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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 12/08/22
 2454026/22

AG 347425

Certified that the document is admitted to registration. The signature sheets and the address sheet attached with the document are the parts of this document.

12 AUG 2022

District Sub-Registrar
 Alipore, South

DEVELOPMENT POWER-OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I SMT. BASANTI MONDAL @ SMT. BASANTIBALA MONDAL (PAN NO:AFDEMO765L) Aadhar No. 6397 8571 3610 Phone No.9830941659 wife of Pravanjan Kumar Mondal by faith Hindu, by occupation Business, by nationality Indian residing at Roynagar, Post Office Bansdroni, Police Station Bansdroni, Kolkata- 700070 hereinafter called and referred

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to as the 'PRINCIPAL' do hereby send Greetings:-

WHEREAS the Land Owner/Principal become the owner of the land by dint of registered Deed of Purchase, purchased from one Sudha Rani Chattopadhyay wife of Late Parash Nath Chattopadhyay registered in the office of Dist. Sub Registrar Alipore, and recorded in Book No. I, volume No.117, page z from 162 to 168 Being No.4029 for the year 1980 the land measuring 5 (Five) Cottahas lying and situated at Mouja Roynagar, J.L. No.47 Touzi No.6, R.S. No.175 Dag No.234/466 of Khatian No.291, P.S. Regent Park, Dist. South 24- Parganas.

AND WHEREAS after purchasing the said land said Bacanti Bala Mondal mutated her name in the record of the Kolkata Municipal Corporation and subsequently known as Premises No.905, Roynagar Roynagar, Ward No.112,

AND WHEREAS the Land Owner/Principal herein decided to construction of building in the said premises but due to paucity of fund and lack of experience she is unable to do the same and entered into an Agreement for Development of the property with MAA TARA ENTERPRISE , a Partnership Firm having its office at 127, Madhyapara, Roynagar, P.O. & P.S. Bandroni, Kolkata-700070 represented by its Partners 1) Sri Sanjoy Sardar and Sri Abhishek Sengupta which was registered in the office of and recorded in Book No. I, Deed No. of 2022 for the terms and conditions mentioned therein.

NOWBY THESE PRESENTS that I SMT. BASANTI MONDAL alia BASANTI BASANTIBALA MONDAL wife of Pravanjan Kumar Mondal of (PAN NO.AFDEPM0765L) Aadhar No.6397 8571 3610 Phone No.9830941659 wife of Pravanjan Kumar Mondal of Roynagar, P.O. & P.S. Banskroni, Kolkata- 700070 do hereby nominate, appoint and constitute (1) SRI SANJOY SARDAR son of Late Abinash Sardar (PAN NO: AYAPS7298G) Aadhar No.9674 9429 9583, Phone No: 9830962895 of 127, Madhyapara P.O. & P.S. Banskroni, Kolkata- 700070 and (2) SRI ABHISEK SENGUPTA (PAN NO:BWLPS4049D) Aadhar No. 3524 6305 4155 Phone No: 9609514423 son of Ashoke Sengupta of Viveknanda Road, Rampurhat, P.O.Rampurhat, P.S. Rampurhat, Dist. Birbhum, West Bengal, the partners of MAA TARA ENTERPRISE having its office at 127, Madhya Para, Roynagar, P.O.& P.S. Banskroni, Kolkata- 700070 to be our true and lawful ATTORNEY and on my behalf and in my name to do and execute all or any of the following acts, deeds, things and perform every acts, deeds, matters and things as mentioned hereunder for the purpose of sanction plan and to construct the proposed building as per the Schedule as mentioned hereinafter in terms of the registered Development Agreement that is to say:-

1. To sign any application and Affidavit and affirm the same on behalf of the Principal herein which may be necessary for the

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construction of the building and to carry correspondence on behalf of the Principal herein with all concerned authorities and including the Kolkata Municipal Corporation, Government of West Bengal, Kolkata Police, Fire Brigade, West Bengal State Electricity Board in accordance with the said construction and development of the premises.

2. To sign and submit the plan before the Kolkata Municipal Corporation all papers, application and documents for obtaining sanction plan and to procure completion certificate from the Kolkata Municipal Corporation and sanction of internal drainage and to bringing water line and to get revised plan if any from the Kolkata Municipal Corporation.

