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भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES

रु.50

Rs.50

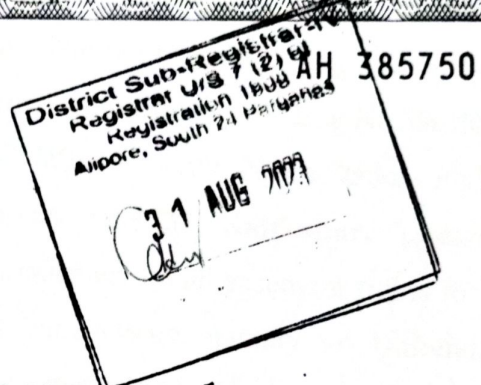


INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

3/10/2023

Q-2002197254/2023
Certified that the document is admitted the registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, WE, (1)SRI ANIRUDDHA MUKHERJEE, (PAN - AGSPM4604J), Aadhaar No.6707 9113 5193, son of Late Asit Kumar Mukherjee, by faith - Hindu, by Occupation - Business, by Nationality Indian, residing at URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, Post Office - E.K.T.P., Police Station - Anandapur, Kolkata - 700 107 AND (2) SRI GAUTAM DEY, (PAN - AHPPD1990G), Aadhar No.6092 6127 3043, son of Sajit Kumar Dey, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Bosepukur Road, Rajpur, Sonarpur, Kolkata - 700 149, hereinafter jointly called and referred to as the "PRINCIPALS (OWNERS)" SEND GREETINGS :

[Signature]
Advocates

For SHELTERCON
Aniruddha Mukherjee
Proprietor

SL. No. Date.
Rs. MR. DEBES KR. MISRA
Name. Advocate, High Court, Cal.
Address. CALCUTTA HIGH COURT, KOL-1

29 AUG 2023

42801

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Allpore Police Court
KOL-27



District Sub-Registrar IV
Registrar D/S 7 (2) of
Registration 1908
Allpore, South 24 Parganas
31 AUG 2023

FOR SHELLERSON

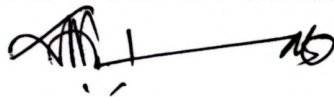
Proprietor

Smriti Bikash Das
Advocate
High Court
Calcutta

WHEREAS by virtue of a registered Deed of Sale dated 04.07.2022 registered in the office of the District Sub-Registrar - IV, Alipore, South 24 Parganas and recorded in Book No.I, Deed No. 1604-07284 for the year 2022, the Parties of the First Part i.e., the OWNERS herein jointly purchased a piece and parcel of net land measuring an area of 03 (Three) Cottahs 15 (Fifteen) Chittacks 23.165 (Twenty three point one six five) Sq.ft. as per present physical measurement togetherwith one tile shed structure measuring an area of 100 (One hundred) Sq.ft. situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, portion of Scheme Plot No.14, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.355, corresponding to L.R. Dag No.356/406, under L.R. Khatian No.821, within K.M.C. Ward No. 109, Police Station- Purba Jadavpur, known as presently KMC Premises No.1537, Kalikapur, Assessee No.31-109-06-7180-0, Kolkata - 700 099, togetherwith all easement rights for a valuable consideration from the previous Land Owner namely Sri Dharendra Kumar Basak Alias Dhiren Kumar Basak, son of Late Banku Bihari Basak, residing at 37, New Santoshpur Main Road, P.S. Survey Park, Kolkata - 700 075, and in the said Sale Deed Confirmed by the Confirming Party namely Sri Biplab Biswas, son of Sri Birendra Biswas, residing at 213, Purbalok, Kalikapur, Post Office - Kalikapur, P.S. Purba Jadavpur, Kolkata - 700 099, sole proprietor of the firm under name and style Messrs Biplab Biswas, having its office at 213, Purbalok, Kalikapur, Police Station - Purba Jadavpur, Post Office - Kalikapur, Kolkata - 700099.

AND WHEREAS thereafter the present Land Owners herein mutated their names in the L.R. Record of Right vide L.R. Khatian Nos.828 and 827, of L.R. Dag No.356/406, Mouza-Kalikapur, J.L. No.20.

