

334/22

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 667218

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

Advt. Dist. Sub-Registrar  
Adisore, South 24 Parganas  
[ 2 FEB 2022

**DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN by these present that WE 1. **SMT. RANJANA MUKHERJEE**, wife of Late. Ranjit Kumar Mukherjee, (PAN - DGLPM7683F, AADHAR No. 306204090930, Mob - 9432851953), by faith - Hindu, by occupation - Housewife, by Nationality Indian, 2. **SRI. RAJAT SUBHRA MUKHERJEE**, son of Late. Ranjit Kumar Mukherjee, (PAN - AOOPM9025M, AADHAR No. 311320069967, Mob - 9933355205), by faith - Hindu, by

12.2.2022  
13:55  
2022 387337/2022



17 JAN 2022

25063

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

Name:.....

Address:.....

Vendor:.....

*(Signature)*

Advocate  
Alipur Judge's Court  
Kolkata - 27

Alipur Collectorate, 24 Pys. (S)

~~SUBHANKAR DAS~~

STAMP VENDOR

Alipur Police Court, Kol-27

*(Handwritten scribbles)*



Addl. Dist. Sub-Registrar  
Alipore  
- 2 FEB 2022  
South 24 Parganas  
Kolkata-700027

Identified by -

*Dilipendra Chatterjee*  
(Advocate)

Sl. Paritosh Chatterjee  
Alipore Judge Court  
Kolkata - 70027

occupation - Service, by Nationality Indian, **3. SRI. RUDRAJIT MUKHERJEE**, son of Late. Ranjit Kumar Mukherjee, (PAN - ALLPM5560F, AADHAR No. 500514812516, Mob - 9830053590), by faith - Hindu, by occupation - Service, by Nationality Indian, **4. SRI. SUVRAJIT MUKHERJEE**, son of Late. Surajit Mukherjee, (PAN - AMLPM0479Q, AADHAR No. 878873584928, Mob - 9830609872), by faith - Hindu, by occupation - Service, by Nationality Indian, and **5. SMT. TILOTTAMA CHAKRABORTY @ MUKHERJEE**, daughter of Late. Surajit Mukherjee, (PAN - AOIPC1285M, AADHAR No. 409887827776, Mob - 9674255554), by faith - Hindu, by occupation - Service, by Nationality Indian, all residing at premises no. 45/L, Moore Avenue, Post Office - Regent Park, Police Station - Regent Park, Kolkata - 700040, District 24 Parganas South, do hereby nominate, constitute and appoint **DRC CONSTRUCTION**, a Partnership Firm (PAN - AARFD4527A) having its Office at 177/C, Regent Colony, Police Station - Jadavpur, Post Office - Regent Park, Kolkata - 700040, District 24 Parganas South being represented by its Partners namely **1. SRI. SOVON RAY CHAUDHURI**, son of Sri Apu Roy Chowdhury, by faith - Hindu, by occupation - Business, by Nationality Indian, (PAN - BKTPR3229J, AADHAAR No. 829327420708, Mob. - 9051445812), residing at 55, Sukanta Pally, Police Station - Banskroni, Post Office - Banskroni, Kolkata - 700070, District 24 Parganas South **2. SRI. ARIJIT DUTTA** son of Sri Arun Chandra Dutta, by faith - Hindu, by occupation - Business, by Nationality Indian, (PAN - ASQPD1530J, AADHAAR No. 605331566423, Mob. - 8100156148) residing at 177/C, Regent Colony, Police Station - Jadavpur, Post Office - Regent Park, Kolkata-700040, District 24 Parganas South and **3. SRI. ABHIJIT CHOUDHURI**, son of Late. M.L. Choudhuri, (PAN - AFDPC5055K, AADHAR No. 484186966674, Mob - 9038797300) by faith - Hindu, by Occupation - Business, by Nationality Indian, residing at 205/B, Regent Colony, Police Station- Jadavpur, Kolkata - 700 040, District 24 Parganas South, to be our true



and lawful **ATTORNEY** to do and execute all or any of the following acts and deeds for us and on our behalf.

