

SL-12462/2022

I-12475/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2-8-2936805/21 AM 803880

28/9/22
Certified that the document is admitted for registration. The signature sheet/s and endorsement sheets attached with the document are the part of this document.

28/9/22
Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

28 SEP 2022

DEVELOPMENT POWER OF

ATTORNEY AFTER

REGISTERED DEVELOPMENT

AGREEMENT

KNOW ALL MEN BY THESE

PRESENTS, we

1. SMT. KABITA GHOSH (PAN
BFRPG3928J), AADHAAR NO. 8392
4795 4908) and [MOBILE NO.
9474136887],

12/27/2022

335024

wife of Late
occupation - H
Kotwali, Pin. 7

S. Basu Adv.
Barrackpore

NAME
ADD...
RS...
27 SEP 2022
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

27 SEP 2022

27 SEP 2022



DEVELOPMENT POWER OF

ATTORNEY AFTER

Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

Identified keep me :-

Depankar Nath
or, 10/683/2006

Saldah Civil Court,
Kolkata-700011

Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

28 SEP 2022

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ekpoc
wife of Late Sunil Kumar Ghosh, by faith- Hindu, Nationality- Indian, by occupation- House wife, residing at present J.K. Saha Lane, P.O-Kanthalpota, P.S- Kotwali, Pin. 741101, District- Nadia.

AND

2. **SHRI SUJIT KUMAR GHOSH (PAN. BFRPG4073A)(AADHAAR NO. 2457 7149 8055) and [MOBILE NO. 9774136887]** , son of Late Sunil Kumar Ghosh , by faith- Hindu, Nationality- Indian by Occupation – Business, presently residing at present- J.K. Saha Lane, P.O-Kanthalpota, P.S- Kotwali, Pin. 741101, District- Nadia, hereinafter jointly and collectively called and referred to as the “LAND OWNERS/ PRINCIPALS/ EXECUTANTS” do here by jointly, individually and severally nominate, constitute and appoint **P L B DEVELOPERS CONSULTANTS PRIVATE LIMITED (PAN AAKCP0267B)** a Private Limited Company, incorporated under the provisions or registered under the Companies Act, 1956, having its registered office at AC 15/12, Deshbandhu Nagar, Baguiati, P.O- Deshbandhu Nagar, P.S- Baguiati, Kolkata- 700059, District North 24 Parganas, State Of West Bengal, represented by its Director namely **(1) PAROMITA CHAKRABORTY (PAN AEJPC4247G), (Mobile No – 9231521532)** wife of Basudeb Chakraborty, daughter of Late Amal Chandra Ray @Late Amal Chandra Roy, by faith- Hindu, Nationality - Indian, by occupation- Business, residing at- AC-15/12, Deshbandhu Nagar, Baguiati, P.O- Deshbandhu Nagar, P.S Baguiati, Kolkata- 700059, District North 24 Parganas, State Of West Bengal and **(2) JAYEETA RAY (PAN BDEPR0709R) (Mobile No – 9836511103)**, wife of Biswajit Ray, daughter of Late Bhaskar Ganguly, by faith- Hindu, Nationality- Indian, by occupation- Business residing at M/407, Fortune Township, P.O- Kazipara, P.S Barasat, Kolkata- 700124, District North 24 Parganas,- State Of West Bengal, hereinafter called as the POWER OF ATTORNEY holder, as our true, authorized and lawful Attorney for us in our names on our behalf and to exercise, execute and perform all and every/ any of the acts, deeds, matters and things.

WHEREAS we are the absolute joint owners of ALL THAT piece and parcel of land measuring:

R.S. DAG NO.	R.S. KHATIAN NO.	L.R. DAG NO.	L.R. DAG NO.	NATURE KHATIAN NO.	JOINT OWNERSHIP OF LAND
6487	5333	9197	12232/1, 6300/1 11903/1, 4209/1, 5988/1, 1000/1	VITI	9 DEC
6492/26671	5333	9193	12232/1, 6300/1 11903/1, 4209/1, 5988/1, 1000/1		0.25 DEC

IN TOTAL piece and parcel of land admeasuring 9 decimal more or less comprised in R.S. Dag no. 6487 corresponding to LR. Dag no. 9197 under R.S. Khatian no.5333, L.R. Khatian no.12232/1, 6300/1, 11903/1, 4209/1, 5988/1, & 1000/1 and also land measuring 0.25 decimal more or less corresponding in R.S. Dag no.6492/26671 corresponding to L.R. Dag no. 9193 under R.S. Khatian no. 5333, L.R. Khatian no. 12232/1, 6300/1, 11903/1, 4209/1, 5988/1, & 1000/1 in total land measuring more or less 9.25 decimal more or less in Mouza- Krishnanagar, J.L.no. 92, Re. Sa no..., present Touzi no. 7, Pargana- Ukhada, P.S- Kotwali, within the local limits of Krishnanagar Municipality, under ward no. 5 formerly 4, Holding no. 152 at premises Jugal Kishor Saha Lane, District Nadia, Pin 741101, West Bengal hereinafter called as the "SAID PROPERTY / SAID PREMISES"

AND WHEREAS we, the Landowners/Executants herein, jointly entered into a Registered Development Agreement in respect of the aforesaid plot of land and more fully described in the schedule hereinafter written, owned by us with the said PLB DEVELOPERS CONSULTANTS PRIVATE LIMITED (PAN AAKCP0267B) a Private Limited Company, incorporated under the provisions or registered under the Companies Act, 1956, having its registered office at AC 15/12, Deshbandhu Nagar, Baguiati, P.O- Deshbandhu Nagar, P.S- Baguiati, Kolkata- 700059, District North 24 Parganas, State Of West Bengal, represented by its Director namely (1) PAROMITA

AKRABORTY (PAN AEJPC4247G), wife of Basudeb Chakraborty, daughter of Late Amal Chandra Ray @Late Amal Chandra Roy, by faith- Hindu, Nationality - Indian, by occupation- Business, residing at- AC-15/12, Deshbandhu Nagar, Baguiati, P.O- Deshbandhu Nagar, P.S Baguiati, Kolkata- 700059, District North 24 Parganas, State Of West Bengal and (2) JAYEETA RAY (PAN BDEPR0709R), wife of Biswajit Ray, daughter of Late Bhaskar Ganguly, by faith- Hindu, Nationality- Indian, by occupation- Business residing at M/407, Fortune Township, P.O- Kazipara, P.S Barasat, Kolkata- 700124, District North 24 Parganas,- State Of West Bengal. The said Development Agreement was registered on 28/09/2022 Registered in the office of A.D.S.R. Krishnagar and recorded in Book no, I Volume no. _____, Pages _____ to _____ being Deed No. 12462 for the year 2022.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we the PRINCIPALS / LANDOWNERS herein jointly appointing the SAID ATTORNEY HOLDERS as our true authorized and lawful attorneys for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Krishnanagar Municipality, WBSEDCL, Income Tax department authorities under the Town and Country Planning Act, Airport Authority of India , Assurance of Calcutta, District Registrar, Additional District Sub Registrar and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/ registration and sale of flats, Shops, Garage spaces of Developer's allocation.
2. To apply/ obtain electricity, Gas, water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery title deeds concerning the said premises and also other papers and documents as

Kalita Ghosh

may be required by the necessary authorities and to appoint Engineers, Architects and other agents and sub contractor for the aforesaid purpose as the said Attorneys may think fit and proper.

3. To defend possession, manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building/s plans and revised building/s plans for multi storied building/s, deeds, documents and papers in respect of our said premises before the concerned authority or any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises and also to sign and execute deed of amalgamation with other neighbor plot of land.
5. To pay all Municipal and other statutory Taxes, Rates and Charges in respect of the said premises and building/s on our behalf and in our name as and when the same will become due and payable.
6. To appear and represent us before the necessary authorities including the local Municipality, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanctioned plan.
7. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
8. To apply for mutation and to record the name of respective flat/garage/shop/go-down/unit holder/owner of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
9. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle referred to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.
10. To affix sign Board or install any Hoardings on the schedule plot of land in the name of Attorney.

