

Slno → 1009/2020

I-949/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 868534



Endorsement Sheet and signature sheet attached with the document are Part of the Document

Attd. Dist. Sub-Registrar  
Chandannagar Hooghly

05 MAR 2020

*Netaji*

*Prachin...*

**GENERAL POWER OF ATTORNEY**  
**AFTER REGISTERED DEVELOPMENT AGREEMENT**  
**BEING NO. — 824 / 2020**

**THIS GENERAL POWER OF ATTORNEY** is made on this  
3rd. Day of *March*, 2020 (TWO THOUSAND TWENTY).

Cont .....2



নম্বর 523, তারিখ ইং 20-2 মন 20 20

ক্রোতা *Aditya Construction*

সাং *R. B. Avenue*

থানা *BHD*

ভেণ্ডার - শ্রী প্রবীর কুমার সাঁতরা

মূল্য *১০০/* মোকাম - চন্দননগর কোর্ট

*P. S. Mukherjee*

*P. S. Mukherjee*

Chairman  
BHADRESWAR MUNICIPALITY



*3/7/2020*

*P. S. Mukherjee*

Chairman  
BHADRESWAR MUNICIPALITY



Aditya Construction

Manendra Bhattacharya  
Proprietor

*3/7/2020*



*3/7/2020*

- Pyush Kanti Biswas  
S/o Late Chandra Kanta Biswas  
of R. B. Avenue Post Lane  
Bichubagan  
P.O. & P.S. Bhadreswar  
Dist. Hooghly, Pin 712124.  
Occupation: Retired

Addl. District Sub-Registrar  
Chandannagar, Hooghly

*03 MAR 2020*

03 MAR 2020



( Page - 2 )

**KNOW ALL MEN BY THE POWER OF ATTORNEY, I, PROLAY CHAKRABORTY** S/o Sri Sadhan Chakraborty, Aged about - 42 years, By Religion - Hindu, Citizenship - Indian, By Profession - Social Worker, PAN No - AGRPC5408K, residing at 171, Arabinda Sarani (Pal Bagan), P.O. & P.S. - Bhadreswar, Dist. - Hooghly, Pin - 712124, being the **CHAIRMAN OF BHADRESWAR MUNICIPALITY** having its Office situated at 139, G.T. Road, P.O. & P.S.-Bhadreswar, Dist.: Hooghly, Pin-712124 hereby declare that, Bhadreswar Municipality has entered into a Development Agreement, for construction of multistoried buildings(Consisting of Flats and shop rooms), with **ADITYA CONSTRUCTION**, a proprietorship firm, having its office at 24/1, R.B. Avenue Main Road, P.O & P.S. - Bhadreswar, Dist. - Hooghly, Pin - 712124, represented by its **PROPRIETOR SMT. MANDIRA BHATTACHARYA** W/o Sri Surajit Bhattacharya, By Religion - Hindu, Citizenship - Indian, Aged about - 57 years, By profession - Business, PAN No - AHWPB6977G, residing at 572, R.B. Avenue, Lichubagan, P.O. & P.S. - Bhadreswar, Dist.-Hooghly, Pin-712124, and this Development Agreement is registered at the Office of A.D.S.R. Chandannagore, Hooghly, Being No. 060400824 (No.824) for the year 2020.

AND WHEREAS the Bhadreswar Municipality represented by its Chairman himself is being fully empowered in the BOC'S

Cont .....3



meeting held on 19.06.2019 and moreover after deriving absolute possession of the schedule of Viti land property in the name of Bhadreswar Municipality it has been decided to be constructed multistoried buildings(Consisting of Flats and shop rooms) on the said scheduled property as described in the registered Development Agreement and also has mentioned hereunder.