**WHEREAS**, we are the absolute owners of **ALL THAT** homestead land measuring an area more or less 03 (three) Cottahs 04 (four) Chittaks 28 (twenty eight) Sq.ft. along with a straight two storied building total measuring about 2460 Sq.Ft. built up area (entire ground floor measuring about 1230 Sq.ft. built up area and entire first floor measuring about 1230 Sq.Ft. built up area), comprised in Mouza Sibpur, J.L. No. 42, Dag No. 188 (Part), Khatian no. 155, Touzi no. 151/2, within the jurisdiction of then Tollygunge now Regent Park Police Station, now within the limits of the Kolkata Municipal Corporation being Ward no. 097, lying and situated at KMC premises no. 45L, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District South 24 parganas, and while in possession mutated our name in the record of the Kolkata Municipal Corporation lying and situated at KMC premises no. 45L, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District South 24 parganas, the description of which are fully and particularly referred in the **Schedule** hereunder;

**AND WHEREAS**, we on 02.02.2022 executed a Development Agreement and the same was registered in the Office of the A.D.S.R., Alipore, and was recorded as being No. 1605 00 292, for the year 2022, for the Development of our property lying and situated at KMC premises no. 45L, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700040, District South 24 parganas, with **DRC CONSTRUCTION**, a Partnership Firm having its Office at 177/C, Regent Colony, Police Station - Jadavpur, Post Office - Regent Park, Kolkata - 700040, District 24 Parganas South being represented by its Partners namely **1. SRI. SOVON RAY CHAUDHURI**, son of Sri Apu Roy Chowdhury, by faith -Hindu, by occupation - Business, residing at 55, Sukanta Pally,

*Arif & Decker*



Addl. Dist. Sub-Registrar  
Alipore  
- 2 FEB 2022  
South 24 Parganas  
Kolkata-700027



Police Station - Bansdroni, Post Office - Bansdroni, Kolkata - 700070, District 24 Parganas South **2. SRI. ARIJIT DUTTA** son of Sri Arun Chandra Dutta, by faith - Hindu, by occupation - Business, residing at 177/C, Regent Colony, Police Station - Jadavpur, Post Office - Regent Park, Kolkata-700040, District 24 Parganas South and **2. SRI. ABHIJIT CHOUDHURI**, son of Late. M.L. Choudhuri, by faith - Hindu, by Occupation - Business, residing at 205/B, Regent Colony, Police Station- Jadavpur, Kolkata - 700 040, District 24 Parganas South developers herein;

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

1. To enter into the said premises 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 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, CESC 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 and applications, documents and



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Kolkata-700027

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 attorneys shall think, fit and proper and to make payment of their fees and charges, however, the owners shall not be responsible either for the ~~payment of such fees and charges~~ 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 my name 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 and 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 owners of the said premises without making any liability upon the owners.
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

Pratik Datta



Source - 2 FEB 2022  
Addl. Dist. Sub-Registrar  
Alipore



other authorities and also 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 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 at the compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceeding 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 plaints, 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 attorneys in their discretion shall think fit and proper in any proceedings or in any way therewith so as to defend my 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





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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 land thereof 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 developers 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 us or by our 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





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Dist. No. 7200

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 02.02.2022 being No. 160500292.

- 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 owners allocation to the owner in the said building together with the common areas as mentioned in the development dated 02.02.2022 being No. 160500292.
- 18.** To receive 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.
- 19.** This Power of Attorney is granted for the purpose of the jobs, which will be carried out for constructing the said building at the said premises by the said Attorneys at their own costs all the jobs mentioned hereinabove will be done by the attorneys and agent herein at their sole risk and responsibility and under no circumstances the appointers shall be held responsible for any misdeeds on the part of the attorney and agent herein. Besides the

*Att. K. K. K.*



attorneys shall do all acts in terms of the development agreement dated 02.07.2011 being No. 160600 292 .

