

4016

T-4005/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 204458

Certified that the Endorsement Sheet's and the Signature Sheet attached to this documents are part of the Document

1-11 p.m  
06/07/2023

8001730443/2023

Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

06 JUL 2023

POWER OF ATTORNEY

1. Date of Document : 04.07.2023
2. Nature of Document : Development Power of Attorney after Registered Development Agreement

Bangal Prasad Banerjee  
Subir Banerjee

JKO



30 JUN 2023

Sl. No. 13667  
Sold to Madhu Mahata Housing Pvt Ltd  
Address D.Kp-01  
Value of Stamp 150/-  
Date of Purchase of this Stamp Paper from Treasurer .....  
Name of the Treasury where Stamp Paper Purchase-Durgapur 22 JUN 2023

*KH*  
KHUDIRAM MONDAL  
Stamp Vendor  
Durgapur Court  
City Centre, Durgapur-16  
No. 1



Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

06 JUL 2023



3. Parties:

1. GRANTOR: MADHU MAMATA HOUSING PRIVATE LIMITED, [PAN - AAFCM3595G] a Company duly registered and incorporated under the meaning and provisions of the Companies Act, 1956 having its registered office at the premises no. M-21, Rabindra Pally, Block-C, Durgapur : 713 201 P.S-Coke-Oven District : Paschim Bardhaman Represented by its Director Sri Pranab Prasad Banerjee ( Pan No-BEWPB3418L) ( Aadhar No-385885900079) son of Sri Amitava Banerjee, resident of Rabindra Pally, Block - C, Police Station : Coke Oven, Durgapur - 713201 District : Paschim Bardhaman ( Herein after called the LANDOWNER / LEASE RIGHT HOLDER )  
(which such expression shall unless inconsistent with or repugnant to the context mean and include his respective legal heirs, executors, administrators, successors and/or assigns) of the First Part

2. ATTORNEY: MATA PUHUMI DEVELOPERS PRIVATE LIMITED, [PAN-AAOCM5794Q] a Company duly registered and incorporated under the meaning and provisions of the Companies Act, 1956 having its registered office at the premises no. SS 11, SatyaSai Housing Co-Op Society, Sec.-2A, Bidhannagar, P.S-Bidhannagar NTS, Durgapur-713212, PaschimBardhaman, West Bengal Represented by its Director Sri Sarbojit Mukherjees ( Pan No-BCGPM1765B) ( Aadhar No-341997545023) son of Sri Pranab Kumar Mukherjee, resident of SS-11, SatyaSai Housing Co-Op Society, Sec.-2A, Bidhannagar, P.S-Bidhannagar NTS, Durgapur-713212, PaschimBardhaman, West Bengal as authorised signatory, duly authorised *vide* board resolution dated ( 26-06-2023 ).  
( Herein after called the Developer)  
(Which such expression shall unless inconsistent with or repugnant to the context mean and include its representatives, successor or successors in office and/or assigns) of the SECOND PART.

3. The terms "Grantor" and "Attorney" shall include each of their respective successors-in-interest executors, legal representative, nominees and assigns.

4. Subject Matter: Grant of Power for development and execution of the residential project ("Project") in pursuance of the Joint Development Agreement executed between the parties, the Project to be developed on the land morefully described in the Schedule (Property)

4/ Background:

1. That the Grantor is the owner of the land admeasuring admeasuring 8.003 Residential Zone of ELA (eight) Cottah or 5762.16 sq. ft. out of which 7.885 Cottah in LR Dag No-6019 and 0.118 Cottah in Dag no-6044 LR Khatian no-3993 MoujaDakshinkhanda J.L.No-36 Under P.S-Andal District- PaschimBardhaman, being thereabouts situated Under Andal P.S- District PaschimBardhaman West Bengal Residential zone of the boundary Aerotropolis.