AND WHEREAS thereafter the present OWNERS herein have taken the Conversion of their Land (Shali to Bastu) vide Conversion Case Nos.1076/2022

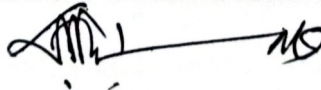


For SHELTERCON
Aniruddha Kumbhakar
Proprietor

(Memo No.51A(C)/1076/283/P/22 dated 09.01.2023 issued in the name of Owner No.1 herein) and Case Nos.1076/2022 (Memo No.51A(C)/1076/284/P/22 dated 09.01.2023 issued in the name of Owner No.2 herein) `

AND WHEREAS so the **OWNERS** herein are now the joint Owners of the entire plot of land measuring an area of **03 (Three) Cottahs 15 (Fifteen) Chittacks 23.165 (Twenty three point one six five) Sq.ft.** as per present **physical measurement** togetherwith one tile shed structure measuring an area of 100 (One hundred) Sq.ft. **situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, portion of Scheme Plot No.14, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.355, corresponding to L.R. Dag No.356/406, under L.R. Khatian No.821,** within K.M.C. Ward No. 109, Police Station- Purba Jadavpur, known as presently **KMC Premises No.1537, Kalikapur, Assessee No.31-109-06-7180-0, Kolkata – 700 099.** it is noted that as per the Ownership of the property the **OWNER NO.1 herein namely Mr. Aniruddha Mukherjee** has the ownership of undivided 70% of the total property and the **OWNER NO.2 herein namely Mr. Gautam Dey** has the ownership of undivided share 30% of the total property and the entire property as described in the **SCHEDULE** and the present **OWNERS/ PRINCIPALS** are in possession and have been enjoying their absolute ownership and possession of the said land as free from all encumbrances.

AND WHEREAS the present **OWNERS/PRINCIPALS** now decided to develop the **SCHEDULE** mentioned property by constructing a Ground Plus Three storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s and Shops or Office, if any in the ground floor, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, has now decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to construct a Ground Plus Three storied building with lift facility upon the aforesaid property as per the sanction building plan to be sanctioned from The Kolkata Municipal Corporation.



For **SHELTERCON**
Aniruddha Mukherjee

Proprietor

AND WHEREAS the Attorney herein as the **Developer** coming to know the facts of such desire of the **OWNERS/PRINCIPALS** herein, have made a proposal for the aforesaid development of the said property before the **OWNERS**. The **OWNERS** after necessary investigation and thorough understanding with the **Developer**, have agreed to develop the said premises. Both the Parties hereto have mutually analyzed, discussed, agreed and now the **Developer** and the **OWNERS/PRINCIPALS** desire to enter into a registered Development Agreement for the construction of a new Ground Plus Three storied building with lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions which has been decided by and between the Parties herein, without involving the **OWNERS** in the matter of the hazards of construction.

AND WHEREAS by virtue of a registered Development Agreement along with Development Power of Attorney dated 31.08.2023, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Deed No. **10815** for the year 2023, the **OWNERS/PRINCIPALS** herein and also the **ATTORNEY** herein entered with each other for the promotion work in the Owners' land as mentioned in the Schedule below. The K.M.C. authority at present desires to get separate Power of Attorney for doing all the acts relating to the K.M.C. matter only and in the said Power of Attorney any sale matter as regards the **Developer's Allocation** shall not be inserted and so the **OWNERS** are compelled to register the separate General Power of Attorney for the KMC matter only in connection with the promotion work of the Owners' property as described in the **SCHEDULE** below in favour of the **Attorney** herein.

AND WHEREAS so we the **PRINCIPALS** herein namely **SRI ANIRUDDHA MUKHERJEE AND SRI GAUTAM DEY**, do hereby nominate appoint and constitute "**SHELTERCON**", (PAN - AGSPM4604J), a proprietorship firm, having its office at 70(23/1), Purbachal Main Road, presently P.S. Garfa, (formerly P.S. Kasba), Kolkata - 700 078 represented by its sole proprietor namely **SRI ANIRUDDHA MUKHERJEE**, (PAN - AGSPM4604J), son of Sri Asit Kumar Mukherjee, residing at **URBANA TOWER-4**, Flat No.0103, 783, Anandapur, Madurdah, Post Office - E.K.T.P., Police Station - Anandapur, Kolkata



