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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 529415

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

15 MAR 2019
27/03/19

DEVELOPMENT POWER OF ATTORNEY

(After Registration of Development Agreement, dated 15/03/2019 at DSR-III, at Alipore)

TO ALL WHOM THESE PRESENTS shall come I, SRI PRADIP ROUTH son of Late Priya Lal Routh, PAN: DCZPR3633E, by faith Hindu, by occupation Business, residing at Premises No. 26, North Purbachal Road, (891, Purbachal Road), Kolkata 700 078, Post, Haltu P.S. Garfa, District 24, Parganas(s), SEND GREETINGS:

11513

21-1-19

Date.....

Sold to..... M. K. HALDAR
Advocate, Alipore Judges' Court
Kolkata - 27

Rupees.....

Semiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kolkata



District Sub-Registrar-III
Alipore, South 24 Parganas

15 MAR 2019

Sarabinda Ghosh
278 Rajendra Mohan Rd
Kolkata - 107

WHEREAS I, the Executant hereof is the absolute Owner of ALL THAT piece and parcel of Bastu land measuring 03 Cottah more or less, together with 250 sq.ft. R.T. Shed structure thereon comprised in R.S. Dag No. 4138 under R.S. Khatian No. 1613, J.L. No.13, Touzi No. 145, R.S. No. 233, at Mouza Kasba, P.S. previously Kasba, at present P.S. Garfa, District 24 Parganas (South), presently within the limits of Kolkata Municipal Corporation, Ward No. 106, being KMC Premises No. 891, Purbachal Road, within Ward No. Assessee No. 31-106-17-1052-1, DSR Alipore, ADSR Sealdah, more particularly mentioned in the FIRST SCHEDULE hereunder written and hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS I, the Executant of these presents entered into a registered Development Agreement on 15/03/2019 with M/S. PARIJAT DEVELOPER, a Partnership Business, (PAN: AAWFP6025C), having its registered Office at 56/A, North Purbachal Road, Kolkata 700 078, P.S. Garfa, hereinafter referred to as the "DEVELOPER" in respect of my said property for construct a Ground plus Three Storied Building thereon together with all amenities according to the sanction of the Kolkata Municipal Corporation with the numbers of terms and conditions in the said Development Agreement. The said Development Agreement was registered at DSR-III, at Alipore, 24 Parganas(s).

BY THESE PRESENT THAT I, the Executant of these presents do hereby nominate, constitute and appoint and authorize to the said M/S. PARIJAT DEVELOPER represented by its two Partners for this Deed namely (1) SRI PRAN KRISHNA DAS, (PAN -ALFPD 2394E), son of Sri Nilkanta Das, residing at Premises No. 42/2, Purbachal Road, North, Kolkata 700 078, P.S. Kasba at present Garfa, (2) SRI GOPAL PRAMANICK alias GOPAL PRAMANIK (PAN - AIDPP 9807H), son of Sri Bishnupada Pramanick, residing at Premises No. 1, Garden Road, Haltu North Purbachal, Kolkata 700 078, P.S. Garfa, as my true and lawful ATTORNEY for me to do in my name, on my behalf, to do exercise, execute and perform all or do any of the following acts in connection with the said property.

1. To appear and represent us in the office of Block Land Reform Office, The Kolkata Municipal Corporation and other appropriate authority for necessary permission in my name in respect of the Schedule Property and to sign all necessary papers and documents and to do all such acts deeds and things as may be required for the said purpose.
2. To engage, appoint licensed building surveyor / licensed building architect whoever my said attorney shall think proper for drawing the building plan and submit before the Kolkata Municipal Corporation or other appropriate authority.

3. To Sign and submit necessary papers, application etc. before appropriate authority for the proposed building on the said land and to obtain sanction thereof and sign and submit all forms, papers and applications in connection therewith and to affirm affidavit and file the same, to deposit fees, charges etc. to withdraw the same in connection with sanction of the said plan and to sign all necessary papers and documents as may be required for the said development purposes and also to do such acts deeds and things as may be required to be done for the said purpose on our behalf.
4. To sign and submit modified and revised plans, if required, for proposed building on the said property and to do all other acts and deeds in connection with the said property.
5. To demolish the old structure if any and to start, carry out and complete construction on my said premises according to the sanction plan of the Kolkata Municipal Corporation and to complete the Building togetherwith all fittings and amenities thereon and do all such acts, deeds and things in connection therewith.
6. To negotiate with the intending Purchaser/ Purchasers in respect of the Developers' Allocated portion of the said proposed building, mentioned in the said registered Development Agreement and shall also be entitled to enter

Agreement and collect funds and advances from the intending Purchaser / Purchasers and to enter into Agreement for Sale of the floor areas and other spaces of the proposed building comprised within the Developers' Allocation mentioned in the said registered Development Agreement.

