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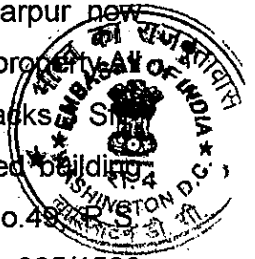
### GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, SAYANTAN BOSE,  
having PAN-BBXPB0815P, Aadhaar No.9261 1435 5822, Son of Late  
Kumardev Bose, by faith-Hindu, by nationality-Indian, by occupation-  
Service, permanently resident of R-132, Kamdahari Purbapara, P.O. Garia,  
P.S. Bansdrone, Kolkata-700 084, West Bengal India, at present residing at

hereinafter referred to as the “PRINCIPAL” SEND GREETINGS :-

**WHEREAS** by a Registered Deed of Development Agreement executed on 2<sup>nd</sup> day of March, 2020 duly registered on 12<sup>th</sup> day of March, 2020 duly registered in the Office of D.S.R.-I, Alipore, South 24-Parganas and recorded in Book No.I, Volume No.1601-2020, Page from 29641 to 29692, being No.160100563 for the year 2020, made among my father Kumardev Bose, since deceased, Son of Late Akshayananda Bose along with his other Co-sharers viz., Mr. Malini Bhattacharya Wife of Mihir Bhattacharya and Dr. Ketaki Bhattacharya, Wife of Late Ramen Bhattacharya, both Daughters of Late Akshayananda Bose, with a renowned Developer/Builder and/or Contractor "M/s. Pacific Construction", a sole Proprietorship Firm, having its Office at 395, Boral Main Road, Rangkal, P.O. Garia, P.S. Banskroni, Kolkata-700 084, represented by its Sole Proprietor SRI BIJOY GHOSH, Son of Late Lalmohan Ghosh of C/9, Rajnarayan Park, P.O. Boral, P.S. formerly Sonarpur now Narendrapur, Kolkata-700 154, for the purpose of development of a property That piece and parcel of Bastu land measuring 5 Cottahs 10 Chittacks more or less together with a Two Storied 50 years Old dilapidated building standing thereon, lying and situated at Mouza-Kamdahari, J.L.No.49 No.200 comprising R.S. Dag No.825, L.R. Dag Nos.825/1579 & 825/1580 appertaining to R.S. Khatian No.43, L.R. Khatian Nos.280, 2166 & 2167 of C.S. Khatian No.5, P.S. formerly Tollygunge then Regent Park now Banskroni, now lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Br.XI, being the Municipal Premises No.38, Kamdahari Purba Para, being Assessee No.31-111-12-0038-9, Sub-Registry Office A.D.S.R. Alipore, Kolkata-700 084, Dist. 24-Parganas (South) and hereinafter referred to as the said "Property/Premises" by raising a multi-storied building comprising of several self-contained flats/units/apartments and car parking spaces etc., thereon subject to the certain terms, conditions, obligations and stipulations stated therein.

**AND WHEREAS** in terms of the said Development Agreement dated 12<sup>th</sup> day of March, 2020 they, the said Kumardev Bose, since deceased, Mr. Malini Bhattacharya and Dr. Ketaki Bhattacharya jointly appointed, empowered and/or



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authorised the said Developer/Builder and/or Contractor "M/s. Pacific Construction" Company on the same date to all acts, deeds and things in respect of Development at the said Premises by executing and registering a Development Power of Attorney duly registered in the Office of D.S.R.-I, Alipore South 24-Parganas and recorded in Book No.I, Volume No.1601-2020, Pages 29880 to 29915, being No.160100570 for the year 2020.

**AND WHEREAS** thereafter, for the demarcation of Owners' Allocation on the said Premises the said Mrs. Malini Bhattacharya, Dr. Ketaki Bhattacharya and Mr. Kumardev Bose, since deceased jointly entered into a Supplementary Development Agreement dated 7<sup>th</sup> day of October, 2021, with the said "M/s. Pacific Construction", the Developer/Company therein and it was inter-alia stated therein that they will jointly get (a) One flat measuring 931 Sft., super built up area being Flat No.A-1, on the First floor at the South-East-West side with habitable condition as joint Ownership, (b) One Car Parking Space being Parking No.01, measuring 135 Sft., more or less in the Ground floor at the South-East side with completed habitable condition as joint ownership in the said building and (c) The Land Owners shall also jointly get non-refundable and non-adjustable sum of Rs.30,00,000/- (Rupees Thirty Lakhs) only on several instalments as **Owners' Allocation** as cited in the said Supplementary Development Agreement dated 7<sup>th</sup> day of October, 2021.

