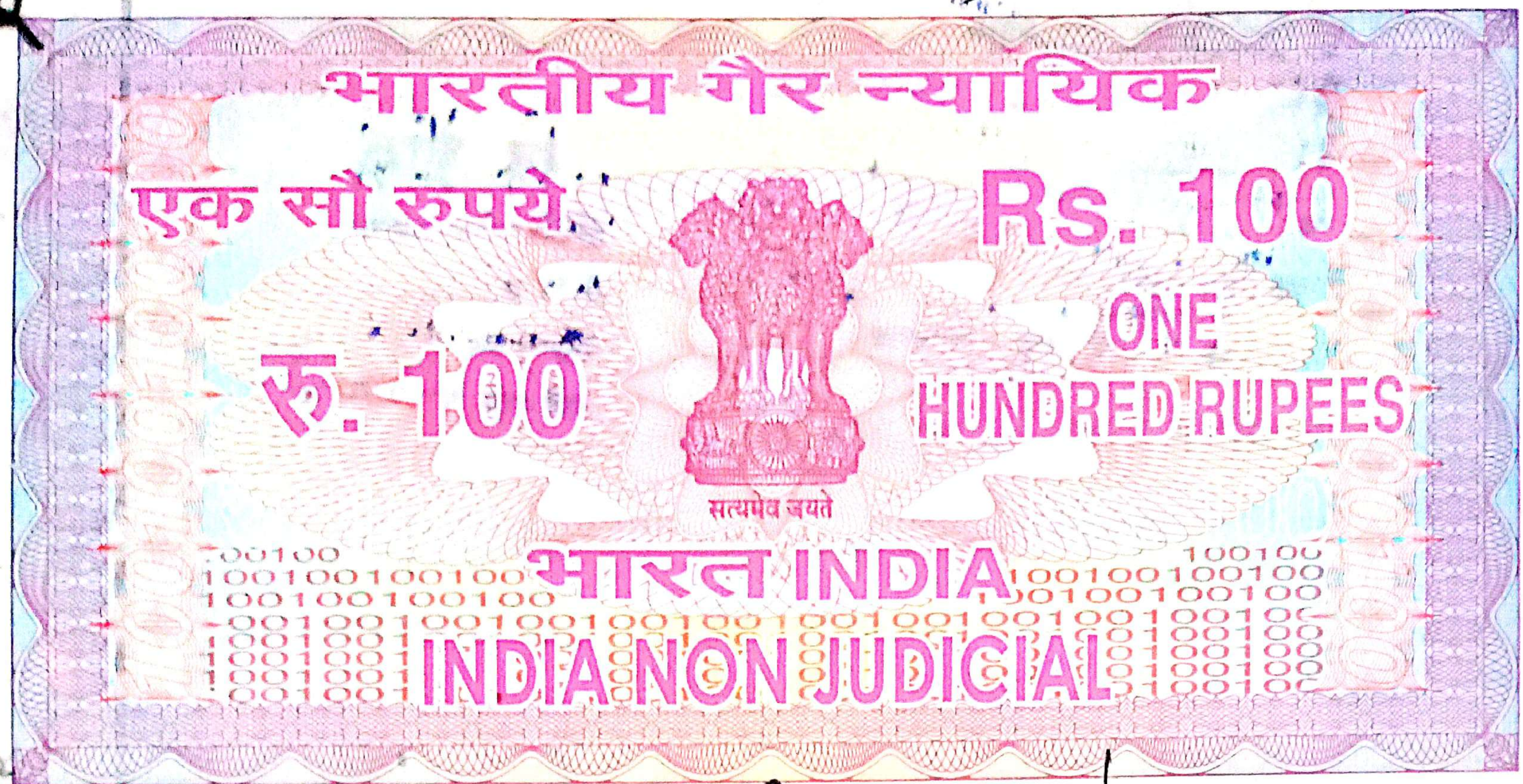


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I-6037/18



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

No. 1-0243790/18

AA 264900

I certify that the document is admitted in  
 registration. The signature sheet / sheets  
 and the stamp sheet / sheets  
 attached with this document are the part  
 of this document.

