

Rs: 10319

12 - 8427115



6-00
 2/8/14

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

P 939146

certified that the document is admitted for registration. The Signature sheet and the acknowledgment should be attached with this document and are the part of this document

Adl. District Sub-Registrar
 Sonarpore, South 24 Parganas

V. E. M. - 1329 / 14
 2/8/14

Adl. Dist. Sub-Registrar
 Sonarpore, South 24 Pgs.
 11 AUG 2014

DEVELOPMENT POWER OF ATTORNEY



Contd to Page No-2

782 05/08/14 100/-

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খরিদদার Kedar Nath Bose
সং Boral; Sonarpur; Kol-156

শঙ্কর কুমার সরকার
স্ট্যাম্প ভেঙ্ডার
সোনারপুর এ.ডি.এস. অফিস
দক্ষিণ ২৪ পরগনা



Kedar

Kedar Nath Bose



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Aparna Ray



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Addl. Dist Sub-Registrar
Sonarpur, South 24 Parg.
11 AUG 2014

Kuntal Bose

F. name: Kedar Nath Bose

Boral

Kol-700154

(1) **MR. KEDAR NATH BOSE**, son of Late Moni Mohan Bose, by faith Hindu, by occupation retired, residing at Boral, P.O. Boral, P.S. Sonarpur, Kolkata - 700 154; (2) **MRS. CHAMELI BOSE**, wife of Late Swapan Kumar Bose, by faith Hindu, by occupation Housewife, residing at Boral, Majherpara, P.O. Boral, P.S. Sonarpur, Kolkata - 700 154; (3) **MR. SOUMITRA BOSE**, son of Late Swapan Kumar Bose, by faith Hindu, by occupation Self - Employed, residing at Boral, Majherpara P.O. Boral, P.S. Sonarpur, Kolkata - 700 154; (4) **MRS. SOMA DATTA**, wife of Mr. Debkumar Datta and also daughter of Late Swapan Kumar Bose, by faith Hindu, by occupation Service, residing at 2/135, Sree Colony, Kolkata - 700 092, West Bengal; (5) **MRS. APARNA ROY** wife of Mr. Asit Baran Roy, also daughter of Late Tulsi Charan Bose by faith Hindu, by occupation Housewife, residing at 65A, Sarat Ghosh Garden Road, Kolkata, West Bengal; (6) **MRS. PRATIMA ROY CHOWDHURY** wife of Late Patit Paban Roy Chowdhury also daughter of Late Tulsi Charan Bose, by faith Hindu, by occupation Housewife, residing at 17N, Kalipada Roy Lane, Kasba, Kolkata - 700 031, West Bengal hereinafter jointly, and collectively referred to as the **OWNERS/GRANTORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) **IN FAVOUR OF PACIFIC CONSTRUCTION** a company duly incorporated under the Companies Act, 1956, having its registered office at 395 Boral Main Road, Rangal, Kolkata - 700084, hereinafter referred to as the "**ATTORNEY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest or substitute or substitutes)

WHEREAS :

A. We the Grantors are the joints Owner of All That piece and parcel of the danga land measuring about 5805 sq.ft. more or less equivalent to 8 Cottahs 1 Chitaks together with a brick built structure of measuring 623 sq.ft. standing thereon the same situated in R.S. Dag No. 601 (L.R. Dag no.768) in Mouza Boral, in Pargana Magura, Touzi No.142, J.L No. No.61, Revisional Survey Sheet no.199, R.S. Khatian no.219 (L.R. Khatian No.288) within District South 24 Paganas, Sub Registry Baruipore, Now Sonarpur then under Gram Panchayat Rishi Raj Narayan, now under ward no. 34 of Rajpur Sonarpur Municipaity, having undivided and undemarcated share in the property morefully mentioned in the Schedule hereunder written:

1. Mr. Kedar Nath Bose (Grantor no.1) - 2 Cottah 6 Chitaks 27 sq.ft. equivalent to 1737 sq.ft.



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2. Mrs. Chameli Bose, Mr. Soumitra Bose & Mrs. Soma Datta (Grantor no.2,3 & 4) – 3 Cottahs 3 Chitaks 36 sq.ft. equivalent to 2331 sq.ft.
3. Mrs. Aparna Roy & Mrs. Pratima Roy Chowdhury (Grantor no.5 & 6) – 2 Cottahs 6 Chitaks 27 sq.ft. equivalent to 1737 sq.ft.

