

SLNO. 4135/23

J-4252/2023



पश्चिम बंगाल WEST BENGAL

AK 630656

Certified that this document is  
admitted to registration  
The signature, seal and the  
endorsement when attached here  
with are the same as the document

Registrar U/S 7 (2)  
of Registration Act  
1908 Paschim Medinipur

24 JUL 2023

DEVELOPMENT POWER OF ATTORNEY AFTER  
DEVELOPMENT AGREEMENT

MITRA DEVELOPERS LLP  
PARTNER

Shibani Gupta  
Bamani Ghosh

24-07-2023  
28/10/2023

(2)



Shibani Gupta



Banani Ghosh



Sri Ankur Lodha

KNOW ALL MEN BY THESE PRESENTS WE,

1. SMT. SHIBANI GUPTA [PAN: BERPG2095F; AADHAAR NO. 8594 7617 3228] Wife of Srikanta Kumar Gupta residing at Mousumi Apartment, 1218, Garia Station Road, Garia, Kolkata- 700084, West Bengal;

2. SMT. BANANI GHOSH [PAN: AOBPGS584Q; AADHAAR NO. 7318 2273 4975] Wife of Sri Bidyut Ghosh resident of Loknath Abasan, Kalupukur, Tegharia, North 24 Parganas, Kolkata- 700157, West Bengal; hereinafter referred to as 'OWNERS', do hereby authorize, constitute, appoint, nominate

"M/S- MITRO DEVELOPERS LLP, PAN: ABKFM7449Q; a Limited Liability Partnership firm having office at Pragati Complex, P.O. & P.S. Midnapur, Dist. Paschim Medinipur- 721101 represented by its Partner namely- **SRI ANKUR LODHA** (Aadhar - 5163 5499 3115 , PAN No. ABYPL1796P) S/o Late Kamal Kishore Lodha residing at Vill. & P.O. & P.S.- Salboni, Dist.- Paschim Medinipur as our true and

MITRO DEVELOPERS LLP  
Sri Ankur Lodha  
PARTNER

Shibani Gupta  
Banani Ghosh



(3)

lawful attorney, for us, in our name and on our behalf, to do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in the circumstances as stated below; -

That the Plot of Land mentioned in Schedule below being a Plot of land admeasuring 6.58 decimals (As per Title Deed), and 6.58 Dec. (As per physical measurement) of **Bastu** land lying and situated land in RS Plot No. 153/326 corresponding to L.R Plot No. 588 in R.S Khatian No.-5/5 & 6/5, present L.R Khatians No. 2445 & 2446 under Mouza-Sekhpura, J.L. No. 172, Police Station and Registration Office-Medinipur District-Paschim Medinipur within the local limits of Midnapore Municipality and in Ward No. 05 Holding No. 818 be the same or a little more or less.

AND WHEREAS due to our inability and hardship to raise building structure on the said land have been searching for a developer who would be able to develop the land by constructing multi-storied building structures thereon containing flat or flats in each floor.

AND WHEREAS the present developer/ our constituted attorney coming to know about our intention has approached to us with an offer to develop the land described in the Schedule below by constructing Multi-storied Buildings thereon on the basis of building plan to be sanctioned by the Midnapore Municipal and the said

INTRO DEVELOPER  
Shri  
PARTNER

Shibani Gupta  
Basanti Ghosh.



(4)

sanctioned plan shall form a part of this Power of Attorney duly executed and registered amongst me and the said plan has been sanctioned by the Midnapore Municipal Authority in favour of me to construct the said Multi-storied Buildings or as per sanction plan from Midnapore Municipality thereon and shall have our consent and concurrence vide the Development Agreement duly executed and registered in the Office of Additional District Sub-Registrar; Midnapore dated: 24.07.2023, and being Deed No: 4246 for the year 2023;

AND WHEREAS We have requested our attorney i.e., the developer to develop our land described in the Schedule below by investing the money for the development on the terms i.e., the developer would construct a Multi-storied Buildings or as per sanction plan from Midnapore Municipality thereon containing several self contained flats each flat having their own separate numbers allotted earmarked in the sanctioned plan of Midnapore Municipal Authorities as referred to above and hence this power of attorney and for the purpose of this Power of Attorney the said property as referred to as a more fully described in the schedule below shall henceforth for the convenience be referred to as our estate and our attorney shall do or cause to be done all the below mentioned deeds and acts in the below mentioned manners:-

Shibani Gupta

Banani Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR  
MIDNAPORE

24/07/2023



(5)