Registrar U/S. 7(2)  
 North 24-Parganas  
 Barasat  
 (D.S.R.-I)

31 AUG 2018

**DEVELOPMENT POWER**  
**OF ATTORNEY**

Contd.....P/2

Jo deb Koley alias  
 Jo deb Kumar Koley

S. S. ENTERPRISE  
 Sanku Das  
 Partner

S. S. ENTERPRISE  
 Subaran Mondol  
 Partner



KNOW ALL MEN BY THESE PRESENTS shall come I, SRI JOYDEB KOLEY

@ JOYDEB KR KOLEY son of Late Gour Chandra Koley (PAN No. AMEPK8360K), by Nationality – Indian, by Faith Hindu, by Occupation – service all are residing at 58/25, H. K. Sarkar Road, Koley Para, P.O. Talpukur, P. S. Titagarh, Kolkata 700 123 in the District of North 24-Parganas hereinafter jointly called and referred to as the LAND OWNER.

*S. S. ENTERPRISE*  
*Said Partner*  
WHEREAS said Sri Joydeb Koley @ Joydeb Kr. Koley purchased a plot of land measuring about 11 Satak more or less which is lying and situated at Mouza Chanak, L. No. 4, Re. Su. No. 39, Touzi No. 2998, comprised and contained in C.S. Dag No. 733 corresponding to R.S. Dag No. 7276 under R.S. Khatian No. 186 within the local limits of Barrackpore Municipality under P. S. Titagarh in the District North 24-Parganas by virtue of a Registered Sale Deed on 12.02.1977 which was duly registered before A.D.R. Barasat and duly copied in Book No. I, Volume No. 7, Pages from 148 to 152, Being No. 0408 for the year 1977 from Sri Bijali Kumar Chatterjee and Sri Bidyut Kumar Chatterjee.

*S. S. ENTERPRISE*  
*Subarn Mondal*  
*Partner*  
AND WHEREAS said Sri Joydeb Koley @ Joydeb Kr. Koley by way said purchased he became the absolute owner of the plot of land measuring about 11 Satak more or less and he mutated his name before Barrackpore Municipality being Municipal Holding No. 59 (25/1), H. K. Sarkar Road under Ward No. 12 which is morefully described in the SCHEDULE- 'A' hereunder written.

*Joydeb Koley atwari*  
*Joydeb Kumar Koley*

AND WHEREAS I being satisfied and convinced with the capabilities and infrastructure of M/S. S. S. ENTERPRISE having PAN – ADQFS7372A a Partnership Firm having its Office at 142/2, Barasat Road, P.O. Nona Chandanpukur, P.S. Titagarh, District:- North 24-Parganas, Kolkata 700 122, West Bengal, represented by its Partners, 1. SRI SALIL BISWAS (PAN No. AMRPB0576D) son of Late Mahananda Biswas, by Religion Hindu, by Occupation Business, by Nationality Indian, residing at 142/173, Barasat Road, P.O. Nona Chandanpukur, P.S. Titagarh, District:- North 24-Parganas, Kolkata 700122, West Bengal and 2. SRI SUBARAN MONDAL (PAN No. BFYPM7105L) son of Sri Datakarna Mondal, by Religion Hindu, by Occupation Business, by Nationality Indian, residing at Newpukuri (Dakshin), P.O. Newpukuria, P.S. Beldanga, District:- Murshidabad, PIN 743133, West Bengal hereinafter called and referred to as the "DEVELOPER", who are undertaking to make addition and alteration of land and for making construction to developed the same situated in the limit of Barrackpore Municipality being Holding No. 59 (25/1), H.K. Sarkar Road under Ward No. 12 under P.S. Titagarh, Kolkata – 700 123, total area of our afore stated & below First Schedule "A" described landed property, for which we have jointly decided to appoint the partners of the said developers firm **M/S. S. S. ENTERPRISE** and we appoint its partners namely 1. **Sri Salil Biswas** son of Late Mahananda Biswas & 2. **Sri Subaran Mondal** son of Sri Datakarna Mondal, as my/our true and lawful Attorney to represent us / me at all relevant offices, to sign and to execute for to perform all acts and deeds on my / our behalf and represents us everywhere as well as before all the prescribed authority.