B) By a Development Agreement dated 09/08/2016 made between the Grantors/Owners herein of the One Part and the Attorney herein therein referred to as the Developer of the Other Part the Grantors/Owners have agreed for development of the said property on the terms and conditions therein contained.

C) Pursuant to the said Development Agreement we are desirous of nominating, constituting and appointing **MR. BIJOY GHOSH**, son of Late Lal Mohan Ghosh, Proprietor of **M/S PACIFIC CONSTRUCTION** as our true and lawful attorney to act do and perform the following acts, deeds, matters and things.

KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, the said **Mr. Kedar Nath Bose, Mrs. Chameli Bose, Mr. Soumitra Bose, Mrs. Soma Datta, Mrs. Aparna Roy & Mrs. Pratima Roy Chowdhury**, do hereby nominate, constitute and appoint the said **MR. BIJOY GHOSH**, son of Late Lal Mohan Ghosh, Proprietor of **M/S PACIFIC CONSTRUCTION** to be our true and lawful Attorney to act, do and perform for and on our behalf the following acts, deeds, matters and things that is to say :-

1. To look after, manage, demolish, supervise and administer the said property.
2. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.
3. To apply for and obtain sanction of a building plan from the Rajpur Sonarpur Municipality in respect of the said property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter at its own costs and expenses.
4. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said property.
5. To obtain delivery of the sanctioned plan from the Rajpur Sonarpur Municipality or any other authority or authorities.

Soumitra Bose



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6. To apply for and obtain amalgamation of the said property with the adjacent property as mentioned in the Development Agreement from the Rajpur Sonarpur Municipality and to pay all fees, charges and expenses in respect thereof.
7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence from any statutory authority including the Rajpur Sonarpur Municipality, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Directorate of Electricity, Government of West Bengal for obtaining permission for erecting, commissioning and operation of lift/elevator and all licensing authorities and any other statutory authority.
8. To appear and represent us before the necessary authorities including the Rajpur Sonarpur Municipality, Fire Brigade, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976 and Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Directorate of Electricity, Government of West Bengal in connection with the sanction, modification and/or alteration of plans for the new building.
9. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction of plan of the said property.
10. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to cause submission and taking delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think, fit and proper.
11. To pay any ~~the~~ amount of fees, necessary, for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
12. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
13. To appear and represent us before all authorities including those under the Rajpur Sonarpur Municipality for fixation and/or finalisation of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.



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14. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching to any of the matters concerning the said property or any part thereof including relating to acquisition and/or requisition in respect of the said property or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.

15. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the said property or part thereof.

16. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.

17. To accept any service of writ of summons or other legal process on our behalf and in our name and to appear in any court of authority as our Attorney deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on our behalf or in the name of our Attorney and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

18. To enter upon the said property with men and material as may be required for the purpose of development work and for that purpose to demolish the existing building and structures standing thereon and erect the New Buildings as per the Building Plans to be sanctioned and to remove the debris and other materials of the demolished structures.

19. To appoint architects, contractors, sub-contractors and surveyors as may be required and to supervise the development and construction work of the New Buildings on the said property or part thereof.

20. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in connection with the Said Property for construction of buildings and structures thereon and pay such fees, charges, deposits and



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give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.

21. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the new building on the said property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on our behalf.

22. After completion of the construction of the New Buildings, to apply for and obtain part-occupation / occupation and completion certificate in respect of the New Buildings or parts thereof from the Planning Authorities.