1. To look after control, manage and supervise the administration of the said property.
2. To mutate the property as described in the schedule in the records of Midnapore Municipality and in the records of the Block Land & Land Reforms Officer and/or in the land department and put necessary signature on my behalf in our name in respect of the said property and also do, execute and affirm all papers, affidavits and declaration for such mutation matter to be required by the Midnapore Municipality as well as by the Land Department; Govt. of West Bengal.
3. To represent me before the Midnapore Municipality in all respects and sign on our behalf in my name for sanction of building plan or modified or any revised plan and/or drainage and sewerage plan and/or to take water connection on my behalf in my name in the said premises and to do all the acts for the same and to get delivery of the same on my behalf in connection with the matter of the Midnapore Municipality and our Attorney shall be duty bound to abide by all the Rules & Regulations of Midnapore Municipality and in the event of any dispute arising out of the same my Attorney as the Developer shall be fully responsible for the same.

Shirani Gupta

Banani Ghosh.

SHIRANI GUPTA  
BANANI GHOSH  
DEVELOPER

(6)

4. To execute and register any kind of deed of declaration to be required for sanctioning the Building Plan or drainage or sewerage plan for my said property.
5. To swear any affidavit on our behalf to be required for sanctioning the building plan and/or sewerage or drainage plan from the Midnapore Municipality.
6. To engage on our behalf pleaders, advocates and solicitors and to discharge their services in respect of my property to do the work as per our requirement, to be required in the matter of the Midnapore Municipality.
7. To take water connection in our said premises and to sign and do all the works on my behalf.
8. To take electric connection or separate meter(s) in the said premises and put signature on my behalf for doing the said acts.
9. To represent before the Judge, Munsiff, Collector, Board of Revenue, Office of M.K.D.A, Midnapore Municipality, State of West Bengal, Fire Department, PHE, Bharat Sanchar Nigam Limited, Other Government and Semi-Government Bodies/ Organization in the matter of the said property.

Shibani Gupta

Barani Ghosh.

W. M. Ghosh  
PART



(7)

10. To represent me in all courts, civil, criminals, Revenue of original or a local jurisdiction, execute Vokatnama, file complaints, written statements or its appeal and to receive all summons and other process of law in respect of the said property.

11. To compromise or compound any cases or refer to arbitration in respect of the said property to protect my interest.

12. To negotiate for sale of flat/flats, car parking, Shop, Office space of the developer's allocated share, to accept earnest money, advance or advances against such sale and to execute deed or deeds of conveyance for registration, present an admit the same before registering authority and to cancel or repudiate the same as the attorney shall deem fit and proper in connection with our said undivided property as described in the schedule below on our behalf save & except our allocation as stated below and more fully described in the Development Agreement which is executed and registered along with this Power of Attorney in this Deed.

13. To negotiate on terms for and to agree to and sell the allocated portion of the Developer only to any intending purchaser or purchasers at such price or prices which my said attorney, in his absolute discretion thinks fit and proper, to agree upon and to enter into any agreement or

SHIBANI GUPTA & CO. ADVOCATES LLP  
Shibani Gupta

Shibani Gupta

Banani Ghosh

agreements for such sale or sales and/or to cancel and/or repudiate the same and to receive from the intending purchaser/s any earnest money and/or advance.

14. That although the developer will be entitled its allocation of 58% but for better management of the project the owners shall grant a Power of Attorney in favour of the Developer or their nominated person/persons for the purpose of sale of both Developers allocation and owner allocation of the said new proposed multi-storied building. However both parties herein agreed that sale proceeding in respect of the owners allocation shall be deposited in the bank account of the owners. That in case of necessity the Owner/First Party shall execute further deeds and documents in favour of the Developers/Second Party as may be found necessary

15. To sign and execute all other deeds instruments and assurances, which they shall consider necessary, and to enter into and/or agree to such covenant and conditions, as may be required for fully and effectually conveying the said properties as I could do myself, if personally present.

16. Apply for getting finance from any Bank and for the purpose of creation of security take the original deeds and documents of title from Rs and after verification by lawyer and evaluation by valuer deposit the same with

SHIBANI DEVELOPERS LLP  
S. Ghosh

Shibani Ghosh  
Barani Ghosh



(9)

the bank for the purpose of mortgage as per provisions of law in force for the time being for us and on our behalf and tender and deposit thus made by them shall be treated as made by me with all legal incidents and commitments and the bank as the case may be shall hold the documents as duly mortgaged for satisfaction of their dues to the extent as agreed between me and attorney as per development agreement and after repayment of bank loans shall hold the original documents by the principal. The principal shall not have any liability to repay the loan and the builder/attorney shall have the entire responsibility of repayment of the loan.

17. Our Attorney shall be fully responsible for any financial liability, deviation or unauthorized construction or accident or mishap while making any construction and in no event we shall incur any liability in respect thereof. The Attorney shall indemnify and keep me indemnified against all losses liabilities costs or third party claims actions or proceedings thus arising.