AND WHEREAS due to some unavoidable circumstances it would not be possible for Bhadreswar Municipality to look after the said construction of the multistoried buildings (Consisting of Flats and shop rooms). For that reason I, SRI PROLAY CHAKRABORTY, the Chairman for and on behalf of Bhadreswar Municipality, hereby nominate, constitute and appoint one faithful person or firm as the sole Developer entity named **ADITYA CONSTRUCTION** a proprietorship firm, having its office at 24/1, R.B. Avenue Main Road, P.O. & P.S.- Bhadreswar, Dist.-Hooghly, Pin-712124, represented by its **PROPRIETOR SMT. MANDIRA BHATTACHARYA**, W/o Sri Surajit Bhattacharya, Aged about-57 years, By Religion-Hindu, Citizenship-Indian, By Profession - Business, PAN No-AHWPB6977G, residing at 572, R.B. Avenue, Lichubagan, P.O. & P.S.-Bhadreswar, Dist.-Hooghly, Pin-712124, under Ward No. 20 of Bhadreswar Municipality, as my true and lawful ATTORNEY to do, execute and perform in my name and on my behalf all or any of the acts, deeds and things in respect of the multistoried buildings(Consisting of Flats and shop rooms) shall be constructed on the scheduled Municipal property as follows:-

No 11-012  
A22



( Page - 4 )

1. To enter into, hold and deliver possession of the property specifically mentioned in the schedule below and every Part thereof and also to manage, maintain and administer the said property in the name of Bhadreswar Municipality and on its behalf.
2. To obtain sanction the plan/plans, for the multistoried buildings(Consisting of Flats and shop rooms) from Bhadreswar Municipality and any other Appropriate Authorities as may be required from time to time and to sign all the documents wherever necessary for and on behalf of Bhadreswar Municipality.
3. To sign and submit all papers, documents, statements, undertakings, declarations, indemnities, bonds, affidavits, letters, Deeds and Plans for having the plan/plans sanctioned, modified and / or altered by Bhadreswar Municipality or any other Appropriate Authorities and in connection therewith to make, sign, execute, submit necessary applications and declarations, give undertaking, pay fees, and to obtain sanction such other permission to be expedient on my behalf.
4. To negotiate, discuss, and obtain necessary permission and sanction from all Authorities such as Bhadreswar Municipality, Bhadreswar P.S, D.M-Hooghly, S.D.O-

Cont .....5



( Page - 5 )

Chandernagore, S.D.L & L.R.O-Chandernagore, B.L. & L.R.O - Singur, concerned Competent Authority under The Urban Land (Ceiling Regulation) Act 1976., Kolkata Metropolitan Development Authority, Public Works Department, CESC Ltd., West Bengal State Electricity Distribution Company Ltd., West Bengal Fire Service, and also Bank related matter etc. for development of the said premises for effecting lawful construction thereon and to sign all applications, affidavits, papers and documents therefore for the purpose of construction on behalf of Bhadreswar Municipality.

- NAK  
A-2
5. To apply for and obtain such permission as may be necessary for purchasing of Iron, Steelrod, Cement, Bricks, Sand and any other Building materials and constructional equipments and to appoint Architects for the purpose of Development of the said demised premises.
  6. To supervise the construction works and other official jobs to engage, appoint or nominate Consultants, Contractors, Sub-contractors or Agents, office Manager, Accountant or any staff / staffs and to make payments for their daily wage or monthly remuneration shall be settled by negotiation with the appointees and their payment matter would be Developer's own responsibility for taking up, carry out and proceedings with the Development of the said premises and / or with the construction of the said Buildings and other spaces and for

Cont .....6



( Page - 6 )

that matter purchase, procure and arrange for Building materials, Article, tools and any other implements to hire and engage labours, servants etc.

7. To nominate / assign, the Developer to take up independent charge of the said Premises to carry out the Development by constructions and Sale of the flats and shops to be constructed on the said Premises, to have an un - interrupted continuation of the Project.
8. To appoint Advocates, Pleaders, Solicitors to appear and Act. in any Court of Law and / or before any revenue office and / or any Competent Authorities, Police Station and to revoke such appointments and to substitute in their place or stead.
9. To commence and complete the construction of the said multistoried Buildings in accordance with the plan/plans duly sanctioned by Bhadreswar Municipality or by other Authority in all respect thereof of the said premises.
10. To obtain or submit completion Certificate, in respect of construction of said Buildings, from or at the office of the Municipal Councillors' Bhadreswar or other concerned offices after completion the construction of the said multistoried buildings thereof on the demised premises.
11. To approach different Authorities, Bhadreswar Municipality and apply for temporary or permanent service

Cont .....7



( Page - 7 )

connection of Water, Sewerage, Drainage and for connections of any other utilities on behalf of Bhadreswar Municipality/ or from other concerned authorities.