23. To negotiate for sale transfer in respect of the constructed space of the new building to be constructed on the said property or part thereof and enter into or make agreement for sale or any other agreement with the intending Purchaser or Transferee in respect thereof and to receive earnest money or consideration in advance from time to time and to sign and give valid and effectual receipts or discharges thereof.

24. To execute conveyance/conveyances in respect of the constructed space of the new building to be constructed on the said property or part thereof either in favour of the Purchaser or its nominee or nominees in such part or parts as the Purchaser may desire and to receive consideration money balance consideration money and sign and give valid and effectual receipts or discharges thereof.

25. To present such conveyance or conveyances in respect of the constructed space of the new building to be constructed on the said property or part thereof for registration before the registering authority and to admit execution thereof.

26. To hand over and deliver possession of the buildings constructed on the Said Property and/or the premises, units, parking spaces, etc. therein, to such person or persons including the nominee/s and/or assign/s of the Attorney as it may in its absolute discretion think fit and proper.

27. To insure the New Buildings and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as our Attorney may think sufficient to protect the interests of all concerned therein.

28. To ask for, receive and recover from all the transferees /purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of the said property/New Buildings and the spaces contained therein, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorney may think fit.



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29. To make necessary representations including filing of complaints and appeals before the Assessor & Collector, Rajpur Sonarpur Municipality and other concerned authorities including the Court of Competent Jurisdiction or Forum in regard for fixation of rateable value of buildings (proposed new buildings) under construction on the Said Property by the Assessor and Collector and to file Appeals applications and other proceedings in any Court, forum or Tribunal.

30. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as we could do in person.

AND GENERALLY to act as our Attorney in relation to the said property for and on our behalf and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present and we hereby agree to ratify and confirm whatever our said Attorney shall do or purport to be done by virtue of these presents in or about the property as aforesaid.

THE SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of danga land measuring about 5805 sq.ft. more or less equivalent to 8 Cotthas 1 Chittaks lying or situates in R.S. Dag No. 601 (L.R. Dag no.768) in Mouza Boral, in Pargana Magura, Touzi No.142, J.L No. No.61, Revisional Survey Sheet no.199 R.S. Khatian no.219 (L.R. Khatian No.288) within District South 24 Paganas, Sub Registry Baruipore, Now Sonarpur then under Gram Panchayat Rishi Raj Narayan, now under ward no. 34 of Rajpur Sonarpur Municipaity butted and bounded as follows :-

<u>ON THE NORTH</u>	:	Land of Santosh Kumar Bose & Others.
<u>ON THE SOUTH</u>	:	12 ft. wide Municipal Road.
<u>ON THE EAST</u>	:	Land of Santosh Kumar Bose & Others.
<u>ON THE WEST</u>	:	12 ft. wide Municipal Road.



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IN WITNESS WHEREOF We the said Owners have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESS:

1. Kuntal Bose
Boral
Kolkata-700054

Kedar Nath Bose
Chameli Bose
Srimati Bose
5. Samir Datta
6. Aparna Roy
6. Protima Roy Chakraborty

SIGNATURE OF THE LAND OWNERS/ EXECUTANTS

2. Probis Roy Chowdhury
17 W. K. P. Lane
Dhakuria, Kolkata-700031



SIGNATURE OF THE ATTORNEY
FOR M/S PACIFIC CONSTRUCTION
Accepting this Power of Attorney

DRAFTED BY:-
Arbab Mandal
Advocate
Alipore Judges' Court
Kat-27,



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Kedar Nath Bose

NAME:

SIGNATURE: *Kedar Nath Bose*

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



Chamei Bose

NAME: CHAMELI BOSE

SIGNATURE: *Chamei Bose*

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



Soumitra Bose

NAME: SOUMITRA BOSE

SIGNATURE: *Soumitra Bose*

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



Soma Datta

NAME: SOMA DATTA

SIGNATURE: *Soma Datta*

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



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THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER

LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE:

Aparna Roy



THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER

LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE:

Latima Roy Bhattacharya



THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER

LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE:

E. Srijit Das

THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER



LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE:



Addl. Dist Sub-Registrar
Senaroot, South 24 Pgs.
11 AUG 2014

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 10313 / 2014, Deed No. (Book - I , 08427/2014)

Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Charneli Bose Address -Boral, JAINAGAR-MAZILPORE, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154	Self	 11/08/2014	 LTI 11/08/2014	<i>Charneli Bose</i>
2	Soumitra Bose Address -Boral Majher Para, Kolkata, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154	Self	 11/08/2014	 LTI 11/08/2014	<i>Soumitra Bose</i>
3	Soma Datta Address -2/135 Sree Colony, District:-Kolkata, WEST BENGAL, India, Pin :-700092	Self	 11/08/2014	 LTI 11/08/2014	<i>Soma Datta</i>
4	Bijoy Ghosh Address -C/9 Raj Narayan Park, Kolkata, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154	Self	 11/08/2014	 LTI 11/08/2014	<i>Bijoy Ghosh</i>
Name of Identifier of above Person(s) Kuntal Bose Boral, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700154				Signature of Identifier with Date <i>Kuntal Bose</i> 11/8/2014	


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR



Additional District Sub-Registrar
Sonarpore, South 24 Pgs.

11 AUG 2014



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 08427 of 2014
(Serial No. 10313 of 2014 and Query No. 1608L000016310 of 2014)

On 09/08/2014

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

Presented for registration at 18.00 hrs on :09/08/2014, at the Private residence by Kedar Nath Bose , one of the Executants.

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

Execution is admitted on 09/08/2014 by

1. Kedar Nath Bose, son of Lt. Moni Mohan Bose , Boral, JAINAGAR-MAZILPORE, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154, By Caste Hindu, By Profession : Cultivation
2. Apama Roy, wife of Asit Baran Roy , 65a, Sarat Ghosh Garden Rd., District:-Kolkata, WEST BENGAL, India, Pin :-700092, By Caste Hindu, By Profession : House wife
3. Pratima Roy Chowdhury, wife of Lt. Pabitra Paban Roy , 17n, Kalipada Roy Lane, Kolkata, Thana:-Kasba, District:-Kolkata, WEST BENGAL, India, Pin :-700031, By Caste Hindu, By Profession : House wife

Identified By Kuntal Bose, son of Kader Nath Bose, Boral, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700154, By Caste: Hindu, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 11/08/2014

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 : 4, 48(g) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 11/08/2014

(Under Article : E = 21/- on 11/08/2014)

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.-48,52,495/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as: Impressive Rs.- 100/-

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

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

11/08/2014 16:50:00

Endorsement Page 1 of 2



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Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 08427 of 2014
(Serial No. 10313 of 2014 and Query No. 1608L000016310 of 2014)

Execution is admitted on 11/08/2014 by

1. Chameli Bose, wife of Lt. Swapan Kumar Bose , Boral, JAINAGAR-MAZILPORE, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154, By Caste Hindu, By Profession : House wife
2. Soumitra Bose, son of Lt. Swapan Kumar Bose , Boral Majher Para, Kolkata, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154, By Caste Hindu, By Profession : Others
3. Soma Datta, wife of Debkumar Datta , 2/135 Sree Colony, District:-Kolkata, WEST BENGAL, India, Pin :-700092, By Caste Hindu, By Profession : House wife
4. Bijoy Ghosh
Partner, Pacific Constructions, 395, Boral Main Rd, Rangkal, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, .
. By Profession : Business
Identified By Kuntal Bose, son of Kader Nath Bose, Boral, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700154, By Caste: Hindu, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR




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Certificate of Registration under section 60 and Rule 68.

Registered in Book - I
CD Volume number 18
Page from 2421 to 2435
being No 08427 for the year 2014.




(Bitwajit Das) 16-August-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal