

24/1/2021

I-209/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 780666

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Asst. Dist Sub-Registrar  
Alipore, South 24 Parganas

20 JAN 2021

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED  
DEVELOPMENT AGREEMENT

Know all men by these present that I, SMT. INDIRA CHOWDHURY (PAN-AKIPC2338K) (ADHAR NO.9430409040231), wife of Sri Sukomal Chowdhury, by Faith - Hindu, by occupation- Housewife, by Nationality - Indian, residing at C-1, New Scheme, Gostotala, P.O Garia, P.S. Bansdroni, Kolkata-700084, District - South 24 Parganas, do hereby nominate, constitute and appoint MR. DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (ADHAR NO. 862440510636), son of Late Kshitish Chandra Bhattacharjee, by faith-Hindu, by occupation Business, by nationality Indian, residing at N-12, Bose Para, Kamdahari, Post Office - Garia, Police

13650

20 JAN 2021

No.....Rs.-100/- Date.....

Name:.....Bodhisatwa Basu

Address:.....

Vendor: Subhankar Das

Alipore, Alipore, 24 Pgs. (A)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Advocate  
Alipur Police Court  
Kolkata - 27



Addl. Dist. Sub-Registrar  
Alipore  
20 JAN 2021  
South 24 Parganas  
Kolkata- 700027

Identified by me: →  
Bodhisatwa Basu  
(Advocate)  
Alipore Police Court  
Kolkata - 700027

Station - Bansdrone, Kolkata - 700084, sole Proprietor of **M/S. BHATTACHARJEE CONSTRUCTION**, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrone, Kolkata - 700084, District-South 24 Parganas, to be my true and lawful ATTORNEY to do and execute all or any of the following acts and deeds for us and on our behalf.

**WHEREAS** I am the sole and absolute owners of **ALL THAT** piece and parcel of Bagan land measuring about 03 Cotthas 13 Chittaks 27 sq.ft. more or less situated in C.S. Dag No. 521 corresponding R.S. Dag No.521 corresponding L.R. Dag No. 521 appertaining to R.S. Khatian No. 159, Khanda Khatian No.771 corresponding L.R. Khatian No. 1974 in Mouza Kamdahari, J.L. No.49, Pargana Magura within Touzi No.14 of District Collectorate South 24 Parganas, R.S. No.200 within P.S. Formerly Regent Park now Bansdrone, being Premises No. 323, Gostatala, being Assessee No. 311110903230 under Kolkata Municipal Corporation Ward No.111, Kolkata-700084,, the description of which are fully and particularly referred in the Schedule hereunder;

**AND WHEREAS** I have executed an Agreement for Development registered in A.D.S.R. Alipore, South 24 Parganas on 20.01.21 vide Deed No. 200 /2021 of my property known as **ALL THAT** piece and parcel of Bagan land measuring about 03 Cotthas 13 Chittaks 27 sq.ft. more or less situated in C.S. Dag No. 521 corresponding R.S. Dag No.521 corresponding L.R. Dag No. 521 appertaining to R.S. Khatian No. 159, Khanda Khatian No.771 corresponding L.R. Khatian No. 1974 in Mouza Kamdahari, J.L. No.49, Pargana Magura within Touzi No.14 of District Collectorate South 24 Parganas, R.S. No.200 within P.S. Formerly Regent Park now Bansdrone, being Premises No. 323, Gostatala, being Assessee No. 311110903230 under Kolkata Municipal Corporation Ward No.111, Kolkata-700084, with **MR. DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (ADHAR NO. 862440510636)**, son of Late Kshitish Chandra Bhattacharjee, by faith-Hindu, by occupation Business, by nationality Indian, residing at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrone, Kolkata - 700084, sole Proprietor of **M/S. BHATTACHARJEE CONSTRUCTION**, having its office at N-12, Bose Para,

Indira Choudhury  
Debasish Bhattacharjee

Kamdahari, Post Office - Garia, Police Station - Banskroni, Kolkata - 700084, District-South 24 Parganas, developer herein.

**AND WHEREAS** due to my personal reasons and preoccupation it has become difficult for me to look after the affairs of my above property personally and hence these presents;

1. To enter into the said premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.
2. To apply before the Kolkata Municipal Corporation and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the building plans for the construction of the new building at the said premises as per the Development Agreement and for the said purpose, to sign such applications, maps, plans, and representations as may be necessary and as the said Attorney shall think and deem fit and proper after submission of the original plans.
3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the Completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, WBSEDCL and/or other authorities 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 applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect.
4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think, fit and proper and to make payment of their fees and charges, however, the owner shall not be responsible either for the payment of such fees and charges and for the terms and conditions with the Architects, engineers, and the contractors nor shall bear any liability whatsoever.
5. To apply for and obtain steel, bricks, cements and other construction materials in our names and to sign necessary applications and papers for constructing the new

building without any liability whatsoever of the owner either financially or otherwise.

6. To sign, execute, cancel, alter, 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 sanctioned plan and construction of the new building at the said premises on account of the owner of the said premises without making any liability upon the owner.
7. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all authorities and/or persons including the Kolkata Municipal Corporation in respect of the said premises.
8. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.
9. To pay all outgoings, including Kolkata Municipal Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.
10. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility without making the owner liable therefore.
11. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof and compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceeding as aforesaid before any civil or criminal court, provided however the Developer shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.
12. To sign, verify, declare, and/or affirm complaints, written statements, petitions, verifications, objections, cross-objections, counter claim, applications for revision,

review, new trial, or stay or of whatsoever nature, memorandum of appeal, swear 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 our possession and title in the said premises.

13. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.
14. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of flats etc. along with proportionate share of land and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises. It is made clear that possession to the intending purchaser shall not be made until the owner's allocation is delivered.
15. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's allocation only.
16. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed by me or by my Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid

documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development dated 20.01.2021.

17. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the developer's allocation only after handing over possession of the entire owner's allocation to the owner in the said building together with the common areas as mentioned in the development dated 20.01.2021.
18. To receiver all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and properties and building and flats /apartments/ spaces/portions/car parking spaces in the Said Building in respect of the developer's allocation only.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which I myself could have done lawfully under my own hand and seal if personally present AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE

(SAID PREMISES)

ALL THAT piece and parcel of Bagan land measuring about 03 Cotthas 13 Chittaks 27 sq.ft. more or less along with 100 sq.ft. tiles shed katcha cement flooring structure situated in C.S. Dag No. 521 corresponding R.S. Dag No.521 corresponding L.R. Dag No. 521 appertaining to R.S. Khatian No. 159, Khanda Khatian No.771 corresponding L.R. Khatian No. 1974 in Mouza Kamdahari, J.L. No.49, Pargana Magura within Touzi No.14 of District Collectorate South 24 Parganas, R.S. No.200 within P.S. Formerly Regent Park now Bansdroni, being Premises No. 323,

Indira Choudhary.

Seemant Khatian

Gostatala, being Assessee No. 311110903230 under Kolkata Municipal Corporation Ward No.111, Kolkata-700084, her property is butted and bounded as follows:-

ON THE NORTH :By Land of R.S. Dag No.521;  
ON THE SOUTH :By 18ft wide K.M.C. Road;  
ON THE EAST :By Land of R.S. Dag No. 521;  
ON THE WEST :By 16 ft wide K.M.C. Road;

WITNESS WHEREOF we hereby execute this General Power of Attorney on this the 20<sup>th</sup> day of January 2021.

SIGNED, SEALED AND DELIVERED

By the APPOINTER herein at Kolkata

In the presence of:

1. Proscanta Majumder.  
S/o Let-Dhisanandra Nath  
Majumder.  
T-126 Subash Bally.  
Garia, Kol-84  
P.S - Basudran
2. Bodhisatwa Basu  
(Advocate)  
Alipore Police Court  
Kol-27

*Indira Choudhury*

EXECUTANT

M/S. BHATTACHARJEE CONSTRUCTION

*Debanil Bhattacharjee*

PROPRIETOR

ATTORNEY

Drafted By:

*Bodhisatwa Basu*

BODHISATWA BASU

(ADVOCATE)

Enrl No. WB/2138/2009

Alipore Police Court

Kolkata- 700 027













Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....












Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name ..INDIRA...~~CHOR~~ CHOWDHURY

Signature ...Indira choudhury

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name ...DEBASHISH...BHATTACHARJEE

Signature ...Debashish Bhattacharjee

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 15213 to 15230  
being No 160500209 for the year 2021.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2021.01.21 14:52:39 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/01/21 02:52:39 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)