S. S. ENTERPRISE  
S. S. Biswas  
Partner

S. S. ENTERPRISE  
Subaran Mondal  
Partner

To J deb Koley alias  
To J deb Kumar Koley

AND WHEREAS for brevity and precision of this agreement following clarifications constituting thereby part of the said joint development agreement which has been made in between me / us and the above named developers M/S. S. S. ENTERPRISE by way of Registered Development Agreement dated 31.8.2018 being Deed No. 6008 for the year 2018 at the office of D.S.R.I Office at Barasat and the same has recorded at the said D.S.R.I Office at Barasat in Book No. I.

Joydeb Koley alias  
Joydeb Kuman Koley

KNOW ALL MEN BY THESE PRESENTS shall come I, SRI JOYDEB KOLEY

@ JOYDEB KR KOLEY son of Late Gour Chandra Koley for developing the below Schedule mentioned plot of land of our Property and to be in our name and on our behalf to do all any of the acts, deeds and things mentioned hereinafter:-

1. To manage the affairs and supervise the construction of a building on our said property in accordance with the plan sanctioned by the Barrackpore Municipality.
2. To renewed or modify the said building plan sanctioned by the Barrackpore Municipality in my/our name and/or on our behalf.
3. To work and supervise the construction of the proposed building or buildings or buildings therein as per plan and for that matter bring, purchase, procure, procure all sorts of building materials, Electrical and sanitary fittings and fixtures and to engage plan markers, designer, architects, engineers artisans, masons, electrician, labors and workmen and to do and such at necessary for the construction.
4. To sign and give notice or notices to any tenant or tenants and other occupiers of the lands and buildings belonging to our estate. Quit and vacate or to repair any

Joydeb Koley alias  
Joydeb Kuman Koley

S. S. ENTERPRISE  
S. S. Saha  
Partner

S. S. ENTERPRISE  
Subashan Mondal  
Partner

damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies open to me in respect thereof and to enter in to any such property or properties with a view to inspecting the same or exercising any right vested in me.

5. To, appear appoint, engage on our behalf pleaders, Advocate / Advocates or solicitors whenever our said attorney shall think fit and proper to do so and to discharge and / or terminate his or their appointment and to compromise, compound, or withdraw cases or be non-suited to refer to arbitration all disputes and differences cases or be non-suited to refer to arbitration all disputes and differences.

6. To sign, verify and file applications for execution of orders of any court of law in connection of my/our property and represent and file any execution petition's for obtaining decrees against any persons if required in respect of my/our below described **Schedule "A" property** and for recovery possession of my/our property from the said judgment debtors and occupiers.

7. To withdraw and receive documents or money from any court office or opposite party either in execution of decree or otherwise and to do all acts that may be necessary in connection with any of such cases.

8. To appear for and prosecute and defend and actions and proceedings to sign all kind affidavit of declaration on my/our behalf and to sign and verify all plaints written statements and other pleadings, applications, petitions or documents to the court to deposit, withdraw and receive documents and any money or moneys from the court or from the opposite party either in execution of the decree or otherwise and on receipt of

*To J deb Koley alias*

*To J deb Kemon Koley*

S. S. ENTERPRISE  
S. S. Ganou  
Partner

S. S. ENTERPRISE  
Subaran Mondal  
Partner

payment thereof to sign and deliver for my/our proper receipts and discharges for the same on my/our behalf.

9. To make, sign and verify all application or objections to appropriate authorities for all and to grant any license, permission or consent, etc. required by law in connection with the management of our property or properties.

10. To appear on my/ our behalf and to singe all papers on my/ our behalf / documents and to apply on my/ our behalf for obtaining sanction, permission, clearance and service connection before the appropriate authorities of Barrackpore Municipality, W.B.S.E.D.C.L, CESC, CMDA, PWD, local and statutory authority and all Govt. Offices and to sign on my/our behalf all necessary forms applications petitions and documents and apply for obtaining permit, License, permanent and/or temporary supply service as may be required for making the building construction habitable.

