



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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certifies that the Document
 is Assented to by the
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 Documents are the Part of this
 Document

A.D.S.R. Dargan
 Bardwan

09 JUN 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, MR. NARESH CHANDA RAHA [PAN-ALGPR4978K] Son of Late Ramesh Chandra Raha, by Nationality- Indian, by Faith-Hindu, by occupation- Retired person, resident at B-3/5, Pramila Bhawan, Arrah Kalinagar, P.O. – Arrah, P.S.: Kanksa, District – Paschim Bardhaman, W.B. India, PIN- 713212, do hereby state and declare as follows:-

SI No. 1237 Date 08/06/2022
Sold to Naresh Chandra Raha
Address Durgapur - 12
Value of Stamp 100
Date of Purchase of the stamp
Prepar from Treasury
Name of the Treasury from Durgapur

02 JUN 2022

Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



[Signature]
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

09 JUN 2022

WHEREAS I, am owning, possessing and seizing the schedule mentioned land measuring 8 decimal land of Mouza- Arraha, R.S. Plot No-1600, L.R. Plot No-3258 purchased by present owner vide No -1020 for the year 1995 of Additional District Sub Registrar at Durgapur from Anil Roy Choudhary & Smt. Uma Roy Chaudhary and after purchasing the land I mutated my name in L.R. R.O.R..

AND WHEREAS I entered into a Development Agreement with "**MAXIPLE PROJECT DEVELOPMENT**" [PAN-ABRFM3690E] A partnership firm having its office at Shankarpur, P.S.- New Town Ship, P.O.- Arrah, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, Represented by its one of the **Partner SRI. SAMIR KUNDU** [PAN- ANJPK5041P] Son of Sri. Biswajit Kundu, by faith: Hindu, by occupation business, by nationality Indian, resident at Village- Arrah Sripally, P.O. – Arrah, P.S.: Kanksa, District –Paschim Bardhaman, W.B. India, PIN- 713212, and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I-230601283 for the year 2022, Serial No- 10084 for the year 2021, Page no. 73618 to 73641, Volume No. 2306-2022.**

AND WHEREAS I do hereby nominate, constitute and appoint, "**MAXIPLE PROJECT DEVELOPMENT**" [PAN-ABRFM3690E] A partnership firm having its office at Shankarpur, P.S.- New Town Ship, P.O.- Arrah, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, Represented by its one of the **Partner SRI. SAMIR KUNDU** [PAN- ANJPK5041P] Son of Sri. Biswajit Kundu, by faith: Hindu, by occupation business, by nationality Indian, resident at Village- Arrah Sripally, P.O. – Arrah, P.S.: Kanksa, District –Paschim Bardhaman, W.B. India, PIN- 713212 as my Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property either solely or jointly:



1. 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 Gram Molandighi 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.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **"MAXIPLE PROJECT DEVELOPMENT"**.
3. To represent me before the concerned Registrar Office for registering, Sale/Sale/agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule save and except that portion which is allotted in my favour through Development Agreement **A.D.S.R. Durgapur vide deed no. I-230601283 for the year 2022, Serial No- 10084 for the year 2021, Page no. 73618 to 73641, Volume No. 2306-2022.**
4. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.
5. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned property.



Handwritten signature and initials.

6. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in their behalf.
7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
8. To appear before any office or authority of the Govt. or Molandighi Gram Panchayat or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
9. 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 Molandighi 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.
10. To deposit any fees or charges in the office of Molandighi 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.
11. 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.
12. To receive the any building plan or revised plan after sanction from the competent authority.



Handwritten signature and initials.

13. To apply for any type of connection either in their own name or in the name of firm.
14. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
15. 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.
16. To appear and act in all court 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.
17. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
18. 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.
19. To execute any affidavit or bond or any documents in favour of customer or office.
20. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
21. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
22. 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 in respect of Developer allocation.

23. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him/them.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

SCHEDULE

(Said Property)

All That piece or parcel of **Bastu** land admeasuring **8 (Eight) Decimal** appertaining to **R.S. Plot No. 1600, corresponding L.R. Plot No- 3258**, comprised in **L.R. Khatian No.1482**, J.L. No. 91, situated within **Mouza- Arrah**, Police Station Kanksa, District- Paschim Bardhaman, A.D.S.R. Office- Durgapur, under Malandighi Gram Panchyat. Entire Land is butted and bounded by:

On the North : 16 Feet wide Road
On the South : House of Ajay Sekhar Banerjee
On the East : 16 Feet wide Road
On the West : 16 Feet wide Road



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 9th Day of June, 2022 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Subrodit Raha
S/o Naresch Chandra Raha
Pranila-Bhawan,
House No → B-3/5,
Ashrafi-Kalinagar
Durgapur - 713212

Naresch Chandra Raha.

