and take such other order or permission from the necessary authorities including the Kolkata Municipal Corporation which he think deem fit and proper.

13. To appear, sign and to apply for or process for obtaining sanction, permissions, clearances and service connection before the appropriate authorities including the Kolkata Municipal Corporation (including the departments of sanitary, water, survey, etc.) Kolkata Improvement Trust, K.M.D.A., Fire Bridged, Housing Board of West Bengal and any local and all Government Offices and to sign on our behalf all necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required from time to time.

14. To appear, sign and execute application for water, new electric connection, common meter and cable connection from **W.B.S.E.D.C.L.** and any other documents or papers for New Electric Metter connection before the **W.B.S.E.D.C.L.** and any authorities sign on our behalf.

15. To engage, constitute and appoint any Advocate or Advocates, Vakil, Pleader, Revenue Agent or any other practitioner or conduct all sorts of cases, appeals, revision and other matters or affairs and to take and defend all sorts of legal proceedings, suit, claims, demand etc. arising in course of or in relation to the aforesaid matters. To evict all trespassers

and other unauthorized occupiers and he have the right to evict the Tenants, Licensees, through Court of Law and/or negotiate with them in whatsoever purpose, to mortgage and/or otherwise settle the Property and share of the Property and common uses and common parts, common spaces and passages or any part or parts thereof belonging to the Schedule below Property. To apply to courts and offices for inspection and for copies of documents and papers, judicial and to receive back documents and papers and to apply to competent places for mutation. To accept service of summons if any, notices or writ issued by any court of law or offices against me and to give evidence etc. on our behalf in courts and places as may be required by law relating to the said property. We do hereby ratify and confirm and agree to all times to ratify and confirm all and whatsoever our Attorney shall do or cause to be done in the land by virtue of these presents on our behalf.

16. To receive from the intending purchaser or purchasers for selling of the **Developer's Allocated** portion in whole or in part, any earnest money and/or advance or advances from the purchaser or purchasers and also the balance of purchase money and to give valid receipt and discharges for the same. Upon such receipt as aforesaid individual to sign, execute and deliver any Deed of Sale, Conveyance or Conveyances of any part or whole of the Developer's Allocated portion in favour of such purchaser or purchasers or their nominee or nominees or assignee or assignees.

17. To execute and present any such Deed or Deeds of Sale, Conveyance or Conveyances or Deed of Gift TO KMC or other document or documents for Registration, to admit execution and receipt of consideration before the Additional District Sub-Registrar, District Registrar or Registrar of Assurances having authority for and to have the said Conveyance or Conveyances Registered and to do all other acts, deeds and things which



the said Attorneys shall consider necessary for transferring and/or conveying the Developer's allocated portion in full or part of the said Developer's allocated portion to the said intending purchaser or purchasers as full and effectually in all respect as we could do the same ourselves.

18. To compromise, compound or withdraw cases or be non-suited to refer to Arbitration all dispute and differences.

And we do hereby agree to ratify and confirm whatever all acts, deeds and things done by the said Attorneys, which shall be construed as acts, deeds and things done by me to all intents and purposes as if we was present even notwithstanding the fact that no special power in that behalf is contained in these presents.

**∴ THE SCHEDULE 'A' ABOVE REFERRED TO ∴**

**ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag No.241**, under **Khatian No.112 and 192**, Pargana - Magura, Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises No. 135**, Vivekananda Park, being Assessee No.31-111-28-0135-6, Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdroni, Kolkata - 700 084, and bounded as follows:-

**ON THE NORTH** : By 22' ft Wide K.M.C Road,;

**ON THE SOUTH** : By 10' ft Wide K.M.C Road,;

**ON THE EAST** : By House of Dr. A. P. Chowdhury,;

**ON THE WEST** : By House of Tarun Bhattacharjee,;

L.R. Kh. 2356  
2357

IN WITNESS WHEREOF We **MRS. ISHANI BANDYOPADHYAY** and **SRI. SRI. DEEGANTO BANERJEE**, have set and subscribed our hands on this the 6<sup>th</sup> day of August, 2021.