3. To sign the boundary declaration splay corner, gift, common passage, in connection with requisition with the Kolkata Municipal Corporation on my behalf. And to apply for conversion of land from Danga to Basto before the B.L. & L.R O on my behalf and to take Conversion Certificate.

4. To apply to the Water Supply department of the Kolkata Municipal Corporation and/or other for availing or seeking and/or bringing necessary water supply connection in the said property to the effect to sign, issue and receive all such or relevant applications, drawings, documents that is being sought to be done by the said Water Supply department of the Kolkata Municipal Corporation and/or by other as and when necessary and/or asked for.

5. To apply for drainage, sewerage, water supply electric telephone and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all map and documents and plans and drainage, designs etc. whatsoever manner or may be through to be necessary by the Attorney before the various departments of the appropriate authorities of various public or Governmen of semi Government offices.

6. To pay all rents, taxes maintenance and other charges other outgoings whatsoever payable for and on account of the 'A' schedule property and to claim and receive, refund reimburs any other amount from the concerned person and authority and to grant receipts discharges in respect thereof.

7. To institute or defend any suits or proceedings by and against myself and to that effect appoint and engage any pleade Advocate by executing Vakalatnamas and sign all plaints, petition applications written statements, written objection and also to adduce objection and also to adduce evidence before the competent Authority.

8. To supervise the construction of the building and/or structure or whatsoever manner or nature according to the sanction building plan at the said property by demolishing

building of the said premises and to construct the building in the said premises in respect of the sanctioned building plans sanctioned by the Kolkata Municipal Corporation.

9. To file and defend any or all suits, cases, appeals, complaints and application of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said premises which is morefully described in the Schedule below and also to present and prosecute writ application or petitions in respect thereof in any court of law. To appear file and defend any case or cases of whatsoever manner or nature before any judicial authority in respect of the Schedule below property and premises.

10. To sign and verify all plaints, written statements, petitions, objection cross objections, claims, counter, claims, application for executions, revisions, review new trial or stay of whatsoever manner or nature, Memorandum of appeal and generally to do all other acts, deeds and things for and on my behalf as the said Attorney in his absolute discretion shall think fit and proper on my behalf.

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11. To compromise all suits, appeals, cases and/or any other legal proceedings in any Court of Law, tribunal authority of whatsoever manner or nature and to sign and verify all application and sole name thereof for and on my behalf.

12. To represent me in all the dealings and negotiations and for execution of agreement for sale and/or Deed of Conveyance or conveyances in respect of Developer's allocation in the said premises or the schedule below property save and except the owners' allocation according to the terms and conditions of the Development Agreement.

13. To sign and execute any Agreement for sale and to sell of Developer's allocation as mentioned in the Schedule 'C' of the Development Agreement dated 14.12.2018 of the 'A' Schedule property and to present the Deed of Conveyance before the sub-Registrar, Registrar of Assurance etc.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attor in his absolute discretion signature, which he may deem fit and proper think necessary to do so or perform ~~the~~ for construction of the said property.

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And I do hereby agree and undertake to ratify and confirm all such acts, deeds, and things which may said Attorney may lawfully do, execute and caused to be done performed by virtue of the Development Power of Attorney.

THE FIRST SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 5 (five) Cottahs more or less along with a brick built Asbestosh shed structure measuring 700 Sft. more or less lying and situated at Mouza- Roynagar, Pargana Magura, J.L.No.47, Touzi No.6, R.S.No.175, Dag No.234/466 of Khatian No.291, at present within the limits of the Kolkata Municipal Corporation Premises No.905, South Roynagar, Ward No.112, P.S. Bansdroni, Assessee No.31-112-19-0905, Kolkata-700070, District: South 24-Parganas, which is butted and bounded as follows:-

On the North : Land of Dag No.466,

On the South : Land of Dag No.238,

On the East : Land of Dag No.237,

On the West : 10 Feet wide Road.

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THE SECOND SCHEDULE 'B' ABOVE REFERRED TO
(OWNER'S ALLOCATION)

The Land owner shall get the Four self contained Flat of the proposed building to be constructed i.e. One Flat on the Ground Floor South-East side, One Flat on the Ground Floor South-West side, One Flat on the First Floor South-East side, One Flat on the Second Floor South-East side, together with undivided proportionate share of land lying and situated at K.M.C Premises No.905, South Roynagar, Ward No.112, P.S. Bandroni, Kolkata-700070 Dist. South 24- Parganas.

THIRD SCHEDULE 'C' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer's allocation shall mean rest five self contained Flats of the proposed building. i.e. One Flat on the First Floor South-West side, One Flat on the Second Floor, South-West side, One Flat on the First Floor North East side, One Flat on the Second Floor North-East side, and One Flat on the Ground Floor North -West side, together with undivided proportionate share of land lying and situated at K.M.C. Premises No.905, South Raynagar Ward No.112, P.S. Bandroni, Kolkata- 700070.

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IN WITNESS WHEREOF the parties herein have set and subscribed their respective hands on the day, month and year first above written. dated: 21.02.2022

SIGNED, SEALED and
DELIVERED by the
parties at Kolkata
in the presence of:-

শ্রীমতি বাসুদেবী হালদার - ৩৩/২২
শ্রীমতি বাসুদেবী বান্না হালদার

WITNESSES:

1. Saugita Mishra (Adv)
Alipore police court -
Kolkata - 700 27

2. Punim Gangopadhyay
Alipore police court
Kl - 700 27.

SIGNATURE OF THE PRINCIPAL

Sanjoy Sarda,

Abhisek Sengupta.

SIGNATURE OF THE ATTORNEY

Drafted by me,
Saugita Mishra
Advocate.
Alipore Judges' Court,
Kolkata-27.
W.B. 1140/2001

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name..... શ્રી સ્મૃતિ વાપ્તની દલુખા ડાહ્યા શ્રી સ્મૃતિ વાપ્તની વાલા દલુખા

Signature.....

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left hand					
right hand					



Name..... SANJOY SARDAR

Signature..... Sanjoy Sardar

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name..... ABHISEK SENGUPTA

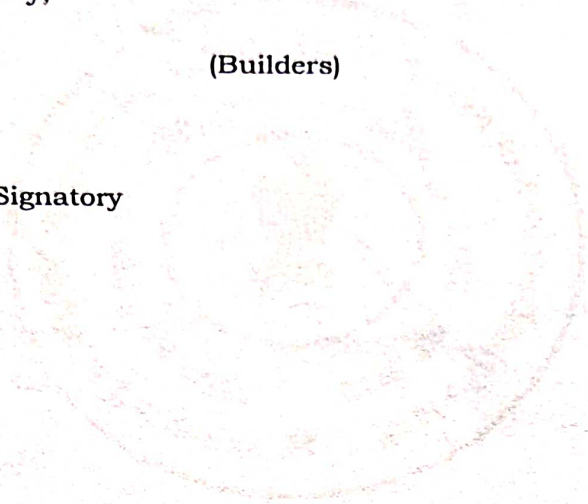
Signature..... Abhisek Sengupta

Society/Condominium as and when formed, about and said flat being so mortgaged to you.

Yours faithfully,

For (Builders)

Authorised Signatory

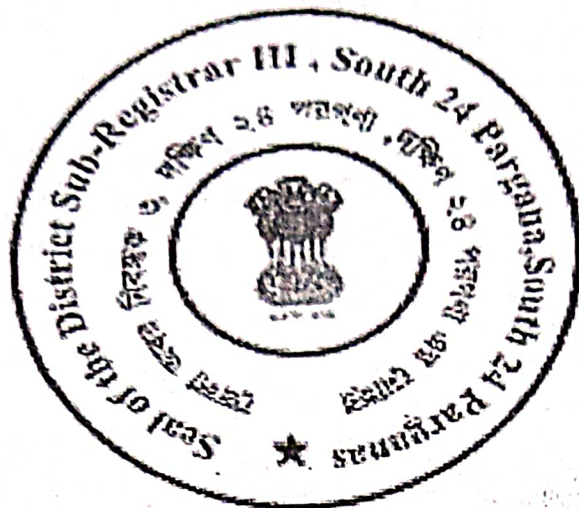


Digitally signed by Debasis Das
Date: 2022.08.30 14:16:51 +05:30
Reason: Digital signing of Docx

West Bengal
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
DISTRICT SUB-REGISTRAR
(Deputy Dist) 2022/08/30 02:20:21 PM

(This document is digital signed)

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2022, Page from 460967 to 460992
being No 160312532 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.08.30 14:20:21 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/08/30 02:20:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)