**AND WHEREAS** in terms of the said Registered Development Agreement, Development Power of Attorney and also Supplementary Development Agreement, the said Developer/Company has obtained a Building Plan duly sanctioned by the Kolkata Municipal Corporation in respect of the said property being Building Plan No.2021110028, dated 19.04.2021 for construction of a Multi-storied Building and the said Developer/Company has completed the said proposed Multi-storied Building at the said Premises as per the aforesaid Sanction Building Plan and completed the same in all respect.

**AND WHEREAS** thereafter, my father Kumardev Bose, being the one of the Land Owners of the said property died intestate on 11.07.2022 and his Wife



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viz., Bhaswati Bose was predeceased her husband on 11.08.2018 after the demise of both of my parents, they left behind them and surviving their only Son Sri Sayantan Bose, the Principal herein as their only legal heir and successor according to the Provisions of Hindu Succession Act, 1956.

**AND WHEREAS** I, the Principal named hereinabove is lawfully seized and possessed as the sole beneficiary of the said **undivided 1/3<sup>rd</sup> share** for the development of the said property jointly along with my other living Co-sharers of the said property named herein above and jointly enjoying the same with all exclusive rights of Ownership thereto in sovereign power thereof.

**NOW YE KNOW THAT** I, the Principal named hereinabove became the absolute Owner of the said **All That undivided 1/3<sup>rd</sup> share** of piece and parcel of Bastu land measuring 5 Cottahs 10 Chittacks 3 Sft., more or less together with a Multi-storied Building standing thereon or on part thereof, lying and situated at Mouza-Kamdahari, J.L.No.49, R.S. No.200 comprising R.S. Dag No.825, L.R. Dag Nos.825/1579 & 825/1580 appertaining to R.S. Khatian No.43, L.R. Khatian Nos.280, 2166 & 2167 of C.S. Khatian No.5, P.S. formerly Tollygunge then Regent Park now Bansdrone, now lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Br.XI, being the Municipal Premises No.38, Kamdahari Purba Para, being Assessee No.31-111-12-0038-9, Sub-Registry Office A.D.S.R. Alipore, Kolkata-700 084, Dist. 24-Parganas (South), more fully and specifically mentioned herein above and lawfully seized and possessed of the **undivided 1/3<sup>rd</sup> share** of the said property as absolute lawful Owner thereof, but I am in abroad and being engaged in my own profession and/or avocation, it is not always possible for me to look after, manage, supervise, administer and to dispose of the **"Developer's Allocation"** of the said property being personally present at all places and offices hence, it is necessary and expedient for me to appoint an Attorney and I do hereby nominate, constitute, authorise, empower and appoint **"M/s. Pacific Construction"**, a sole Proprietorship Firm, having its Office at 395, Boral Main Road, Rangal, P.O. Garia, P.S. Bansdrone, Kolkata-700 084, represented by its Sole Proprietor **SRI BIJOY GHOSH**, Son of Late Lalmohan Ghosh of C/9,

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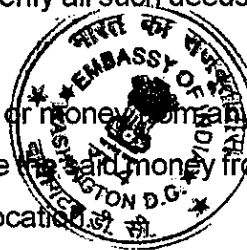
Rajnarayan Park, P.O. Boral, P.S. formerly Sonarpur now Narendrapur, Kolkata-700 154, West Bengal, India, being the Developer/Builder and/or Contractor of the said property as my true and lawful "ATTORNEY" for me in my name and on my behalf to do and execute inter-alia the following acts, deeds and things :-