**WITNESSES :**

1. *Indranil Brahma*  
179A, Bidhan Pally,  
Kolkata - 700029

*Ishani Bandyopadhyay*  
*Deeganto Banerjee*

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**Signature of the Executants**

2. *Shyamal Brahma*  
179A, Bidhan Pally  
Kolkata - 84

Accepted by me

*Maharis Maharej*

*Sornika Chowdhury*

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**Signature of the Attorney**

Drafted by





























*Shyamal Brahma*  
**Shyamal Brahma, Advocate,**  
S/o Late Amulya Brahma,  
High Court, Calcutta.

**9836291846/8981858333.**

Enrolment No.1475 of 1995.

E-mail : [sbrahma.adv179@gmail.com](mailto:sbrahma.adv179@gmail.com)

SPECIMEN FORM FOR TEN FINGERPRINTS











 <i>Shami Goudipati</i>	<i>Shami Goudipati</i>					
		(Left Hand)				
						
		(Right Hand)				
 <i>Deegant Ganesee</i>	<i>Deegant Ganesee</i>					
		(Left Hand)				
						
		(Right Hand)				
 <i>Mahan Mahan</i>	<i>Mahan Mahan</i>					
		(Left Hand)				
						
		(Right Hand)				

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Sou

Samiha Chowdhury

						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ISHANI BANDYOPADHYAY  
SHAILESH KUMAR BANDYOPADHYAY

24/12/1963

Permanent Account Number

AWPPB5520P



**INCOME TAX DEPARTMENT**



**GOVT. OF INDIA**

**DEEGANTO BANERJEE**

**MANISHA BANERJEE**

20/02/1998

Permanent Account Number

CPWPB7050J

Signature



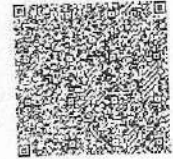
*Deeganto Banerjee*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
AEOI M8396E



नाम / Name  
MAA TARA ENTERPRISE

30092020

दिनांक / Date of Issue  
04/03/2020

*Maharaj Maharaj  
Sarmistha Chowdhury*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SOUMITRA CHOWDHURY

DILIP KUMAR CHOWDHURY

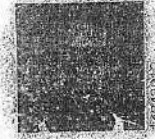
10/04/1973

Permanent Account Number

AUGPC6044G

*Soimitra Chowdhury*

Signature



*Soimitra Chowdhury*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAHASIS MAHARAJ

MAHENDRA MAHARAJ

16/04/1978

Permanent Account Number

BCRPM1359Q

*Mahasis Maharaj*

Signature



04082010

*Mahasis Maharaj*



Property Tax (PD) e-Receipt for 2017-2018  
Assessment-Collection Department, Kolkata Municipal Corporation

Printed On 14/03/2018

RECEIPT INFORMATION

Receipt No E675515 Receipt Date and Time 14/03/2018 19:43:51  
Transaction Id 0120180000017540

BILLING ADDRESS AND ASSESSEE INFORMATION

ASSESSEE NO : 311112801356  
PREMISES NO : 135 WARD NO : 111  
STREET NAME: VIVEKANANDA PARK  
ASSESSEE NAME: SAILESH KR. BANDHAPADHYA  
ADDRESS: VEKANANDA PARK, CAL 700084

OWNER INFORMATION

OWNER: SAILESH KR. BANDHAPADHYA

BILL TYPE	QUARTER	REBATE(Rs.)	PENALTY(Rs.)	INTEREST(Rs.)	PAYABLE(Rs.)
P	1/2017-2018	0	.13	2.04	28
P	2/2017-2018	0	.13	1.26	27
P	3/2017-2018	0	.13	.47	27
P	4/2017-2018	0	0	0	26

Amount in Words Rupees One Hundred Eight only

Total amount paid Rs.108.0



E. and O.E

This document being an e-Receipt of Property Tax (PD), does not require any signature

**BAR COUNCIL OF WEST BENGAL**  
(Affiliated under Bar Council of India Act, 1951)  
17, Park Street, Kolkata - 700 016  
Phone: 2211211, 2211212, 2211213, 2211214, 2211215, 2211216, 2211217, 2211218, 2211219, 2211220