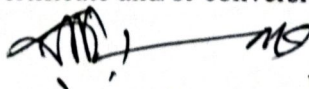
For **SHELTERCON**

Aniruddha Mukherjee

Proprietor

– 700 107 as our Lawful Attorney, on our behalf, on our names to do the following acts, deeds and things:-

1. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices, and in any other Office of Government, in the Office of Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayet or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.
2. To sign verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
3. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate their appointments.
4. To cause mutation of our Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
5. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. Kolkata and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other



For SHEETERCON

Aniruddha Chakraborty

Proprietor

necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. Kolkata as and when necessary on our behalf for the said B.L. & L.R.O. Mutation and also thereafter to do all the acts and sign all the papers in respect of the Conversion matter in respect of our property.

6. To demarcate or delineate our said property that be necessary for the said purpose by virtue of Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered and to sewer any affidavit thereto.
7. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
8. To sign all plans and submit the same before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things and sign all the papers and drawings as may be deemed fit and proper by the said Attorney on our behalf related to the connection of water, drainage and sewerage of our premises.
9. To take electric connection for our said property from the Calcutta Electric Supply for installation of main electric meter and all other sub meters and to do all acts and deeds and things for the said purpose and sign all the papers related thereto.
10. To sign, execute and submit all building Plans, revised plan, D-Sketch plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or addition or alteration of sanctioned plan to be sanctioned and approved by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowners/Principals and to sign completion plan.



For SHELTERCON

Anindita Senhujia
Proprietor

11. To take lift connection for my said property and to do all acts and deeds and things for the said purpose and sign all the papers related thereto
12. To look after control, manage and supervise the said property on our behalf.

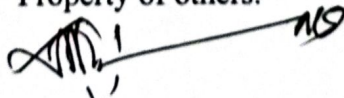
AND to do all lawful acts necessary for the above mentioned purpose and we hereby agree that all acts and deeds and things shall be lawfully done by us said Attorney in conformity with law. We further undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of this Power given by us.

Be it expressly stated that this Power of Attorney does not create constitute or assume any kind of transfer or enjoyment or making profit in favour of the Attorney. This Power of Attorney shall always revocable in nature.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring net land area of 03 (Three) Cottahs 15 (Fifteen) Chittacks 23.165 (Twenty three point one six five) Sq.ft. as per present physical measurement whereon a Ground Plus Three Storied residential building with lift facility shall be erected as per sanction building Plan to be sanctioned by The Kolkata Municipal Corporation after demolition of the existing structure (if any) situated in Mouza - Kalikapur, J.L. No. 20, Touzi Nos.3, 5 and 12, R.S. No.2, portion of Scheme Plot No.14, comprising in R.S. Dag No. 356/406, under R.S. Khatian No.355, corresponding to L.R. Dag No.356/406, under L.R. Khatian No.821, within K.M.C. Ward No. 109, Police Station- Purba Jadavpur, known as presently KMC Premises No.1537, Kalikapur, Assessee No.31-109-06-7180-0, Kolkata - 700 099, Additional District Sub-Registration Office Sealdah, property ZONE is Kalikapur to Kalikapur, and the entire property is butted and bounded by:

<u>ON THE NORTH</u>	:	20'-0" wide common passage;
<u>ON THE SOUTH</u>	:	Scheme Plot No.13;
<u>ON THE EAST</u>	:	Scheme Plot No.12;
<u>ON THE WEST</u>	:	Property of others.



For SHELTERCON

Aniruddha Debbarma
Proprietor

IN WITNESS WHEREOF, WE, the PRINCIPALS herein have hereto signed this Power of Attorney on this the **31st** day of **August**, 2023.

WITNESS:

1. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

1. Aniruddha Deukhujri.
2. ~~_____~~

~~2. Somesh Mishra
High Court
Calcutta~~

SIGNATURE OF THE PRINCIPALS

For SHELTERCON
Aniruddha Deukhujri.
Proprietor

SIGNATURE OF THE ATTORNEY

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared by me in my chamber as per the documents supplied by the Parties herein.

Debes Kumar Misra (Signature)

(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata - 700 086.
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

For SHELTERCON
Aniruddha Deukhujri.
Proprietor