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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

06 SEP 2021

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

Know all men by these present that We, **SMT. PUTUL GHOSH (PAN-AWEPG3462G) (AADHAAR NO. 290460322414)**, wife of Sri Biswanath Ghosh and **SMT. PINKU GHOSH (PAN- BPGPG4047B) (AADHAAR NO.359537643321)**, wife of Sri Sambhunath Ghosh, both by Faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at V-54, Vivekananda Sarani, Kamdahari, P.O. Garia, P.S. Bansdrone, Kolkata-700084, District - South 24 Parganas, do hereby nominate, constitute and appoint **MR. DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR 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

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03 SEP 2021

7215

No.....Rs. **50/-** Date.....

Name:.....

Address:.....

Vendor:.....

Bochhisatwa Bose

Advocate
Alipur Police Court
Kolkata - 27

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

[Handwritten signature]



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
06 SEP 2021

Identified by
Bochhisatwa Bose
(Advocate)
Alipur Police Court
Kol-27

Station - Bansdroni, Kolkata - 700084, sole Proprietor of **M/S. BHATTACHARJEE CONSTRUCTION**, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700084, District-South 24 Parganas, 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 sole and absolute owners of **ALL THAT** piece & parcel of Bastu Land appertaining to R. S. Khatian No. 354 comprised in R. S. Dag No.209 measuring 00 Cottah 02 Chittaks 33 sq. ft. and appertaining to R. S. Khatian No. 211 comprised in R. S. Dag No. 208 measuring 04 Cottahs 09 Chittaks 22 sq. ft. all together measuring a little bit more or less 04 Cottahs 12 Chittaks 10 sq. ft. situated in Mouza Kamdahari, J. L. No. 49 under the jurisdiction of A.D.S.R. Alipore, Police Station Bansdroni (K.P), Kolkata 700084 being known as portion of **Premises No.238/7, Vivekananda Park, Assessee No. 31-111-28-0799-1** in ward No.111 of Borough No. XI of the Kolkata Municipal Corporation in the District of South 24 Parganas, the description of which are fully and particularly referred in the Schedule hereunder;

AND WHEREAS we have executed an Agreement for Development registered in D.S.R. III, at Alipore, South 24 Parganas on 6.09.21 vide Deed No. 7289 /2021 of our property known as **ALL THAT** piece & parcel of Bastu Land appertaining to R. S. Khatian No. 354 comprised in R. S. Dag No.209 measuring 00 Cottah 02 Chittaks 33 sq. ft. and appertaining to R. S. Khatian No. 211 comprised in R. S. Dag No. 208 measuring 04 Cottahs 09 Chittaks 22 sq. ft. all together measuring a little bit more or less 04 Cottahs 12 Chittaks 10 sq. ft. situated in Mouza Kamdahari, J. L. No. 49 under the jurisdiction of A.D.S.R. Alipore, Police Station Bansdroni (K.P), Kolkata 700084 being known as portion of **Premises No.238/7, Vivekananda Park, Assessee No. 31-111-28-0799-1** in ward No.111 of Borough No. XI of the Kolkata Municipal Corporation in the District of South 24 Parganas, 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 - Bansdroni, Kolkata - 700084, sole Proprietor of **M/S. BHATTACHARJEE CONSTRUCTION**,

M/S. BHATTACHARJEE CONSTRUCTION

Debasish Bhattacharjee

PROPRIETOR

having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Banskroni, Kolkata - 700084, District-South 24 Parganas, developer herein.

AND WHEREAS due to our 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 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 owners 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 owners 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 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 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 owners 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 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 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 owners' 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 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 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 6.9.21.

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Selam Chatterjee
PROPRIETOR

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 owners in the said building together with the common areas as mentioned in the development dated 6.9.21.
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 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 Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE
(SAID PREMISES)

ALL THAT piece & parcel of Bastu Land appertaining to R. S. Khatian No. 354 comprised in R. S. Dag No.209 measuring 00 Cottah 02 Chittaks 33 sq. ft. and appertaining to R. S. Khatian No. 211 comprised in R. S. Dag No. 208 measuring 04 Cottahs 09 Chittaks 22 sq. ft. all together measuring a little bit more or less 04 Cottahs 12 Chittaks 10 sq. ft. with existing I/D.H (R.T Structure with Brick wall) aged about 20 years old measuring 120 sq. ft. (Cemented Flooring) in Mouza Kamdahari, J. L. No. 49 under the jurisdiction of A.D.S.R. Alipore, Police Station Bansdroni (K.P), Kolkata 700084 being known as portion of **Premises No.238/7, Vivekananda Park, Assessee No. 31-111-28-0799-1** in ward No.111 of Borough No. XI of the Kolkata Municipal Corporation in the District of South 24 Parganas, their property is butted and bounded as follows:-

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Selam Bhattacharjee

PROPRIETOR

ON THE NORTH : 12'-0" wide (K.M.C/Black top) Road.

ON THE SOUTH : Remaining portion of R. S. Dag No.208 & 209 of
Premises No. 238, Vivekananda Park.

ON THE EAST : 12'-0" wide (K.M.C/Black top) Road.

ON THE WEST : Remaining portion of R. S. Dag No. 209 of Premises No.
238, Vivekananda Park.

WITNESS WHEREOF we hereby execute this General Power of Attorney on
this the ^{5th} day of ~~September~~ ^{September} 2021.

SIGNED, SEALED AND DELIVERED

By the APPOINTER herein at Kolkata

In the presence of:

1. Samlehnath Ghosh
V-56 VIVEKANANDA SARANI
Kandahari, Garia
Kaf- 700084.

- Putul Ghosh.

- Panku Ghosh.

EXECUTANT

2. Bodhisatwa Basu
(Adv)
Alipore Police Court
Kaf- 27

M/S. BHATTACHARJEE CONSTRUCTION

Debanu Bhattacharjee
PROPRIETOR

ATTORNEY

Drafted By:

Bodhisatwa Basu

BODHISATWA BASU
(ADVOCATE)

Enrl No. WB/2138/2009
Alipore Police Court
Kolkata- 700 027

SPECIMEN FORM FOR TEN FINGER PRINTS



Pritul Ghosh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Priyanka Ghosh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Debanu Bhattacharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 196504 to 196524
being No 160307291 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.09.06 13:01:05 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/09/06 01:01:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)