**IDENTITY CARD**

NAME : **SHYAMAL BRAHMA**, Advocate  
 Father's/Husband's Name : **Late Anulya Brahma**

*(Signature)*  
**(ARUN KUMAR SARKAR)**  
 Chairman Executive Committee

*(Signature)*  
**(ASIT BASHI)**  
 Chairman

**IDENTITY CARD**  
**ALDRE BAR ASSOCIATION**  
(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)  
KOLKATA - 700 027  
PHONE : CIVIL : 2479-5335/7330, CRIMINAL : 2479-1477

Card No. : **IC/699**

Name : **SHYAMAL BRAHMA**, Advocate  
 Father's/Husband's name : **Late Anulya Kumar Brahma**

Address : **179, Bidhan Pally, P.O. - Garia,**  
**Kolkata - 700 084**

Ph. : **9836221346 / 9051349252**

W.B. Bar Council Enrolment No. **785/1.1009 of 1995**

*(Signature)*  
**SECRETARY**

*Shyamal Brahma*

DATED THIS 6<sup>th</sup> DAY OF AUGUST, 2021

B E T W E E N

**MRS. ISHANI BANDYOPADHYAY  
AND  
SRI. DEEGANTO BANERJEE,**

..... EXECUTANT/OWNERS

**A N D**

**M/S. MAA TARA ENTERPRISE,  
Represented by its Partners  
SRI. MAHASIS MAHARAJ,  
SRI. SOUMITRA CHOWDHURY,**

..... ATTORNEY

**DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT**

**Shyamal Brahma  
Advocate  
High Court, Kolkata**

M : 9836291846/8981858333.

*E-mail : sbrahma.adv179@gmail.com.*

DATED THIS 6<sup>th</sup> DAY OF AUGUST, 2021

DATED THIS 6<sup>th</sup> DAY OF AUGUST, 2021

B E T W E E N

MRS. ISHANI BANDYOPADHYAY  
AND  
SRI. DEEGANTO BANERJEE,

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..... ATTORNEY

DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT

Shyamal Brahma  
Advocate  
High Court, Kolkata

M : 9836291846/8981858333.

E-mail : sbrahma.adv179@gmail.com

DATED THIS 6<sup>th</sup> DAY OF AUGUST, 2021

### Major Information of the Deed

Deed No :	1-1603-05467/2021	Date of Registration	06/08/2021
Query No / Year	1603-8001399907/2021	Office where deed is registered	
Query Date	06/08/2021 11:51:22 AM		1603-8001399907/2021
Applicant Name, Address & Other Details	SHYAMAL BRAHMA HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836291846, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 48,13,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160305450/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



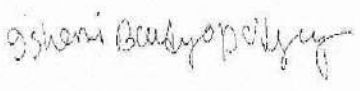


District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: VIVEKANANDA PARK, , Premises No: 135, , Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 2 Chatak	1/-	43,40,504/-	Width of Approach Road: 22 Ft., , Project Name :
Grand Total :				8.4563Dec	1 /-	43,40,504 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	4,72,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	4,72,500 /-	