18. The instant Power of Attorney can be cancelled only with the consent of both the parties i.e. mutually;

Shikani Gupta

Barnani Ghosh.

LEGAL DEVELOPMENT LAW

Shikani Gupta

( 10 )

AND We hereby agree to ratify and confirm and whatsoever other act or acts our said attorney, shall do execute and perform in connection with our joint proportionate shares of the properties described in schedule below by virtue of these presents.

That the contents of this Power of Attorney has been read over and explained to us in Bengali and after understanding the contents of the same we admitted the same to have been correctly written and after understanding the contents of the same we admitted the same to have been correctly written as per our instructions and the contents of the same are true to the best of our knowledge and belief and after the same we put our signatures on this Power of Attorney on this day.

IN WITNESSES WHEREOF we do hereby put our signatures and seal on the 24th day of July, 2023 A.D. out of free will and consent and in sound state of mind before the available witnesses.

Shibani Gupta

Barnami Ghosh.

WITNESSES  
Shibani Gupta



**SCHEDULE OF PROPERTY PERTAINING TO WHICH  
POWER OF ATTORNEY IS GIVEN.  
SCHEDULE AS REFERRED TO ABOVE**

**ALL THAT** piece of land admeasuring 6.58 decimals (As per Title Deed), and 6.58 Dec. (As per physical measurement) of **Bastu** land in RS Plot No. 153/326 corresponding to L.R Plot No. 588 in R.S Khatian No.-5/5 & 6/5, present L.R Khatians No. 2445 & 2446 under Mouza-Sekhpura, J.L. No. 172, Police Station and Registration Office-Medinipur District-Paschim Medinipur within the local limits of Midnapore Municipality and in Ward No. 05 Holding No. 818 therein and delineated in the Plan annexed hereto duly shown thereon in RED wash and the same is butted and bounded as follows:

ON THE NORTH	:	Plot No153/326
ON THE SOUTH	:	23 feet Road
ON THE EAST	:	Byomkesh Nilima Uddyan
ON THE WEST	:	15 feet Road

Shibani Gupta  
Banani Ghosh.

Shibani Gupta

Banani Ghosh.

MITRO DEVELOPERS LLP

Shu Shu

**Signature of the EXECUTANT.**

MITRO DEVELOPERS LLP

Shu Shu

PARTNER

**Signature of the ATTORNEY.**

**WITNESSES:**

1) Shankha Roy  
S/o - Late Golok Behari Roy  
at - Mirzabazar,  
Midnapur.

2) Bidyut Ghosh  
Lokanath Dasgupta  
BA Kalyanpur  
Technici Kallikata Joolis

Address - 8252 6955 5558

**DRAFTED BY ME:**

Shankha Roy (Deed writer)  
Mirzabazar,  
Midnapur.  
Lieno - 1434 (Sadar)

MITRO DEVELOPERS LLP  
Alu Sru

**TYPED BY ME:**

Pradip Sen.  
(Pradip Sen) M/s Medini Infotech

Shibani Gupta  
Banani Ghosh

This Deed of Development Power of Attorney has been typed 12 pages including one stamp papers and two witnesses have signed in this Deed. Two Extra page for Finger First Party and Second Party is also annexed here with. This page is Treated as one part of this deed.

Shibani Gupta  
Banani Ghosh.

MITRO DEVELOPERS LLP  
Alu Sru  
PARTNER



*Left Hand finger Impression*



*Right Hand finger Impression*



*Shikani Gupta*  
Signature

*Left Hand finger Impression*



*Right Hand finger Impression*



*Shikani Gupta*

Signature

*Left Hand finger Impression*

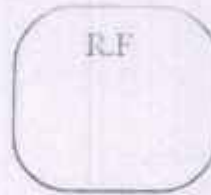


*Right Hand finger Impression*

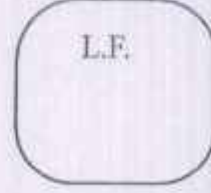
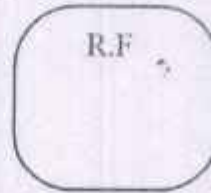
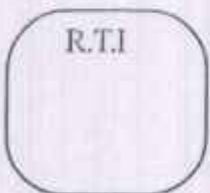


*Banani Ghash.*  
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*Signature*

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*Right Hand finger Impression*



\_\_\_\_\_  
*Signature*



## Major Information of the Deed







Deed No :	I-1001-04252/2023	Date of Registration	24/07/2023
Query No / Year	1001-8001882093/2023	Office where deed is registered	
Query Date	24/07/2023 1:04:14 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Shankha Roy Mirzabazar, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 9153164684, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,09,92,950/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 100104246/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: SEKHPURA, Pin Code : 721101