12. To apply before West Bengal State Electricity Distribution Company Ltd., C.E.S.C. Ltd. or any other Corporation, for electric connection either temporary or permanent unto the Premises on behalf of Bhadreswar Municipality.
13. To warn off and prohibit if necessary, proceed against in due process of Law against any trespassers on the said premises or any action or otherwise and abate all nuisances.
14. To negotiate and receive payments, enter into Agreements for Sale of all the Flats, Shops/Commercial spaces, Garages/ Car parking spaces if any and other spaces in terms of the Development Agreement to any intending Purchaser/s at the Developer's absolute discretion on behalf of Bhadreswar Municipality, but if necessary to registration of Agreement for Sale the same shall be executed and registered by the Chairman of Bhadreswar Municipality as the Owner and also by the Proprietor of Aditya Construction as the Developer.
15. To receive, collect and realise entire payments of Sale Proceeds or agreed amount from the occupiers' of the shops and also from the intending Purchasers/users of Flats and shop rooms in respect of such agreement/s for Sale.

Noted  
A.C.



16. To file and / or defend actions, Civil, Criminal and Revenue matters in any / or all cases in relation of the said premises and to act and appear, make applications, affidavits and statements, engage and discharge Lawyers to file appeals, revision and reviews and to deposit money in the Court and withdraw the same to grant receipts to settle and to file execution and take any other steps in relation to these matters to protect the right and interest of Bhadreswar Municipality relating to the scheduled property belongs to Bhadreswar Municipality.
17. To receive, the consideration money of sale proceeds or Payment of Advance in part or full in cash or by cheques/ bank drafts, from the intending purchaser or purchasers for sale or booking of Flats, Shops or car parking spaces and to issue receipts for the purpose and discharge the same to the purchaser/s.
18. To apply for and obtain permission and clearances under Income Tax Act. and other allied Acts. required for completion of the Sale of Flats/Shops of the newly constructed Buildings on the said premises and any portion thereof and for the said purpose to do all Acts and make all payments and sign papers as per necessity.
19. To instruct the Advocate/Lawyer or any other competent person for preparing the draft of such agreements, deeds of

M.H. G.W.  
A.D.V.



Conveyance, documents and other such papers as may be necessary for the purpose of booking and/or sale of the flats/shops and car parking space in the said building over and above the said premises.

20. To pay all outgoings including Municipal tax, Urban Land tax, rent, revenue and other charges whatsoever payable for and on account of the premises and receive, refund and other money including compensation of any nature of requisition from Acquisition Authorities and to grant valid receipts and/or discharge therefore, till to completion of the said multistoried Buildings.
21. The Heirs, Executors, Administrators, Representatives and Assigns of the executor shall ratify / confirm the Acts, Deeds done by the Attorney as my constituted Attorney who will lawfully do and / or permit to do execute and perform all Acts and Deeds with full power and authority by virtue of this Instrument.
22. To settle, compromise or withdraw any case/or cases, or be any debt/ claim/claims in favour of or against Bhadreswar Municipality.
23. That after execution of any such deed or deeds of sale, conveyances or other documents shall be executed by the Chairman of Bhadreswar Municipality as the Owner and also by the Proprietor of Aditya Construction as the Developer for



sale of Flats, Shops, Garages and Car Parking Spaces to present the same before the Registering Authority of appropriate jurisdiction and to have the said conveyance Registered and to do all Acts, Deeds and things which my said Attorney will consider necessary for conveying the said Flats, Shops, Garages and Car Parking Spaces to the purchaser or purchasers as fully and effectually in all respect.

24. To accept/receive notice, summons or writ issued by any court or office in favour of or against Bhadreswar Municipality.

25. To appoint, substitute or substitutes and to delegate all or any of the powers conferred hereby to the said substitute or substitutes.

26. **GENERALLY TO DO AND PERFORM** all Acts, Deeds, matters and things necessary and convenient for all any other purposes and giving full effect to the Authorities herein before contained.