7. To receive earnest money and all other money towards consideration money for sale of spaces within the Developer's Allocation of the proposed building together with proportionate interest in the said plot of land in respect of Developer's Allocation and to acknowledge the same and to enter into agreement for sale of undivided indefeasible proportionate and impartible share or interest in the land described in the First Schedule hereunder written on my behalf.

8. To sign and submit all sorts of papers, forms and other necessary documents to be required in connection with giving effect to the said Development Agreement entered into by and between us and the said Developer on my behalf.

9. To represent before the Kolkata Municipal Corporation, Town and Country Planning Authority and all other offices and as would be necessary in connection with carry out the said Development in terms of the said Agreement and other connected work on my behalf.

10. To apply for electric connection before the Calcutta Electric Supply Corporation and for water and sewerage connection to the Kolkata Municipal Corporation and other appropriate authority and deposit in connection therewith all money, security, deposits and to obtain refund of any such deposit from the said authority on my behalf.
11. That the Attorney herein shall be empowered to execute all necessary Agreement, Agreement for Sale, Deed of Gift to the KMC, Deed of Declaration and Agreement for Sale, Deed of Conveyance in respect to the Developer's Allocation of the proposed building only and present for registration the said documents before the concern registration office on my behalf.
12. The Developer shall be empowered to deliver vacant possession of any residential flats, along with the proportionate undivided, impartible share of the land attributable to the said flats only to the interested buyers of the Developers' Allocated portion of the said building.
13. In my name, on my behalf act, sign, and execute proper conveyance Deed / Deeds of Transfer / Deed of Declaration in respect of interest in the said land as well as floor spaces, in favour of the Purchaser / Purchasers of floor spaces and other spaces as would be proportionate to each such floor area of apartment in respect of the Developer's Allocated portion mentioned in the said Development Agreement.

14. To sign and execute the filing copies of all deeds and documents in my name and as my act and deeds and to submit the same before the Registering / Authority/ Authorities on my behalf.

AND GENERALLY to perform all such acts , deeds and things as may be necessary and required to be done and perform to give effect to the power and functions given to them by these presents.

I, do hereby agree all acts, deeds and things that may be lawfully done by my said attorney which shall construed as my acts deeds and things done by me and undertake to ratify and confirm all and whatsoever that my said attorney lawfully do and cause to be done for us by virtue of this power hereby given.

AND I, FURTHER DECLARE that this POWER OF ATTORNEY shall continue till completion of the Development Work on my said property mentioned in the said registered Development Agreement in respect of First Schedule property which was registered at DSR- III, at Alipore, 24 Parganas(s).

THE FIRST SCHEDULE AS ABOVE REFERRED TO :-

(The Entire Property)

ALL THAT piece and parcel of Bastu land measuring 03 Cottah. more or less, togetherwith 250 sq. ft. more or less R.T. Shed structure thereon comprised in R.S. Dag No. 4138 under R.S. Khatian No. 1613, J.L. No.13,

Touzi No. 145, R.S. No. 233, at Mouza Kasba, P.S. previously Kasba, at present P.S. Garfa, District 24 Parganas (South), presently within the limits of Kolkata Municipal Corporation, Ward No. 106, being KMC Premises No. 891, Purbachal Road, within Ward No. Assessee No. 31-106-17-1052-1,DSR Alipore, ADSR Sealdah, togetherwith all easement right thereto and which is buitted and bounded as follows:-

ON THE NORTH By House of Jaydeep Das & 8'-9" C.Passage;
ON THE SOUTH By 5.10 Meter (16'-08") wide KMC Road;
ON THE EAST By House of Mrityunjay Routh;
ON THE WEST By Land of Smt. Mithu Routh;

THE SECOND SCHEDULE ABOVE REFERRED TO:-

(Developer's Allocation)

After providing the Owner's Allocation portion in the said building, the remaining portion of the entire building belongs to the Developer i.e.