2. That MadhuMamata Housing Private Limited entered into a registered Development Agreement in respect of the land morefully described in the Schedule with Mata Puhumi Developers Private Limited. The said development agreement was executed on 30.06.2023 being Deed No. 03871 for the year 2023.
3. The Grantor now hereby grant necessary powers and authority to the Attorney Holder for effective and speedy execution of the Project in terms of the Joint Development Agreement dated 30.06.2023
5. NOW KNOW YE ALL BY THESE PRESENTS:
  1. Grant The Grantor hereby nominate, constitute and appoint the Attorney to do, execute and perform all and any of the deeds, matters and things as mentioned hereafter:
    - a. To receive the possession of the Property for the purpose of developing the Project on the said Property in accordance to the terms and conditions of the Joint Development Agreement dated 30.06.2023
    - b. To maintain, manage and protect the Property along with the constructions thereon.
    - c. To construct boundary walls surrounding the Property for the purposes of demarcating the Project Area and to do all such necessary works for construction including but not limited to excavation and soil testing of the Property.
    - d. To engage and appoint architects, surveyors, engineers and consultants for survey of the Property and preparation of building plans and plating the same before the appropriate authorities for necessary sanction in connection with the development and construction of the Project.
    - e. To appear before and to apply for and obtain from all concerned authorities; in the name and on behalf of the parties, all required sanctions, licenses, consents, permissions, no objection certificates, related to the development of the Project including, but not limited to, building and construction permits, pollution control board clearances, fire and safety clearances.
    - f. To engage and appoint engineers, contractors, sub-contractors and consultants for construction of the Project and enter into agreements with such persons on behalf of the parties.
    - g. To deliver temporary possession of the Property to any contractor, Sub-contractor to enter the Property for the purpose of construction, reconstruction and development of the Property and redeem the same upon completion of construction.
    - h. To obtain all the necessary equipments whether on purchase or on lease, and building material including steel, cement, bricks, and other materials required for the development and construction of the Project.
    - i. To apply for and procure connections for electricity, water, sanitation and other incidental utilities including but not limited to installation of lifts, generator, deep tube wells and in that regard, file and execute all applications before the appropriate authorities.
    - j. To apply for and obtain the completion certificate/occupancy certificate for the Project from the appropriate authorities.

Handwritten signature or initials in the bottom left corner.



- k. To employ solicitors, advocates, chartered accountants, incometax practitioners and/or agents in connection with the execution of the Project
- l. To obtain the requisite finance for purposes of development of the Project, both from banks, financial institutions and/or private parties and in that regard create any mortgage, lien or charge over the Property and the constructed spaces in the Project in favour of such banks, financial institutions and/or private parties
- m. To enter into any Agreement for Sale, Memorandum of understanding, Deeds of conveyance and/or any other instruments and deeds & documents in respect of sale of Flat/ Flats, units within Developer's Allocation in the said new building in favour of the intending purchaser/purchasers in terms of the said Registered Agreement for Development. To sign and execute and make registration of any Agreement for sale, Memorandum of Understating, and/or Deeds of Conveyance, and/or any other instruments and documents in respect of sale of flats, units and/or if any car parking spaces in the said new building in favour of the intending purchaser/purchasers relating to Developer's Allocation as per said Registered Agreement for Development.
- n. To receive the consideration money by cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/ flats, or units relating to Developers Allocation and the grant receipts thereof and to give full discharge to the purchaser / Purchasers as my lawful representatives.
- o. To do all the needful according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement/ contract for sale of flats and covered spaces within the Developers Allocation.
- p. To instruct the Advocate / Lawyer for preparing and/ or drafting such Agreement, instruments, deeds & documents and other such papers as per terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the flats/units in the said building relating to Developer's Allocation in my said premises
- q. To appear before all other appropriate authorities including Notary Public, Executive and District Magistrates and any other statutory authority in connection with the enforcement of all the powers and authority as contained herein.
- r. To commence, prosecute and defend all legal proceedings including arbitration proceedings relating to or arising out of any of the matters as aforesaid and for such purpose appear before any Courts whether civil or criminal, Tribunals and Arbitrators and for such purpose sign Vakalatnama and all other documents for submission before such Courts, Tribunals and Arbitrators.



- s. To receive notices and correspondences of any nature whatsoever from any authority in connection with the matters as aforesaid.
2. AND GENERALLY the Attorney shall have power to do all such other acts, deeds, matters and things as may be necessary or incidental for exercising all or any of the powers and authorities hereby given.
3. The powers granted as aforesaid shall remain irrevocable until the completion of sale and transfer of all the constructed spaces in the Project.
4. Ratification: Grantor hereby ratify and confirm and agree to ratify and confirm all and whatsoever, the Attorney as lawful attorney shall do in connection with the exercise of the powers hereby given.

SCHEDULE "A"

ALL THAT piece and parcel of land admeasuring Total 1822.59 acres or Situated there about lying and situated at District-PaschimBardhaman comprised within Mouja-Amlouka, Patsaora, Khandra, Ukhra, Dakshinkhanda, Banguri, Andal, Arati and Tamla West Bengal.

Schedule-B  
(PROPERTY)

ALL THAT piece and parcel of land being number B-80 within the admeasuring 8.003 Residential Zone of ELA (eight) Cottah or 5762.16 sq. ft. out of which 7.885 Cottah in LR Dag No-6019 and 0.118 Cottah in Dag no-6044 LR Khatian no-3993 Mouja Dakshinkhanda J.L.No-36 Under P.S-Andal District- PaschimBardhaman, being thereabouts situated Under Andal P.S- District PaschimBardhaman West Bengal Residential zone of the boundary Aerotropolis demarcated in Red Colour boundary line on the plan annexed herewith and treated as a part of butted this Deed and the Land and bounded as follows:

On The North : By -ROW 20 Feet                      On The South : By-ROW 75 Feet  
On the East : By Residential Plot                      On The West : By Residential Plot

It is hereby declared that the full name, color passport size photograph and finger prints of each fingers of both the hands of the authorized representative of the Transferor are attested in additional pages in this deed being page no. - 1a and the same are treated as part and parcel of this deed.

