

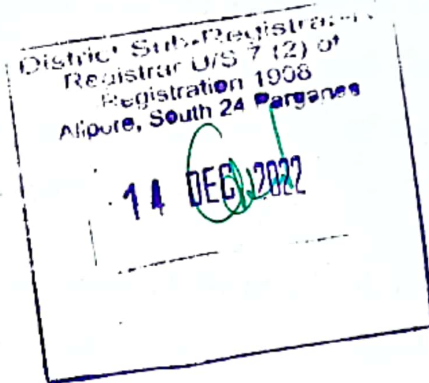
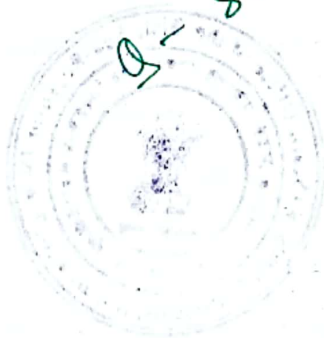
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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14/12/2022

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certified that the document is submitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



Archana Majumdar

### DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, DR. ARCHANA MAJUMDAR, (PAN-AEJPD3540B & Aadhaar No. 6254-0280-4904), daughter of Late Rabindra Chandra Majumdar, by faith Hindu, Indian, by occupation-Medical Practitioner, residing at 30F, Hara Mohan Ghosh Lane, P.O. BELIAGHATA P.S. Beliaghata, Kolkata-700 085, hereinafter referred to as the OWNER/PRINCIPAL send greetings.

WHEREAS by a Deed of Sale, dated 14.03.2013, registered at A.D.S.R.-Sealdah and recorded in Book No.I, Volume No.3, page from 929 to 950, Deed No.0973 for the year 2013, the Owner herein purchased ALL THAT land measuring 6 Cottah 4 Chittak 35 sq.ft. be the same a little more or less, situated at Mouza-Garfa, J.L.No.19, Pargana-Khaspur, R.S. No.2, Touzi No.10, 12,13 comprised in Dag No.2225, appertaining to Khatian No.1732, being KMC Premises No.58/A, Mahendra Mondal Road, Kolkata-700 099, now within the limits of the Kolkata Municipal Corporation, Ward No.106, under P.S. formerly Tollygunge then Kasba now Garfa, Sub-Registry/A.D.S.R. at Sealdah, in the District of south 24- Parganas, from the then lawful Owners (1) Smt. Baby Dey, wife of Sri Prasanta Dey, (2) Miss Jhuma Dey, (3) Miss Soma Dey, both daughter of Prasanta Dey all of 64/5, Garfa Main Road, P.S. Kasba, Kolkata-700075 and Confirming Party Shri Prasanta Dey, son of Late Ram Ratan Dey of 64/5, Garfa Main Road, P.S. Kasba, Kolkata-700075.

AND WHEREAS being the Owner of the said land, the Owner herein mutated her name in the office of the Kolkata Municipal Corporation in respect of the said KMC Premises No.58/A, Mahendra Mondal Road, Kolkata-700 099, Assesse No.31-106-11-0156-5, and also recorded her names in the District Settlement office (B.L. & L.R.O) in respect of the said land, which is recorded as L.R. Dag No.2225 under L.R. Khatian No.2834 in her name in the recent published L.R. settlement records of rights as the absolute owner thereof and also got a building plan sanctioned of the G+III storied building from the Kolkata Municipal Corporation, vide Building Permit No.2015120096, dated 23.05.2015.

AND WHEREAS thus the Owner herein became the Owner of total

land measuring 6 Cottah 4 Chittak 35 sq.ft. be the same a more or less, together with 400 sq.ft. Asbestos shed structure standing thereon, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

**AND WHEREAS** with a view to develop the said land by constructing a building, the owners/principals herein entered into an agreement for development, dated 14.12.2022 registered in the office of D.S.R.-IV Alipore, vide Book No.I, Volume No.1604-2022, Being No.14.667... for the year 2022, with the Developer namely **R.S. CONSTRUCTION**, a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Partners namely (1) **MISS KRITI SAFUI**, (PAN-ERYPS3339M & Aadhar No.4153 9728 9840), daughter of Late Rana Safui, by faith-Hindu, Nationality-Indian, by occupation-Business and (2) **MISS REETI SAFUI** (PAN-JKLPS3714P & Aadhar No.24662972 3566), daughter of Late Rana Safui, by faith Hindu, by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, in respect of the said land as mentioned in the Schedule hereunder written under certain terms and conditions contained therein.