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-588	LR-2445	Commercial	Udvastu	3.29 Dec		54,96,475/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, . Project Name :
L2	LR-588	LR-2446	Commercial	Udvastu	3.29 Dec		54,96,475/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, . Project Name :
		<b>TOTAL :</b>			6.58 Dec	0/-	109,92,950/-	
	<b>Grand Total :</b>				6.58 Dec	0/-	109,92,950/-	

**Personal Details :**

Name, Address, Photo, Finger print and Signature				
1	<b>Name</b> <b>Smt Shibani Gupta</b> Wife of Shri Srikanta Kumar Gupta Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	24/07/2023	LTI 24/07/2023	24/07/2023	
Mousumi Apartment, 1218, Garia Station Road, City:- , P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bexxxxxx5f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				
2	<b>Name</b> <b>Smt Banani Ghosh</b> Wife of Shri Bidyut Ghosh Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	24/07/2023	LTI 24/07/2023	24/07/2023	
Loknath Abasan, Kalupukur, Tegharia, City:- , P.O:- Kalupukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: a0xxxxxx4q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				




**Attorney Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>MITRO DEVELOPERS LLP</b> Pragati Complex, City:-, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: ABxxxxxx9Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



**Representative Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Shri Ankur Lodha (Presentant)</b> Son of Late Kamal Kishore Lodha Date of Execution - 24/07/2023, , Admitted by: Self, Date of Admission: 24/07/2023, Place of Admission of Execution: Office	 Jul 24 2023 1:21PM	 LTI 24/07/2023	 24/07/2023
Salboni, City:- , P.O:- Salboni, P.S:-Salbani, District:-Paschim Midnapore, West Bengal, India, PIN:- 721147, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxx6p, Aadhaar No Not Provided Status : Representative, Representative of : MITRO DEVELOPERS LLP (as Partners)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Shankha Roy</b> Son of Late Gopal Bihari Roy Mirzabazar, City:- , P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101	 24/07/2023	 24/07/2023	 24/07/2023
Identifier Of Smt Shibani Gupta, Smt Banani Ghosh, Shri Ankur Lodha			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Shibani Gupta	MITRO DEVELOPERS LLP-3.29 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Banani Ghosh	MITRO DEVELOPERS LLP-3.29 Dec

**Land Details as per Land Record**

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: SEKHPURA, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 588, LR Khatian No:- 2445	Owner: শিবানী গুপ্ত, Gurdian: শ্রীকান্ত , Address: গড়িয়া কোলকাতা ৭০০০৮৪, Classification: উদ্যান, Area: 0.03080000 Acre,	Owner Name not selected by applicant.

Plot No:- 588, LR Khatian  
No:- 2446

Owner: বনালী ঘোষ, Gurdian: বিদ্যুৎ ,  
Address: ভৈরবীয়া কোলকাতা ৭০০১৫৭,  
Classification: উন্নত,  
Area: 0.03090000 Acre,

Owner Name not selected by  
applicant.



24-07-2023

**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 13:17 hrs on 24-07-2023, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Shri Ankur Lodha .

**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 1,09,92,950/-

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

Execution is admitted on 24/07/2023 by 1. Smt Shibani Gupta, Wife of Shri Srikanta Kumar Gupta, Mousumi Apartment, 1218, Garia Station Road, P.O: Garia, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Smt Banani Ghosh, Wife of Shri Bidyut Ghosh, Loknath Abasan, Kalupukur, Tegharia, P.O: Kalupukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife

Indetified by Shri Shankha Roy, , Son of Late Golak Bihari Roy, Mirzabazar, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 24-07-2023 by Shri Ankur Lodha, Partners, MITRO DEVELOPERS LLP, Pragati Complex, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Shri Shankha Roy, , Son of Late Golak Bihari Roy, Mirzabazar, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Writer

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs: 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed; Serial no 7694, Amount: Rs.100.00/-, Date of Purchase: 19/07/2023, Vendor name: Setya Ch Ghosh

AMIT BANDYOPADHYAY  
DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I PASCIM  
MIDNAPORE

Paschim Midnapore, West Bengal

ate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 1001-2023, Page from 86855 to 86875

being No 100104252 for the year 2023.



Digitally signed by AMIT  
BANDYOPADHYAY  
Date: 2023.07.27 15:18:45 +05:30  
Reason: Digital Signing of Deed.

(AMIT BANDYOPADHYAY) 2023/07/27 03:18:45 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE  
West Bengal.

(This document is digitally signed.)

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