Contd. Page-06

IN WITNESS WHEREOF the Parties hereto have signed and executed this Deed of Power Of Attorney on this 4/5 day of July 2023 at office of the ADSR at Raniganj.

WITNESSES:

1. Dulal Sur  
90 Lalit Maninder Nath Sur  
Durgapur Colony  
DGP-16

MADHU MAMATA HOUSING PVT. LTD.

Pranal Prasad Banerjee,  
Signature Of Executants Director

MADHU MAMATA HOUSING PVT. LTD.

Subir Sur  
Director

2. Sanjay Kumar Sharmah  
No. Late Dharam Deo Sharmah  
R-IT/38, Prithwanoyan Housing  
Durgapur - 06.

Signature of Attorney duly attested by me

MADHU MAMATA HOUSING PVT. LTD.

Pranal Prasad Banerjee  
Signature Of Executants Director

Drafted and Types by me & I read over  
& explained in mother languages

Jnanendra Nath Sinha  
Advocate

Reg No- WB - 468 / 80





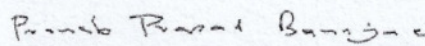


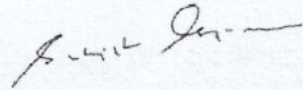
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Madhumamata Housing Private Limited</b> M-21 Rabindra Pally, Block-C, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 , PAN No.:: AAxxxxx5G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**



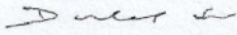
SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mata Puhumi Developers Private Limited</b> SS 11 Satya Sai Housing Co Op Society, Sec-2A, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxx4Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Pranab Prasad Banerjee (Presentant)</b> Son of Mr Amitava Banerjee Date of Execution - 04/07/2023, , Admitted by: Self, Date of Admission: 06/07/2023, Place of Admission of Execution: Office	<b>Photo</b>  Jul 6 2023 2:35PM	<b>Finger Print</b>  LTI 06/07/2023	<b>Signature</b>  06/07/2023
	Rabindra Pally, Block- C,, 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.:: BExxxxxx8L, Aadhaar No: 38xxxxxxxx0079 Status : Representative, Representative of : Madhumamata Housing Private Limited (as Director)			
2	<b>Name</b> <b>Mr Sarbojit Mukherjee</b> Son of Mr Pranab Kumar Mukherjee Date of Execution - 04/07/2023, , Admitted by: Self, Date of Admission: 06/07/2023, Place of Admission of Execution: Office	<b>Photo</b>  Jul 6 2023 2:35PM	<b>Finger Print</b>  LTI 06/07/2023	<b>Signature</b>  06/07/2023
	SS 11, Satya Sai Housing Co Op Society, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx5B, Aadhaar No: 34xxxxxxxx5023 Status : Representative, Representative of : Mata Puhumi Developers Private Limited (as Director)			



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DULAL SUR</b> Son of Late MANENDRA NATH SUR DURGAPUR COURT, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	06/07/2023	06/07/2023	06/07/2023
Identifier Of Mr Pranab Prasad Banerjee, Mr Sarbojit Mukherjee			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Madhumamata Housing Private Limited	Mata Puhumi Developers Private Limited-13.0103 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Madhumamata Housing Private Limited	Mata Puhumi Developers Private Limited-0.1947 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: DAKSHINKHANDA, Mouza: Dakshin Khanda, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6019, LR Khatian No:- 3993	Owner:পশ্চিমবঙ্গ শিল্প উন্নয়ন নিগম লিমিটেড, Address:5,কাউনশিল হাউস স্ট্রিট, কোলকাতা-1 , Classification:বাইদ, Area:0.61000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 6044, LR Khatian No:- 3993	Owner:পশ্চিমবঙ্গ শিল্প উন্নয়ন নিগম লিমিটেড, Address:5,কাউনশিল হাউস স্ট্রিট, কোলকাতা-1 , Classification:বাইদ, Area:0.42000000 Acre,	Owner Name not selected by applicant.



## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Dulal Sen
2. FATHER/ HUSBAND NAME (পিতা/ স্বামীর নাম) : Late Manindra Nath Sen
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Durgapur Court  
POST OFFICE (পোস্ট অফিস) Durgapur - 16  
POLICE STATION (থানা) Durgapur PIN \_\_\_\_\_  
DISTRICT(জেলা) \_\_\_\_\_ STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Royan
6. AADHAR NO 627319238069  
PAN AVNPS 2837N  
EPIC NO 8

আমি (শনাক্তকারী) Dulal Sen অত্র দলিলের (Query No.)  
8001730443 বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, D as identifier identifying the executants  
of the concerned deed (Query No.) \_\_\_\_\_  
ছবি সহ দশ আঙ্গুলের টিপ ছাপ


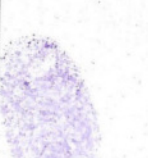

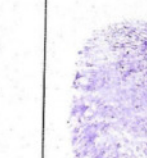
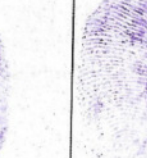


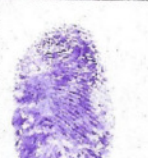


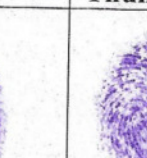
LEFT HAND						
RIGHT HAND						

Dulal Sen

IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)




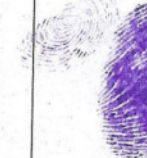









# FINGER PRINT & PHOTOCOPY

Left hand						 Pranav Prasad Banerjee
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

*Pranav Prasad Banerjee*

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

Signature & Photograph is duly attested by me

*Sanjay Surve*

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	

Signature & Photograph is duly attested by me



## Major Information of the Deed

Deed No :	I-2304-04005/2023	Date of Registration	06/07/2023
Query No / Year	2304-8001730443/2023	Office where deed is registered	
Query Date	06/07/2023 12:39:33 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	J N Sinha Durgapur, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9679266792, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 18,07,626/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230403871/2023		

### Land Details :

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: DAKSHINKHANDA, Mouza: Dakshin Khanda, Pin Code : 713321

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6019	LR-3993	Vastu	Baid	7.885 Katha		17,80,973/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-6044	LR-3993	Vastu	Baid	0.118 Katha		26,653/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>13.205Dec</b>	<b>0 /-</b>	<b>18,07,626 /-</b>	
		<b>Grand Total :</b>			<b>13.205Dec</b>	<b>0 /-</b>	<b>18,07,626 /-</b>	



On 06-07-2023

**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 13:11 hrs on 06-07-2023, at the Office of the A.D.S.R. RANIGANJ by Mr Pranab Prasad Banerjee .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,07,626/-

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

Execution is admitted on 06-07-2023 by Mr Pranab Prasad Banerjee, Director, Madhumamata Housing Private Limited, M-21 Rabindra Pally, Block-C, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indetified by Mr DULAL SUR, , , Son of Late MANENDRA NATH SUR, DURGAPUR COURT, P.O: DURGAPUR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

Execution is admitted on 06-07-2023 by Mr Sarbojit Mukherjee, Director, Mata Puhumi Developers Private Limited, SS 11 Satya Sai Housing Co Op Society, Sec-2A, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr DULAL SUR, , , Son of Late MANENDRA NATH SUR, DURGAPUR COURT, P.O: DURGAPUR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 14.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 13667, Amount: Rs.100.00/-, Date of Purchase: 30/06/2023, Vendor name: Khudiram Mondal



**Sankha Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Paschim Bardhaman, West Bengal**

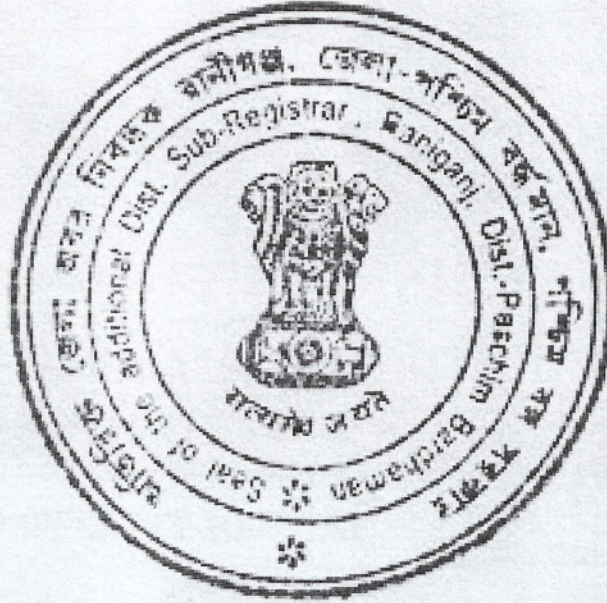


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2023, Page from 70924 to 70937

being No 230404005 for the year 2023.



Digitally signed by SANKHA  
BANDYOPADHYAY  
Date: 2023.07.10 14:24:07 +05:30  
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2023/07/10 02:24:07 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.

(This document is digitally signed.)