11. To institute commence, prosecute, convey on or defend or resist all suits and other actions and proceedings to be added as a party or being non-suited or withdraw the same concerning my/our said property or concerning any things in which we may be a party in an court in Civil, Criminal, review or revisional Jurisdiction including special Jurisdiction of the High Court under Article 266 of the constitution of India, before the Supreme Court, before Rent Controller, Income Tax, Sales Tax authorities and all tribunal all Government Offices, Barrackpore Municipality, C.M.D.A, C.E.S.C/W.B.S.E.D.C.L, Police Station and Fire Brigade, B.L. & L.R.O. BKP-II, D.M & A.D.M.L.R office and S.D. L.R.O. - BKP to sign and verify and affirm

Joydeb Koley alias  
Joydeb Kumar Koley

affidavit of declaration on our behalf in all points, submits all reply in written statement, accounts, petitions, to accept service of all summons, notices and other judicial processes, to execute and judgment, decree or order and to appoint and engage any solicitor, Advocates and to sign and execute any Vokatnama of other authority to act and plead on my/our behalf.

12. To empower to receive from intending purchaser or purchasers any earnest money and/or advance or advances as also the balance of purchase money on

completion of such sale or sales and to give valid receipt and empower to credit our consideration in my/our account on my/our behalf.

13. To empower to sign, execute all Sorts of Declaration undertaking Indemnity and other bonds and also affirmed any Affidavit declarations on my/ our behalf for obtaining the sanction of the building plan and/or further renewal and/ or' modification of the sanctioned building plan and for getting electricity and water services line from the appropriate prescribed authorities on my/ our behalf.

14. To commence, present endorse defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters relating to the said proposed building on my said premises or any part thereof and to appear and for represent me/us on my/our behalf in all Courts of Government Authorities as the as the case may be signing Vokatnama, appointing any Advocates/ legal practitioners and paying their fees and to signing the Plaints, Petition for and on my/ our behalf thereby protecting my our property as well as the said to be proposed building construction and for any part thereof for myself our self and on my/our behalf.

Jogdeb Koley alias  
Jogdeb Kuman Koley

Partner

Savitri Devi

S. S. ENTERPRISE

Partner

Svbaran Mondol

S. S. ENTERPRISE



15. To present any such documents, deed of conveyance or conveyances for registration to admit execution and on receipt of consideration singe & execute & presented for registration before the Additional District Sub-Registrar office at Barrackpore or District - Regtstrar office at Barasat & Registrar of Assurances Kolkata, having authority for and to have the said deed of conveyance registered and to do all acts, deeds and things which my said attorneys shall be consider necessary for conveying the said property to the said purchaser as fully and effectually in all respect as I/we could do the same myself/our self.

S.S. ENTERPRISE  
Savitri Ghosh  
Partner

16. To enter upon the said property either alone or along with other for the purpose of inspection for and for supervision and to manage all the work constructional of my/our said below described property and for that purpose he/they can make the construction of boundary wall over my/our below describe schedule property for the interest security measure.

17. To negotiate any terms for and to agree to and enter into and conclude any kind of agreement for sale in respective of developers allocated shares or portions only which has specifically stated in the Third Schedule of the said registered Development Agreement dated 31.8.2018.

S.S. ENTERPRISE  
Subarna Mondal  
Partner

18. To receive any advance money by cash or by cheque, from the intending purchasers against the sale of developers allocated portion and / or shares and to give proper and discharge valid receipt for the same and used the said money for the construction of a Multi-storied building over our below described Schedule Property as in terms and condition of the said registered Development Agreement dated

To Jdeb Koley alias  
To Jdeb Kuman Koley

. 2018 and for all developments works of constructional costs & other expenses.

19. To sign and execute all other deeds, instruments and assurances **except the Owner's allocated portion of Garrages**, which my/our attorneys will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for me/us, if we are / I personally present.

20. To appear and represent me/us before all the aforesaid concerned authorities' office and parties as may be necessary in connection of our below described schedule property for development by making multistoried construction on my/our behalf.

