

STAMP AFFIXED BY  
12/11/23  
STAMP DEPARTMENT  
KOLKATA COLLECTORATE



## DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, **DEBAPRIYA RAI CHOWDHURY**, wife of Kunal Saxena, a Hindu service holder by nationality Indian of 8, Dr. Radha Gobindanath Sarani formerly known as 229 Russa Road (South) 1<sup>st</sup> Lane, Police Station formerly Jadavpore, presently Police Station Golf Green, Kolkata 700033 do hereby state as follows:

### WHEREAS

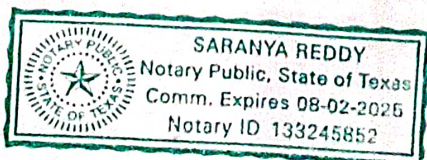
A. I am the sole and absolute owner of a house property more particularly described in the Schedule hereunder written hereinafter referred to as the **said house property**.

NOW KNOWN ALL AND THESE PRESENT WITNESSETH THAT I, **DEBAPRIYA RAI CHOWDHURY**, wife of Kunal Saxena, a Hindu service holder by nationality Indian of 8, Dr. Radha Gobindanath Sarani formerly known as 229 Russa Road (South) 1<sup>st</sup> Lane, Police Station formerly Jadavpore, presently Police Station Golf Green, Kolkata 700033 do hereby engage, nominate, authorize, empower and constitute **AMIT SINGH**, son of Madan Singh a Hindu merchant by nationality Indian of 32 Russa Road (South) 1<sup>st</sup> Lane Police Station Golf Green, Kolkata 700033 the **Sole Proprietor** of Messers Orchid Developers as my true and lawful Attorney to do and/or caused to be done the following acts, deeds and things related to the development of the said house property in terms of the said Development Agreement as stated below:

1. To sign, execute, cancel, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the said house property on my behalf.

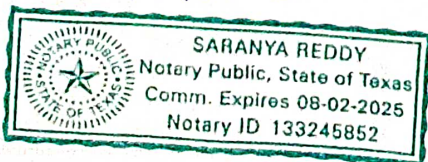
Sarany Reddy P.C.  
12/11/2023

Debapriya Rai Chowdhury  
12/11/2023



2. To appear before any Notary Public, Metropolitan Magistrate and the Kolkata Municipal Corporation and/or any other authority/s and government departments and /or officers and also all other States, Executives, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for all matters relating to the said house property.
3. To apply for Mutation and Assessment of the proposed building.
4. To sign and comply with any notice including notice to show cause as may be issued by any department of the Kolkata Municipal Corporation and to attend hearing before any officials of the said Corporation or any other Special Officers relating to matters in connection with the said house property and/or the new building.
5. To pay all rates, taxes and other outgoings, including municipal taxes and other charges whatsoever payable for and on account of the said house property from the date hereof and receive refunds and other moneys in connection therewith.
6. To draw, prepare and complete building plan for the said house property through a qualified Architect and submit before the appropriate department of the Municipal Authority for sanction and to do everything needful thereto.
7. To sign, execute and submit all papers, plans, documents, statements including Boundary Declaration, affidavits, building application forms, undertakings and declarations as may be required for sanction of the building plan by the Kolkata Municipal Corporation.
8. To commence, prosecute, enforce, defend, answer and oppose all actions and/or other legal proceedings, including any suit or Arbitration proceedings and demands touching any of the matters relating to the said house property and/or new building or any part thereof and to compromise,

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settle, refer to arbitration, abandon, submit to judgment in any such action or proceedings aforesaid before any Civil or Criminal Court.

9. To sign, verify, declare and/or affirm complaints, written statements, petitions, affidavits, verifications, objections, cross objections, counter claims, applications for execution, revision, review trial or stay whatsoever nature, memorandum of appeal, affirm affidavits and to do generally all other acts, deeds and things as the said Attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend my possession and title in the same.

10. To hold, defend possess, manage and maintain the said house property and/or new building and to construct a boundary wall around the said premises.