1. To look after, manage, supervise, administer in respect of Developer's Allocation in the said property.
2. To appear and to act on my behalf before any Offices/Departments of the Govt. of West Bengal and before the Kolkata Municipal Corporation, Union Board, Police Station, Revenue Department, Bank Concern, Income Tax Office and to represent me everywhere and to sign and verify all papers, forms, petitions, applications, receipts and vouchers etc., as and when required.
3. To negotiate for sale, transfer and convey the said property or any part thereof under Developer's allocation with any person/persons, firm and association at such rate my Attorney shall deem fit and proper.
4. To enter into any Agreement or Contract with any Intending Buyer/Buyers and to execute Deed of Agreement/s for Sale of the said property or any part thereof and to receive the Earnest or Imprest money from the said Buyer/Buyers and to receive the said money and to sign and verify the said Agreement/s and to grant valid receipt or discharge for the same.
5. To sign and execute in the Deed of Conveyance/s to be executed and registered by the said Owners, Developer/Company before the registering authority and represent me in my name and on my behalf as One of the Land Owners therein.
6. To deposit any necessary documents or money in my name with any Concerned Bank on my behalf in respect of Developer's Allocation at the said Premises.



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7. To disbursement any Loan of any Intending Purchaser/s in respect the said property under Developer's Allocation and supervise the same in all respect in my name and on my behalf.
8. To execute and register any Deed of Conveyance/s in favour of the Intending Buyer/Buyers and to present the said Deed or Deeds before any Registering Authority within the territory of Indian Union either Sub-Registrar, Addl. Dist. Sub-Registrar or Registrar of Assurances, Kolkata and admit execution thereof and to have the said Deed or Deeds registered on receipt of the full Consideration money thereof and to receive the said money in respect of Developer's Allocation and to grant valid receipt or discharge for the same and to sign and verify all such deeds and documents for and on my behalf.
9. To receive back any deeds, documents or money from any Court or Office on proper and valid receipt and to receive the said money from the Intending Purchaser in respect of Developer's Allocation.
10. To defend contest and prosecute all cases, suits and proceedings if instituted by any person, firm and association or any authority and to protect/safeguard my interest in the said undivided property in every respect.
11. To institute any Case, Suit or Proceeding before any Court of Law against any person, firm and association in connection with the said property.
12. To file plaint, written statements, verifications, show cause, objection petition and to swear Affidavit and to submit the same before any Magistrate either Judicial Magistrate, Executive Magistrate, District Magistrate, Addl. Dist. Magistrate or before any Munsiff, Sub-Judge, District Judge, Sessions Judge and Dist. Delegates.
13. To prefer appeal, motion, revision etc., before any Higher Court against any Order or Judgement passed by any Court below.



*[Handwritten signature]*

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14. To appoint and constitute on my behalf Pleader, Advocate, Solicitor or any Agent and to discharge him/them.

**AND GENERALLY** to do all other acts, deeds and things which will be required in connection with the management and transfer of the **Developer's Allocation** of the said property and all acts lawfully done by my said Attorney shall be construed as my acts, deeds and things as if I were personally present and done the same myself.

**AND** I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney which will be done by virtue of this General Power of Attorney.

**IN WITNESS WHEREOF** I, the Principal named hereinabove have hereunto set and subscribed my hand and signature this the 18th day of December, Two Thousand Twenty Two (2022) A.D.

In presence of :-

1. A.D. Chaudhury  
AMRITA DATTA CHAUDHURI  
9120 KINES STREET  
SILVER SPRING, MD. 20901

Alok Srivastava  
Alok Srivastava  
Attache (Consular)  
Embassy of India  
Washington DC

2. Naveen Mehta  
NAVEEN MEHTA  
9120 Kines Street  
Silver Spring, MD, 20901

Sayantan Bose  
Principal

WAS/CONS/4151/ 54/1/23  
S.No. 54  
Seen in the Consular Section  
of the Embassy of India,  
Washington DC on this  
5 day of Jan 2022



Mahadeo S. Wayal  
MAHADEO S. WAYAL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires August 1, 2026



Photograph/Signature of  
Sayantan Bose  
verified as per Indian  
Passport No M4232886  
Issued at New York  
On 15.1.2015

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