27. That the Power of Attorney is revocable by nature.

28. **THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** a piece of Viti land measuring more or less 13 (Thirteen) Cottahs 09 (Nine) Chatak 36 (Thirty Six) Square feet or 0.225 Acre appertaining to R.S. Dag No. 581(Five Hundred Eighty One), Mouza - Bhadreswar, J.L. No. 12, P.O. & P.S. - Bhadreswar, Dist. Hooghly, Pin - 712124, bearing holding No. 23/A, R.B. Avenue Main Road, adjacent to Bankim Abasan and



( Page - 11 )

Puroniketan (Flats and Shops), Ward No. 20 of Bhadreswar Municipality and within the Jurisdiction of Additional District Sub - Registration Office, Chandernagore, Hooghly.

In the office of the B.L. & L.R.O Singur at Khalisani, the property has been recorded under L.R. Khatian No. 1633, L.R. Dag No. 1000 in the name of Bhadreswar Municipality.

The proportionate annual Rent shall be payable to the B.L. & L.R.O. Singur at Khalisani on behalf of the State of West Bengal.

**This scheduled land property has its existing position with bounded on the:-**

EAST SIDE by : Puroniketan ( Municipal Flats and Shops).  
WEST SIDE by : Approx. 6' (Six Feet) Municipal Road.  
NORTH SIDE by : Bankim Abason (Municipal Flats & Shops).  
SOUTH SIDE by : R.B. Avenue Main Road.

**IN WITNESS WHEREOF** I, put my signature on this document knowing full contents and with free volition in presence of the following witnesses on the day, month and year first above written.

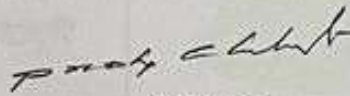
Cont .....12



**SIGNATURE OF**

**WITNESSES :-**

1. Nawaz Akhbar Ansari  
Bhadreswar Municipality  
Head clerk



Chairman  
BHADRESWAR MUNICIPALITY

**SIGNATURE OF THE EXECUTANT,  
Chairman, Bhadreswar Municipality**

2. Manoj Kumar Shukla  
Agreed and Accepted by me,  
Developer (Aditya Construction)  
Municipality.

Agreed and Accepted by me,  
Developer (Aditya Construction)

Aditya Construction  
Mandira Bhattacharya  
Proprietor

**SIGNATURE OF THE CLAIMANT,  
Proprietor of Aditya Construction**

Drafted by me : Nimai Chandra Hajra

Advocate, Chandannagar Court  
Regd. No. 1526/81

Computer typed and print by

Tapas Kundu

Chandernagore, Hooghly.





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. CHANDANNAGAR, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06041000382281/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Prolay Chakraborty 171 Arabinda Sarani(Pal Bagan), P.O:- Bhadreswar, P.S:- Bhadreswar, District:- Hooghly, West Bengal, India, PIN - 712124	Representative of Principal [Bhadreswar Municipality]		 37/12/2020	 3.3.2020 Chairman BHADRESWAR MUNICIPALITY
2	Mrs Mandira Bhattacharya 572 R B Avenue, Lichu Bagan, P.O:- Bhadreswar, P.S:- Bhadreswar, District:- Hooghly, West Bengal, India, PIN - 712124	Representative of Attorney [Aditya Construction]		 37/12/2020	 03.03.2020 Aditya Construction Mandira Bhattacharya Proprietor
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Pijush Kanti Biswas Son of Late Chandra Kanta Biswas R B Avenue Bye Lane, Lichubagan, P.O:- Bhadreswar, P.S:- Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712124	Shri Prolay Chakraborty, Mrs Mandira Bhattacharya		 37/12/2020	 03/03/2020

(Manoj Kumar Mandal)



Query No:-06041000382281/2020, 27/02/2020 04:40:08 PM CHANDANNAGAR (A.D.S.R.)

03/03/2020



State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0604-2020, Page from 26089 to 26115  
being No 060400949 for the year 2020.



*(Handwritten signature)*

Digitally signed by MANOJ KUMAR  
MANDAL  
Date: 2020.03.13 17:25:19 +05:30  
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2020/03/13 05:25:19 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CHANDANNAGAR  
West Bengal.

(This document is digitally signed.)