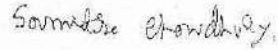
**Municipal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Smt ISHANI BANDYOPADHYAY</b> Daughter of Late Sailesh Kumar Bandopadhyay Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office			
	06/08/2021	LTI 06/08/2021	06/08/2021	
269/2, Bangur Avenue Block-A, South Dum Dum, Kolkata, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx0P, Aadhaar No: 45xxxxxxx5193, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office				
2	<b>Shri DEEGANTO BANERJEE</b> Son of Late Satyajit Bandopadhyay Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office			
	06/08/2021	LTI 06/08/2021	06/08/2021	
V-20, Vivekananda Park, Kamdahari, Kolkata, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CPxxxxxx0J, Aadhaar No: 84xxxxxxx2762, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MAA TARA ENTERPRISE</b> N-28, Kamdahari Bose Para, Kolkata, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: ABxxxxxx6E,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>Shri MAHASIS MAHARAJ</b> <b>(Presentant)</b> Son of Late Mahendra Maharaj Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office			
	Aug 6 2021 12:32PM	LTI 06/08/2021	06/08/2021	
N-7, Kamdahari Bose Para, Kolkata, City:- P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx9Q, Aadhaar No: 71xxxxxxxx9999 Status : Representative, Representative of : MAA TARA ENTERPRISE (as partner)				
2	<b>Name</b> <b>Shri SOUMITRA</b> <b>CHOWDHURY</b> Son of Shri Dilip Kumar Chowdhury Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office			
	Aug 6 2021 12:33PM	LTI 06/08/2021	06/08/2021	
N- 28, Kamdahari Bose Para, Kolkata, City:- P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx9Q, Aadhaar No: 43xxxxxxxx0012 Status : Representative, Representative of : MAA TARA ENTERPRISE (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SHYAMAL BRAHMA</b> Son of Late AMULLYA BRAHMA HIGH COURT, CALCUTTA, City:- , P.O:- G P O, P.S.-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	06/08/2021	06/08/2021	06/08/2021
Identifier Of Smt ISHANI BANDYOPADHYAY, Shri DEEGANTO BANERJEE, Shri MAHASIS MAHARAJ, Shri SOUMITRA CHOWDHURY			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt ISHANI BANDYOPADHYAY	MAA TARA ENTERPRISE-4.22813 Dec
2	Shri DEEGANTO BANERJEE	MAA TARA ENTERPRISE-4.22813 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt ISHANI BANDYOPADHYAY	MAA TARA ENTERPRISE-350.00000000 Sq Ft
2	Shri DEEGANTO BANERJEE	MAA TARA ENTERPRISE-350.00000000 Sq Ft

Endorsement For Deed Number : I - 160305467 / 2021

On 06-08-2021

**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 12:07 hrs on 06-08-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri MAHASIS MAHARAJ .

**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 48,13,004/-

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

Execution is admitted on 06/08/2021 by 1. Smt ISHANI BANDYOPADHYAY, Daughter of Late Sailesh Kumar Bandopadhyay, 269/2, Bangur Avenue Block-A, South Dum Dum, Kolkata, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 2. Shri DEEGANTO BANERJEE, Son of Late Satyajit Bandopadhyay, V-20, Vivekananda Park, Kamdahari, Kolkata, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Identified by Mr SHYAMAL BRAHMA, . . Son of Late AMULLYA BRAHMA, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-08-2021 by Shri MAHASIS MAHARAJ, partner, MAA TARA ENTERPRISE, N-28, Kamdahari Bose Para, , Kolkata, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr SHYAMAL BRAHMA, . . Son of Late AMULLYA BRAHMA, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 06-08-2021 by Shri SOUMITRA CHOWDHURY, partner, MAA TARA ENTERPRISE, N-28, Kamdahari Bose Para, , Kolkata, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr SHYAMAL BRAHMA, . . Son of Late AMULLYA BRAHMA, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**


Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no AA2289, Amount: Rs.50/-, Date of Purchase: 11/01/2021, Vendor name: Abhijit Sarkar

  
Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 175710 to 175741  
being No 160305467 for the year 2021.



Digitally signed by DEBASISH DHAR  
Date: 2021.08.21 17:19:20 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/08/21 05:19:20 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

DATED THIS 6<sup>th</sup> DAY OF AUGUST, 2021

B E T W E E N

MRS. ISHANI BANDYOPADHYAY

AND

SRI. DEEGANTO BANERJEE,

..... EXECUTANT/OWNERS

A N D

M/S. MAA TARA ENTERPRISE,

Represented by its Partners

SRI. MAHASIS MAHARAJ,

SRI. SOUMITRA CHOWDHURY,

..... ATTORNEY

DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT

Shyamal Brahma

Advocate

High Court, Kolkata

M: 9836291846/8981858333.

E-mail : sbrahma.adv179@gmail.com

DATED THIS 6<sup>th</sup> DAY OF AUGUST, 2021