21. To execute and sign all such papers & documents ,sale agreements and to signee any deed of conveyance / conveyances only for the developers allocated portion / shares, which will be required and / or may be deemed proper for or in relation to all or any of the matter or purpose of development my / our aforesaid and below described schedule property hereunder written.

22. To do all other lawful acts and things in connection with the case as effectually as I / we could do the same as if, I/we are personally present. And to do all act and

things whatever my/our said attorney shall lawfully do, I/we do hereby agree to ratify and confirm.

23. To do Generally all such acts, deeds and things according to Law on my/ our behalf concerning relating to or in any manner connected with the said premises by virtue whereof we / I / myself could have done if personally present and we/I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys do or cause to be done in and about the said property as aforesaid by virtue thereof. In no event the said attorney shall them any liability on account of or in the name of land lord.

Jo Deb Koley alive  
Jo Deb Kumon Koley

Partner  
S. S. ENTERPRISE  
S. S. ENTERPRISE  
Subaran Mondal  
Partner

24. That these present power of Attorney will remain in force / effect till the date of complete the sales proceeds only for the developers allocated shares of all the flats, commercial space and garages at the newly constructed multi storied building over my / our below described FIRST SCHEDULE "A" property as in terms of the said registered Development Agreement dated 31 . 8 . 2018, Being deed No. 06008 for the year 2018.

Subarna Mondal

25. And I / we do hereby ratify and agree to ratify all such acts, deeds or thing as my/our said Attorney to do act on my / our behalf and/or our/my Attorney may lawfully do and/ or done and act by virtue of these presents.

S. S. ENTERPRISE  
Said Partner

**SCHEDULE- A**

**(Description of Property)**

**ALL THAT** piece and parcel of land measuring an area about 11 Satak more or less which is lying and situated at Mouza Chanak, J. L. No. 4, Re. Su. No. 39, Touzi No. 2998, comprised and contained in C.S. Dag No. 733 corresponding to R.S. Dag No.

7276 under R.S. Khatian No. 186 within the local limits of Barrackpore Municipality being Municipal Holding No. 59 (25/1), H.K. Sarkar Road under Ward No. 12 under S. Titagarh in the District North 24-Parganas and the said property is butted and

S. S. ENTERPRISE  
Subarna Mondal  
Partner

bounded by:

**ON THE NORTH** : By Part of Dag No. 7276.

**ON THE SOUTH** : By Part of Dag No. 7276.

**ON THE EAST** : By Part of Dag No. 7276.

**ON THE WEST** : By Tustho Kala & others.

To Jdeb Koley alias  
To Jdeb Kuman Koley

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands on the 31<sup>st</sup> August, 2018 (Two thousand eighteen).

**SIGNED, SEALED AND DELIVERED**

in presence of:

WITNESSES:

1. Binwajit Koley.  
Koleypara Barrackpore

2. Samir Barua  
Barua -

Jyotdeb Koley alias.  
Jyotdeb Kuman Koley

\_\_\_\_\_  
SIGNATURE OF THE EXECUTANT

S. S. ENTERPRISE

S. S. ENTERPRISE

Saikat Ghosh

Subarna Mondal  
Partner

Partner

\_\_\_\_\_  
SIGNATURE OF THE ATTORNEY

Drafted by me :