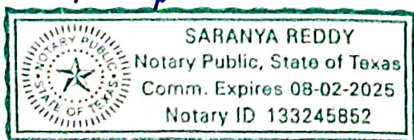
11. To apply for and obtain connection for electricity, lift, gas water, sewerage, drainage, tubewell or other connections of any other utilities in the said house property and/or new building and also the completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, Calcutta Electric Supply Corporation (CESC), Directorate of Electricity, Government of West Bengal and/or other authorities and for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute any applications and documents and to do all other acts, deeds and things as may deem fit and proper by my said Attorney to this effect.

12. To demolish the existing building presently part of the said house property.

13. To do everything needful relating to construction of building including appointment of workmen of diverse category, engineers and supervisors.

14. To enter into Agreement for Sale of new flats/apartments and car parking spaces of Developer's Allocation as per the Development

*Saranya P C*  
*12/11/2023*



*Debariya Kishore Choudhury*  
*12/11/2023*

Agreement with any party or parties upon terms, conditions and consideration as my said Attorney may deem fit and proper.

15. To negotiate on any terms for and to agree to and enter into and conclude any agreement for sale of flats in the new building and to sign and execute and deliver such agreements for sale or any other agreement for holding/delivering possession of the flats in the new building.

16. To cancel any agreement and forfeit any money advanced by the prospective purchaser/purchasers for reason of his/their default and/or file Suit for Specific Performance and to realize amount together with interest and damages as the case may be and to do all such acts, deeds, matters and things in respect of land and or enter into all sorts of documents in commitments and understanding.

17. To receive any notice issued by any statutory authority and to comply with the same subject to my approval.

18. To defend any legal proceedings in my name relating to the said premises at the cost of the said Attorney by executing Vakalatnama in favour of any lawyer or lawyers.

19. To sign complaints, written statements, appeals, petitions for revision or review in connection with any legal proceedings subject to my approval.

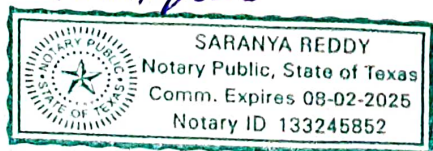
20. To affirm Affidavit.

**AND GENERALLY** to do or caused to be done any other acts, deeds or thing which are not specifically mentioned herein but may be found ancillary to the aforesaid Power.

**AND I, DEBAPRIYA RAI CHOWDHURY** do hereby undertake to ratify and confirm all acts, deeds or things as may be done by my Constituted Attorney by virtue of this Power.

**SCHEDULE (SAID HOUSE PROPERTY) ABOVE REFERRED TO**

*Saranyan-P-C*  
*12/11/2023*



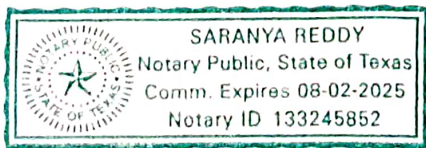
*Debapriya Rai Chowdhury*  
*12/11/2023*

**ALL THAT** the piece and parcel of land containing and measuring an area 4 cottahs 6 Chittacks and 24 square feet more or less **equivalent to 3174 square feet more or less** together with a two storied pucca brick-built building erected thereon known numbered distinguished declared and identified as Municipal Premises No. 8 Dr. Radha Gobinda Nath Sarani formerly known as 229 Russa Road (South) 1<sup>st</sup> Lane, Post Office Tollygunge, Police Station Jadavpore, KMC Ward No. 94, Kolkata 700 033

**IN WITNESSES** whereof I, **DEBAPRIYA RAI CHOWDHURY**, have hereunto set and subscribe my hand this 2 day of 11 2023.  
**SIGNED AND DELIVERED** by the said *Debapriya Rai Chowdhury* in the presence of:

*Debapriya Rai Chowdhury*  
12/11/2023

*Sarany Reddy*  
12/11/2023



*Amit Singh*  
ACCEPTED  
(AMIT SINGH)

State of: Texas  
County of: Dallas

The foregoing instrument was acknowledged before me 11<sup>th</sup> day of Dec, 2023

*Saranya Reddy*  
Your Name Here, Notary Public

My Commission Expires 08-02-2025