EXECUTANT



② Subrata Mukherjee
S/o Lt. Senat Mukherjee
Purbi, Durgapur - I
Dist - Purba Medinipur

Signature of Attorney Holder












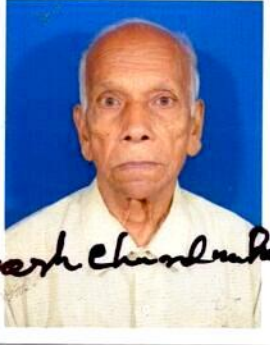

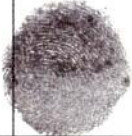








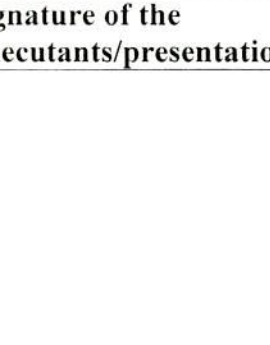


Naresch Chandra Raha

Attested by the Executant

**Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.**

Subrata Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Signature:- <i>[Handwritten Signature]</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>[Handwritten Signature]</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Signature:- <i>[Handwritten Signature]</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>[Handwritten Signature]</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Signature:- <i>[Handwritten Signature]</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:-				

Major Information of the Deed




Deed No :	I-2306-06032/2022	Date of Registration	09/06/2022
Query No / Year	2306-8001726237/2022	Office where deed is registered	
Query Date	08/06/2022 5:53:44 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8101891226, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 18,36,000/-		
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]:- 230601283/2022		

Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

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-3258 (RS :-)	LR-1482	Bastu	Bastu	8 Dec	1/-	18,36,000/-	Width of Approach Road: 48 Ft., Adjacent to Metal Road,
Grand Total :					8Dec	1 /-	18,36,000 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NARESH CHANDRA RAHA (Presentant) Son of Late RAMESH CHANDRA RAHA Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	09/06/2022	LTI 09/06/2022	09/06/2022	
B-3/5, Pramila Bhawan, Arrah Kalinagar, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ALxxxxxx8K, Aadhaar No: 51xxxxxxxx9273, Status :Individual, Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office				



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAXIPLE PROJECT DEVELOPMENT Shankarpur, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ABxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAMIR KUNDU Son of Mr BISWAJIT KUNDU Date of Execution - 09/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jun 9 2022 2:11PM	LTI 09/06/2022	09/06/2022	
Village- Arrah Sripally, City:- Durgapur, 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.:: ANxxxxxx1P, Aadhaar No: 52xxxxxxxx1123 Status : Representative, Representative of : MAXIPLE PROJECT DEVELOPMENT (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUHRID RAHA Son of NARESH CHANDRA RAHA B-3/5, PRAMILA BHAWAN, ARRAH KALINAGAR, City:- Not Specified, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212			<i>Suhrid Raha</i>
	09/06/2022	09/06/2022	09/06/2022
Identifier Of Mr NARESH CHANDRA RAHA, Mr SAMIR KUNDU			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NARESH CHANDRA RAHA	MAXIPLE PROJECT DEVELOPMENT-8 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3258, LR Khatian No:- 1482	Owner:শ্রী নরেশচন্দ্র রাহা, Gurdian:রমেশচন্দ্র , Address:111 রাজেন্দ্র প্রসাদ রোড, দুর্গাপুর-5 , Classification:বাস্ত, Area:0.08000000 Acre,	Mr NARESH CHANDRA RAHA

On 09-06-2022

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.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:11 hrs on 09-06-2022, at the Office of the A.D.S.R. DURGAPUR by Mr NARESH CHANDRA RAHA ,Executant.

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 18,36,000/-

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

Execution is admitted on 09/06/2022 by Mr NARESH CHANDRA RAHA, Son of Late RAMESH CHANDRA RAHA, B-3/5, Pramila Bhawan, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person

Indetified by Mr SUHRID RAHA, , , Son of NARESH CHANDRA RAHA, B-3/5, PRAMILA BHAWAN, ARRAH KALINAGAR, P.O: ARRAH, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 09-06-2022 by Mr SAMIR KUNDU, PARTNER, MAXIPLE PROJECT DEVELOPMENT, Shankarpur, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr SUHRID RAHA, , , Son of NARESH CHANDRA RAHA, B-3/5, PRAMILA BHAWAN, ARRAH KALINAGAR, P.O: ARRAH, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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 1237, Amount: Rs.100/-, Date of Purchase: 08/06/2022, Vendor name: SOMNATH CHATTERJEE



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 163858 to 163871

being No 230606032 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.06.16 17:02:21 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/06/16 05:02:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