Mithu Ghosh

MITHU GHOSH

Advocate

Barrackpore Court

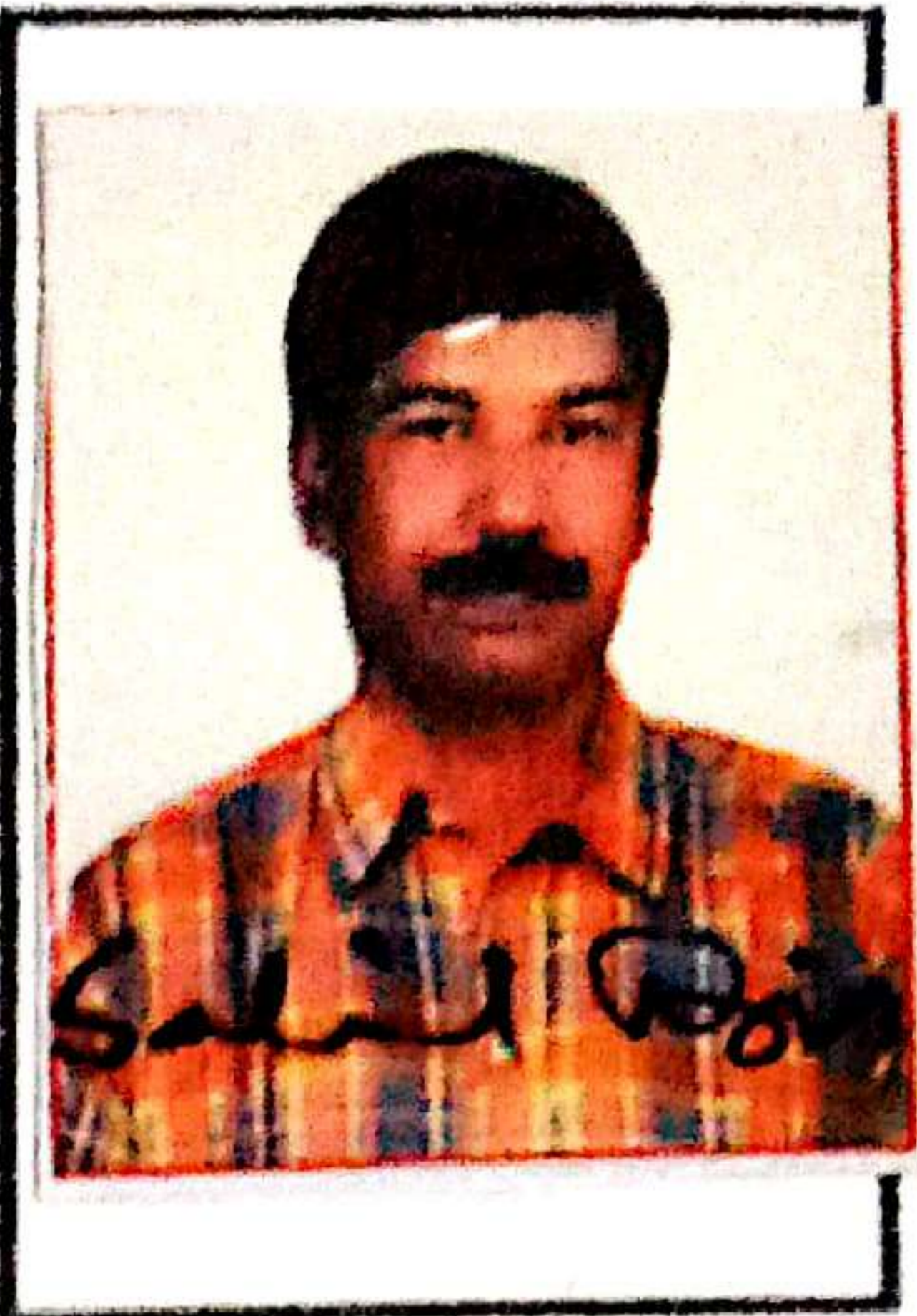
Enrollment No. WB-497/2000

Typed by me :