- a) Entire First Floor.
 - b) One Flat on the Third Floor(South West North side).
 - c) Three Car Parking Space.
- of the said proposed building to the constructed on the First Schedule property according to the sanction plan of KMC of the said building KMC Premises

No. 891, Purbachal Road, Ward No. 106, Kolkata 700 078, P.S. Kasba and together with right of use all common facilities and amenities of the building, like drainage, staircase, electric meter room, side open space of the building main entrance, water reservoir tank, water tank, top roof and other common space whatsoever with other co-sharers of the building.

IN WITNESS WHEREOF, I, the Executant, hereof do hereby put our signature on this Development Power of Attorney on this the 15th day of

March Two Thousand Nineteen (2019) in the presence of :-

WITNESSES: -

1. Rupak Palta
S/O Mohan Palta
Neelkanth Dakshinapara
Kolkata-700039

Pradip Roy

=====
SIGNATURE OF THE
EXECUTANT






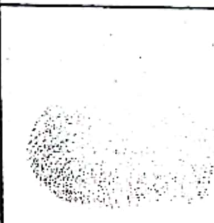




2. Manish Kumar Halder
Adv

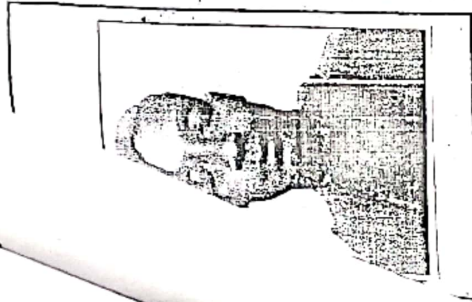
ACCEPTED PARIJAT DEVELOPER
PARIJAT DEVELOPER Geopal Pramanick
Pranabishma Das Partner

=====
SIGNATURE OF THE
ATTORNEY

Drafted by me:-






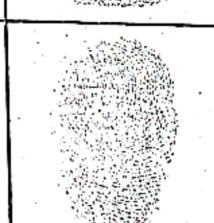




Manish Kumar Halder
Advocate
Reg. No. WB/597/87
Alipore Judges Court
Bar Library Room No. 4,
Alipore, Kolkata-27

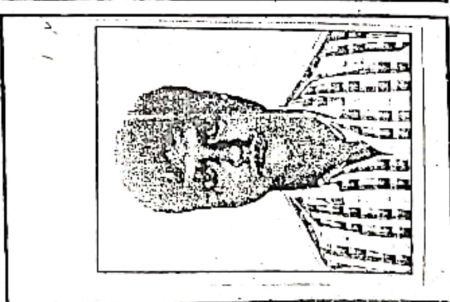
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left hand					
right hand					



Name.....






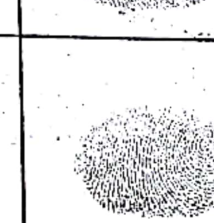

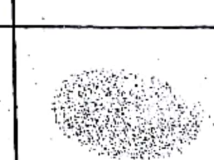


Signature.....

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Name.....

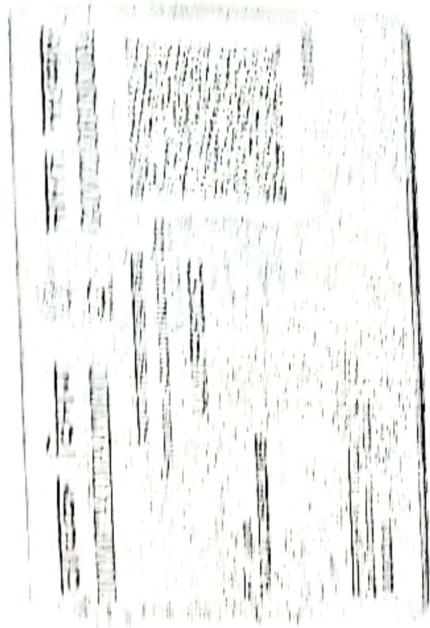
Signature.....

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left hand					
right hand					



Name.....

Signature.....



ificate of Registration under section 60 and Rule 69.
istered in Book - I

Volume number 1603-2019, Page from 32557 to 32578
Serial No 160301078 for the year 2019.



Digitally signed by ASISH GOSWAMI
Date: 2019.03.27 14:02:42 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 27-03-2019 14:02:38
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)