11. To advertise in the newspaper for procuring purchaser for selling the flat/garage/shop/go-down/unit holder in the proposed building.
12. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefore.
13. To enter into agreement for sale for the proposed flat/garage/shop/go-down/unit holder as per Registered Development Agreement, dated 28/9/22 and to receive advance/earnest money consideration in respect of the flat/garage/shop/go-down/unit holder etc. and the proportionate share in the land and/or to hand over the copies of the relevant documents and regard to our title of the premises to such intending purchaser or purchasers as the case may be. It is to be noted that in such case the advance receivable by my attorney will not be demanded by me and at the same time we shall not be liable for any such transaction.
14. To enter in to any Agreement for sale, Memorandum of understanding, Deed of Conveyance and /or any other instrument and document in respect of flats/units, and shop, garage or car parking space within Developers allocation in the said new building in favour of the intending purchaser/s except the area to be retained by the Landowners in terms of this present Development Agreement. To take finance/loan in their names or in the name of intending purchasers from any financial concern by depositing and mortgaging flat/ flats/ units/ shops/ garages from Developers' allocation save and except owners allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum for Understanding and/ or Deed of Conveyance, Deed of Rectification/ Deed of Declaration and/or any other instruments and documents in respect of sale of flat/s, shop/s, unit/s, and/ or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation save and except Owners' Allocation as per Registered Development Agreement. To sign and execute deed of amalgamation with neighbour's plot of land of the scheduled property.
15. To receive the consideration money in cash or by Cheque/draft from the intending purchaser/s for sale or booking of flats/or units or car parking space, shops, and grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.
16. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/ contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's allocation.

- To instruct the Advocate/lawyer for preparing and /or drafting such agreements, instruments, deeds and documents, and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units, shops, garages, car parking space in the said multi storied building/s relating to Developer's Allocation save & except Owner's allocation in our said premises.
18. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
 19. To sign, declare and /or affirm any Plaint, Written Statements, Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
 20. That our Attorneys will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for sale/ Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us in accordance with Developer's Allocation.
 21. For all or any of the purposes hereinbefore stated and to appear and represent us before all concerned authorities having Jurisdiction over the said premises as per the condition mentioned in the said Development Agreement.
 22. The Attorneys will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the Schedule of said Development Agreement.
 23. For all or any of the purpose herein before stated to appear and represent us before all authorities having Jurisdiction and to sign, execute and submit papers and documents.

AND GENERALLY to act of our attorney or agent in relation to all matters touching our said land and on behalf to do all acts, deeds, matters and things as fully and effectually as our, would do if would personally present notwithstanding no special power of Attorney in that particular behalf as contained in these presents.

Kabita Ghosh

we do, hereby ratify and confirm and agree or undertake to ratify and confirm all the acts, matters, deeds, and things whatsoever our said attorney or agents appointed under this power in that hereinabove contained shall lawfully do or cause to be done in the right of or by virtue of these presents including in such confirmations and other these presents including in such confirmations and other works will be the completion of the whole deal/ transaction as per the said Registered Development agreement dated 28th September, 2022.

Schedule of Property

All that piece and parcel of land ad measuring 9 (nine) decimal more or less comprised in R.S. Dag no. 6487 corresponding to L.R. Dag no. 9197 under R.S. Khatian no.5333, L.R. Khatian no.12232/1, 6300/1, 11903/1, 4209/1, 5988/1, & 1000/1 in Mouza- Krishnanagar, J.L.no. 92, Re. Sa no....., present Touzi no. 7, Pargana- Ukhada, P.S- Kotwali, within the local limits of Krishnanagar Municipality, under ward no. 5 formerly 4, Holding no. 152 at premises Jugal Kishor Saha Lane, District Nadia, Pin no 741101, West Bengal which is butted and bounded by :

On the North : land of Krishna Chandra Singh

On the South : land of Sukumar Ghosh & Pradip Ghosh

On the East : 10' wide common passage

On the West : land of Nani Gopal Singh Roy.

IN WITNESS WHEREOF we, the appointer do hereto set and subscribed our hands and seals on the 28th day of September, 2022 (Two Thousand Twenty Two).

SIGNED, SEALED AND DELIVERED

by the appointer in the presence of Witnesses.

1. Biswajit Ray
M-407, Fortune Township
Barasat, Kol-700125

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