**AND WHEREAS** among other terms and conditions in the said Development Agreement, it is mutually settled and agreed by and between the Owner/Principal herein and the Developer, that the Owner herein will be entitled to get 50% of all constructed area. i.e. the proposed G+III storied building that is entire 1<sup>st</sup> floor, one 3BHK flat on 3<sup>rd</sup> floor, 50% sale proceeds of the common flat on 3<sup>rd</sup> floor (As per plan), 50% of the car parking space, 50% of all available common space in Ground floor & roof which is not in the share of Developer, together

Archana Nayak

with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building and the Developer as well as Attorney herein will be entitled to get save and except the said Owner' Allocation, the remaining 50% of the constructed area of the proposed G+III storied building that is entire 2<sup>nd</sup> floor, 1 3BHK flat on 3<sup>rd</sup> floor, 50% sale proceeds of the common flat on 3<sup>rd</sup> floor, 50% of the car parking space together with the said land with right to use and enjoy the common areas and facilities to be provided in the proposed building will be allotted to the Developer herein.

**AND WHEREAS** for the purpose of construction of the proposed G+III storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, the Owner/Principal herein do hereby nominate, constitute, authorise and appoint the said Developer **R.S. CONSTRUCTION**, a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Partners namely (1) **MISS KRITI SAFUI**, (PAN-ERYPS3339M & Aadhar No.4153 9728 9840), daughter of Late Rana Safui, by faith-Hindu, Nationality-Indian, by occupation-Business and (2) **MISS REETI SAFUI** (PAN-JKLPS3714P & Aadhar No.24662972 3566), daughter of Late Rana Safui, by faith Hindu, by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, as my true and lawful Attorney to do and execute inter alia the following acts, deeds and things.

1 On my behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or

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Archana

consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.

2 To execute, sign and prepare building plan or plans and submit the same to the building Department, K.M.C. upon signing their names on the said plan or plans on my behalf and in my name and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.

3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in my name and on my behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.

4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on my behalf and in my name.

5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.

7 My Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces of Developer's allocation of the proposed building together with undivided proportionate share in the land with the

*Archana Raymond*

intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.

8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by my Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on my behalf.

9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-

*Richa Raygude*

storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as my acts deeds and things as I was personally present and done the same myself.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of the land measuring 6 Cottah 4 Chittak 35 sq.ft. be the same a little more or less together with 400 sq.ft. asbestos shed structure, situated at Mouza-Garfa, J.L.No.19, Pargana-Khaspur, R.S. No.2, Touzi No.10, 12,13 comprised in R.S. & L.R. Dag No.2225, appertaining to R.S. Khatian No.1732 corresponding to L.R. Khatian No.2834, being KMC Premises No.58/A, Mahendra Mondal Road, Kolkata-700 099, now within the limits of the Kolkata Municipal Corporation, Ward No.106, under P.S. formerly Tollygunge then Kasba now Garfa, Sub-Registry/A.D.S.R. at Sealdah, in the District of south 24- Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

On the North : Partly others Premises then 8'ft. wide Common Passage,

On the South : Pre. No.79 & 79/1, Mahendra Mondal Road & partly 12'ft. wide Common Passage,

On the East : partly Pre. No. 126, Mahendra Mondal Road & partly Pre. No. 88, Vivejanand Sarani,

On the West: Partly other building and partly Pre. No.84, Mahendra Mondal Road.

*Ar. Chandra Majumdar*

IN WITNESS WHEREOF I, the Principal/Owner named above, have hereunto set and subscribed my hand on the 14<sup>th</sup>... day of December... 2022.

SIGNED & DELIVERED

In presence of:-

1. *Reeti Sofu*

2. *Prasanna Majumdar* Archana Majumdar.  
*30/F Hara Mohan*  
*Ahosh Condo 185*

PRINCIPAL/OWNER

This Power accepted by me.

R. S. CONSTRUCTION

*Reeti Sofu*  
Partner

ATTORNEY

R. S. CONSTRUCTION

*Kirti Sofu*  
Partner

Drafted by:-

*Reeti Sofu* #460/p

Advocate,









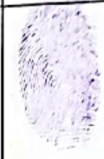


Alipore Police Court,

Kolkata -700 027.




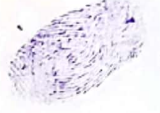









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Name.....  
Signature.....

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	right hand					

Name.. KRITI SAFUI.....  
Signature... Kriti Safui.....

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

Name.. REETI SAKUI.....  
Signature... Reeti Sakui.....

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	left hand					
	right hand					

Name.. ARCHANA MAJUMDAR.....  
Signature... Archana Majumdar.....

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 434953 to 434969

being No 160414691 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.12.19 11:20:24 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/12/19 11:20:24 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

19/12/2022 Query No:-16048003532618 / 2022 Deed No :I - 160414691 / 2022, Document is digitally signed.

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