**20. 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 the building plan which we ourselves could have done lawfully under our own hand and seal if personally present **AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

*Arjit Mukherjee*

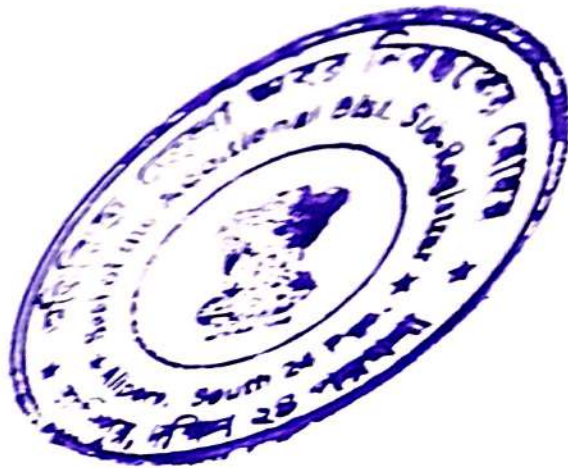
**SCHEDULE**

**(SAID PREMISES)**

**ALL THAT**, piece and parcel of a land measuring more or less about 03 (three) Cottahs 04 (four) Chittaks 28 (twenty eight) Sq.ft. along with a straight two storied building total measuring about 2460 Sq.Ft. built up area (entire ground floor measuring about 1230 Sq.ft. built up area and entire first floor measuring about 1230 Sq.Ft. built up area), comprised in Mouza Sibpur, J.L. No. 42, Dag No. 188 (Part), Khatian no. 155, Touzi no. 151/2, within the jurisdiction of then Tollygunge now Regent Park Police Station, now within the limits of the Kolkata Municipal Corporation being Ward no. 097, lying and situated at KMC premises no. 45L, Manick Bandopadhyay Sarani, Police Station – Regent Park, Kolkata – 700040, District South 24 parganas, and the same is butted and bounded by,

**ON THE NORTH BY** : By 45/28 & 45/6, Moore Avenue  
**ON THE SOUTH BY** : By 20 feet wide KMC road (Moore Avenue)  
**ON THE EAST BY** : By 45K, Moore Avenue  
**ON THE WEST BY** : By 20 feet wide KMC road (Moore Avenue)

*Arjit Mukherjee*



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Alipore  
- 2 FEB 2022  
South 24 Parganas  
Kolkata- 700017



IN WITNESS WHEREOF, WE hereby execute this Power of Attorney on this the 2<sup>nd</sup> day of February 2022.

**SIGNED, SEALED AND DELIVERED**

By the APPOINTERS herein at Kolkata

In the presence of:

1. Puspopal  
Alipore Police Court  
Kol - 27

Ranjana Mukherjee

Rajat Subhra Mukherjee

*[Signature]*

Sunayit Mukherjee

Tilottama Chakraborty

2. Anshu Dey  
Alipore Judges' Court  
Road,  
KOL - 27.

**EXECUTANTS**  
DRC CONSTRUCTION

Sovan Roy Choudhury

Amit Kumar

Sahjit Choudhury

**ATTORNEYS**

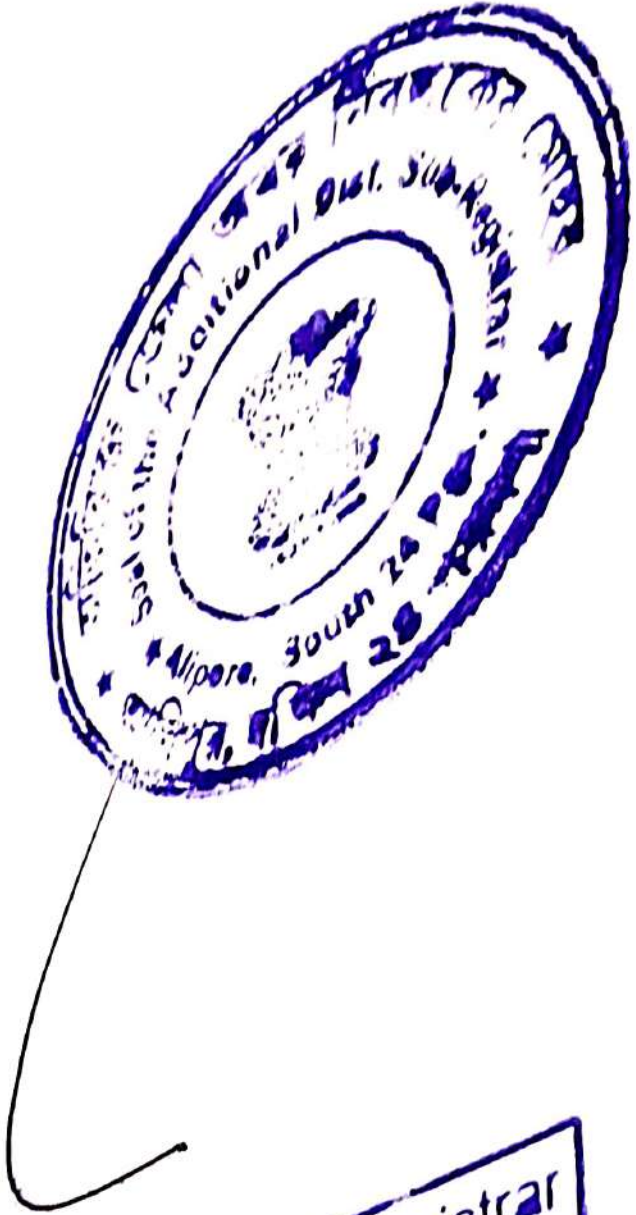
Partners

Drafted by me and  
Prepared in my chamber

*[Signature]*

**Advocate**  
Alipore Judges' Court  
Kolkata - 700 027.

F.No. 1373/1301/09



Addl. Dist. Sub-Registrar  
Alipore  
- 2 FEB 2022  
South 24 Parganas  
Kolkata-700027



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



Left hand					
Right hand					

Name ... Ludhrajit Mukherjee ...  
 Signature ... Ludhrajit Mukherjee ...

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



Left hand					
Right hand					

Name ... Ranjana Mukherjee ...  
 Signature ... Ranjana Mukherjee ...

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



Left hand					
Right hand					

Name ... Rajat Subhra Mukherjee ...  
 Signature ... Rajat Subhra Mukherjee ...

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



Left hand					
Right hand					

Name ... Surrajit Mukherjee ...  
 Signature ... Surrajit Mukherjee ...

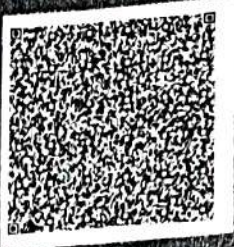



Addl. Dist. Sub-Registrar  
Alipore  
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South 24 Parganas  
Kolkata-700027



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**BKTPR3229J**

**नाम / Name**  
**SOVON RAY CHAUDHURI**

**पिता का नाम / Father's Name**  
**APU RAY CHAUDHURI**

**जन्म का दिनांक / Date of Birth**  
**18/08/1990**

**हस्ताक्षर / Signature**

*In case this card is lost / found, kindly inform / return to*  
**Income Tax PAN Services Unit, UTIISI**  
**Plot No. 3, Sector 11, CBD Belapur,**  
**Navi Mumbai - 400 614.**

**आयकर संपर्क केंद्र**  
**For Income Tax Related**  
**Queries call Toll Free Nos.**  
**1961**  
**or**  
**18001801961**

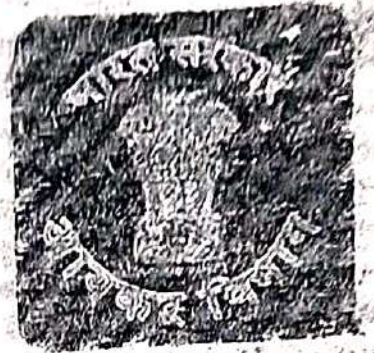
**इस कार्ड को खोने/पाने पर कृपया सूचित करें/लौटायें -**  
**आयकर पैन सेवा यूनिट, (UTIISI)**  
**प्लॉट नं. 3, सेक्टर 11, नवी मुंबई**  
**नवी मुंबई-400 614**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJAT SUBHRA MUKHERJEE  
RANJIT KUMAR MUKHERJEE