**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS  
D.S.R.-BARASAT & R.A.-KOLKATA**

**STATUS : PRESENTANT**

**LEFT HAND FINGER PRINT NAME** SALIL BISWAS



**RIGHT HAND FINGER PRINT**

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

**SIGNATURE** .....

**LEFT HAND FINGER PRINT NAME** SUBARAN MONDAL



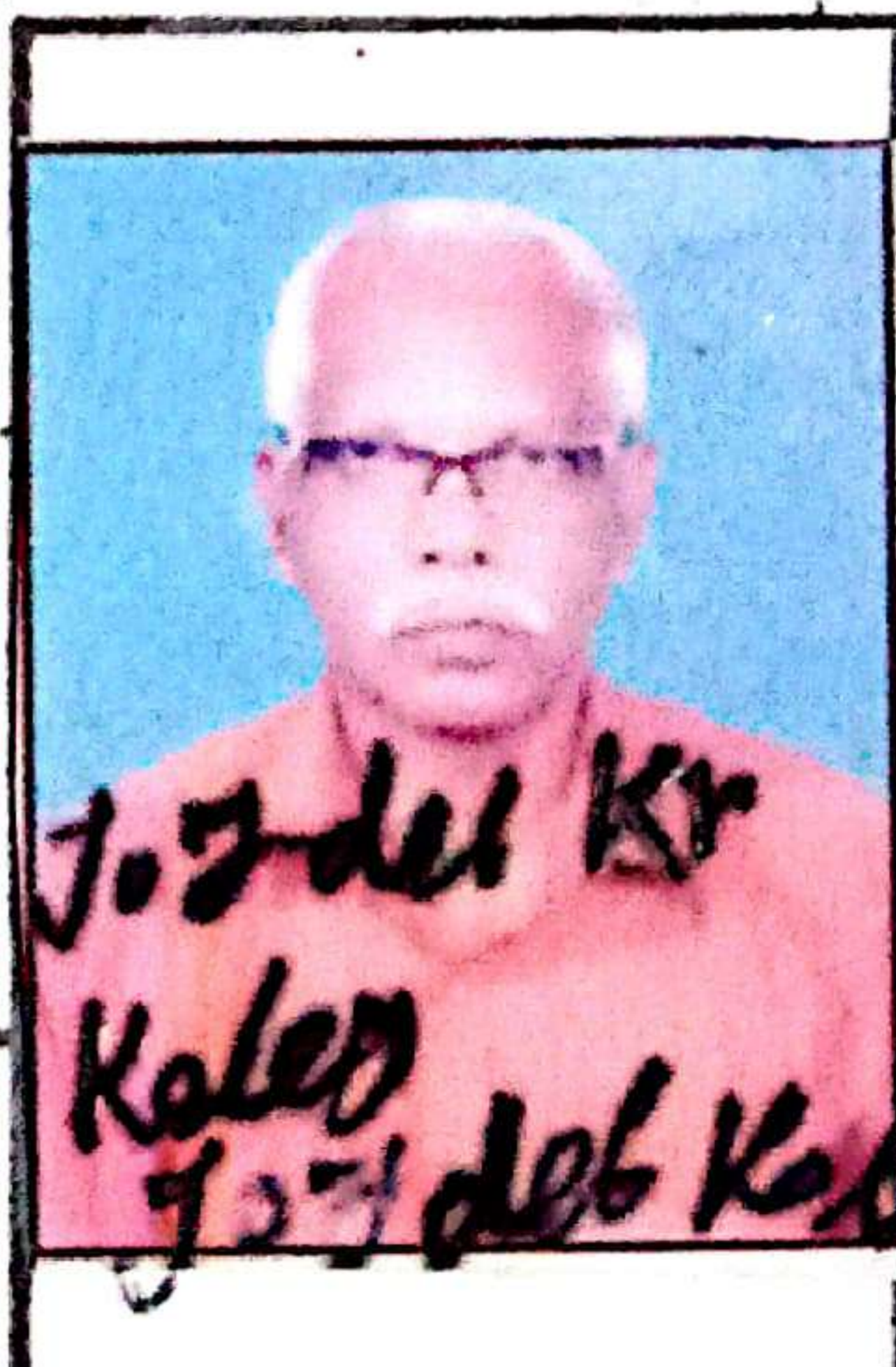
**RIGHT HAND FINGER PRINT**

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

**SIGNATURE** Subaran Mondal

**LEFT HAND FINGER PRINT NAME** JOYDEB KOLEY @ JOYDEB KR. KOLEY



**RIGHT HAND FINGER PRINT**

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

**SIGNATURE** Joydeb Koley Joydeb Kumar Koley

**LEFT HAND FINGER PRINT NAME** .....

LITTLE	RING	MIDDLE	FORE	THUMB

Space for Photo

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2018, Page from 164762 to 164787  
being No 150106037 for the year 2018.



Digitally signed by SUJATA TARAFDAR  
Date: 2018.09.11 16:34:16 +05:30  
Reason: Digital Signing of Deed.

S.P.

(Sujata Tarafdar) 9/11/2018 4:34:06 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)