01/01/1973

Permanent Account Number

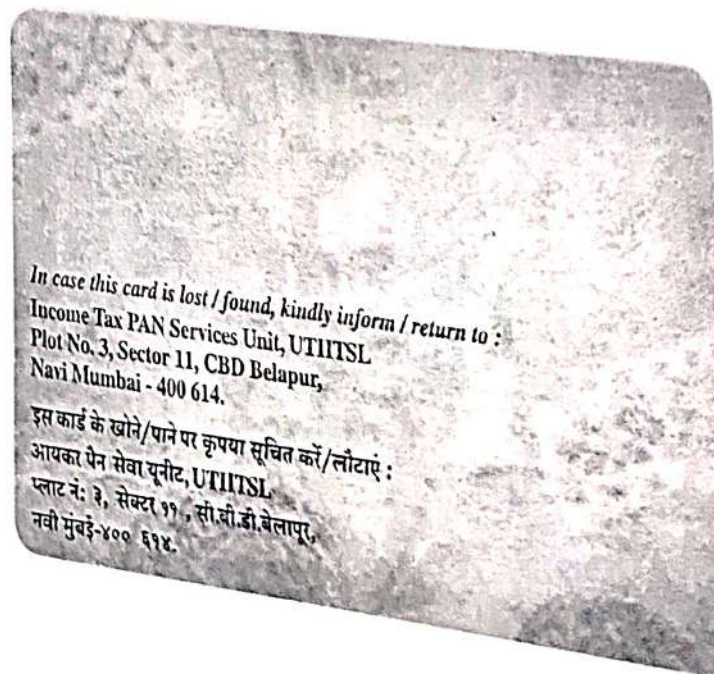
AOOPM9025M

Signature



08072013







आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TILOTTAMA CHAKRABORTY  
SURAJIT KUMAR MUKHERJEE

13/12/1978

Permanent Account Number

AOIPC1285M

*Tilottama Chakraborty*

Signature





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AARFD4527A



नाम / Name  
DRC CONSTRUCTION

19092020

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
23/07/2020

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें:

आयकर पैन सेवा इकाई, एन एस डी एल  
चौथी मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.



*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tninfo@nsdl.co.in](mailto:tninfo@nsdl.co.in)

आयकर विभाग  
INCOME TAX DEPARTMENT

ARIJIT DUTTA

ARUN CHANDRA DUTTA

30/10/1989

Permanent Account Number  
ASQPD1530J

*Arijit Dutta*

Signature



भारत सरकार  
GOVT. OF INDIA



25082009

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजरील, सफायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

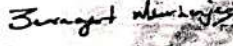
SUVRAJIT MUKHERJEE

SURAJIT MUKHERJEE

26/09/1975

Permanent Account Number

AMLPM0479Q

  
Signature



02022006

इस कार्ड के खो जाने पर / खोया हुआ कार्ड मिलने पर  
कृपया सूचित करें / लौटायें  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, ट्रेड वर्ल्ड, ए विंग, कमला मिल्स कंपाउंड  
एस बी मार्ग, लोअर परेल, मुंबई - 400 013.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,  
email: tininfo@nsdl.co.in

आयकर विभाग

INCOME TAX DEPARTMENT

RANJANA MUKHERJEE

SHYAMA PRASANNA BANERJEE

01/01/1949

Permanent Account Number

DGLPM7683F

*Ranjana Mukherjee*

Signature



भारत सरकार

GOVT. OF INDIA



18112016

RUDRAJIT MUKHERJEE  
-RANJIT KUMAR MUKHERJEE

23/09/1974

Permanent Account Number

ALLPM5560F

*Ranjit Kumar Mukherjee*



*Ranjit Kumar Mukherjee*