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AG 741208

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

District Sub-Registrar-III
Alipore, South 24-parganas

11 MAY 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we (1) SMT. CHANDANA DAS, (PAN – ADZPD1331M), AADHAAR NO. 8397 9666 8791, wife of Late

Contd.....2.

22 APR 2022

042923

No.....Rs.-100/- Date.....

Name: **B.C. LAHIRI**
Advocate

Address: Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs.(S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27
Vendor:.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS.,ALIPORE
11 MAY 2022

Shyamal Das,
P.O. Sonarpur
Subhargom, Waterfall
P.O. - Subhargom,
P.S. Sonarpur
Kolkata - 700147
Bm

Sudhanya Chandra Das, by faith- Hindu, by Nationality – Indian, by occupation - Housewife, residing at 80, P. Majumder Road, P.O. Haltu, P.S. Kasba, Kolkata – 700 078, District- South 24 Parganas, **(2) SRI SUDIP KUMAR DAS, (PAN- ADPPD1182J), AADHAAR NO. 5908 5433 1080**, son of Late Sudhanya Chandra Das, by faith- Hindu, by Nationality – Indian, by occupation - Business, residing at 80, P. Majumder Road, P.O. Haltu, P.S. Kasba, Kolkata – 700 078, District- South 24 Parganas and **(3) SMT. MALLIKA SARKAR, (PAN- ACUPD7217L), AADHAAR NO. 5403 8793 9501**, wife of Sri Niloy Sarkar and also daughter of Late Sudhanya Chandra Das, by faith- Hindu, by Nationality – Indian, by occupation - Housewife, residing at 3rd Floor, 13A, Vivekananda Sarani, P.O. Haltu, P.S. Survey Park, Kolkata – 700 078, District- South 24 Parganas, do hereby constitute, nominate and appoint **SRI PATIT PABAN PARICHHA, (PAN- AJKPP5051H), AADHAAR NO. 6255 3848 8689**, son of Late Ramesh Chandra Parichha, by faith-Hindu, by occupation- Business, By Nationality – Indian, residing at 13A, Vivekananda Sarani, Garfa Doctor Bagan, P.O. Haltu, P.S. Survey Park, Kolkata – 700 078, District- South 24 Parganas, sole Proprietor of **P.P. PARICHHA & ASSOCIATES**, a Proprietorship concern having its registered office at 16/2, Vivekananda Sarani, Garfa Doctor Bagan, P.S. Survey Park, Kolkata – 700 078, to be our lawful Attorney in respect of our landed property mentioned in the schedule hereunder written and we do hereby authorise and empower or said Attorney

to do execute and perform all acts, deeds and things in our names and on our behalves that is to say:-

1. To work, manage, control supervise the management and develop our landed property as mentioned in the schedule hereunder written and to use the same for construction purpose of an ownership apartment/building thereon as per sanction plan of the Kolkata Municipal Corporation at the costs of said Attorney.
2. To sign, apply for and obtain connection for Electricity and/or Gas/Water and/or sewerage/ or drainage and/or to make alternations and/or close down and/or have disconnected the same to the respective authority or authorities having jurisdiction for sanctioning the same. Also to sign on building plan, drainage plan, sewerage plan, water sanction plan and to sign and submit the completion certificate, occupancy certificate etc. before the Kolkata Municipal Corporation or respective authority or authorities.
3. To raise construction the building at the said premises according to the sanction building plan which will be sanctioned by the Kolkata Municipal Corporation for construction of G + 3 storied building also to prepare and/or get prepared plans for any modifications, additions, alterations, amendments to the sanctioned plan and revisions, amendments to the sanctioned plan and revision thereof and to submit

the same with the Kolkata Municipal Corporation and/or all and/or any authority or authorities having jurisdiction for sanctioning the same and to have the same sanctioned and/or modified and/or altered and/or amended and/or revised and in connection therewith to make necessary applications, sign, execute and deliver necessary plans, drawings, sketches, elevations, appendices, annexure addendums, declarations, writings, affidavits, deed of gift applications, papers and documents and give undertakings, pay fees, claims, refund, received and acknowledge refund, obtain sanctions and such other orders and permissions as be expedient.

4. To apply for and obtain such permission or permissions as be necessary for obtaining steel, cement, bricks and other construction materials and construction equipment and to acquire the same.
5. To pay Municipal rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or new building to be constructed thereat.
6. To warn off, prohibit and if necessary proceed against all trespassers at the said premises or any part thereof and to take appropriate steps whether by action or otherwise and to abate nuisances.

7. To advertise, negotiate on terms for sale of flats and car parking spaces of the proposed **G + 3** storied building to be raised and/or constructed on the land in **K.M.C. Premises No. 147, Purbachal Kalitala Road, Ward No. 106**, P.O. Haltu, P.S. formerly Kasba now Garfa, Kolkata – 700 078, District- South 24 Parganas K.M.C. Ward No. 106, with undivided proportionate share in the land in the said premises except Owners' Allocation i.e. flats and car parking spaces on the Schedule land with undivided proportionate share of the ultimate roof together with all other easements and common areas and facilities being our allocation in the said proposed building which are reserved for us as per registered Development Agreement dated **11.05.2022** made between ourselves and our said attorney which was registered in the office of the D.S.R. III, Alipore, South 24 Parganas and recorded in Book No. I, Being No. 160306977, for the year 2022..
8. To enter into agreement with intending purchaser or purchasers for sale of flats or other spaces in Developer's Allocation and to execute such Agreement and to receive from intending purchaser or purchasers all earnest money and advance or advances as also the balance of purchase money on completion of such sale or sales of Developer's Allocation, as per registered Development Agreement dated **11.05.2022** made between ourselves and our said attorney and to give valid receipt.

Patid Paban Panchab

9. To sign, execute and present any such deed or deeds of conveyance for registration in respect the said flats and other spaces with proportionate undivided share in the land with the right of common user of common space of Developer's Allocation and to admit their respective executions and acknowledge receipt of consideration before the District Registrar, Sub-Registrar and Registrar of Assurance, Kolkata having authority for and to do all other acts, deeds and things which our said attorney shall consider necessary for the same.
10. To sign, execute, enter into modify, cancel, alter draw, approve, present for registration and admit, execution of all papers, deeds, deeds of conveyance and documents in connection with the said premises and/or any building to be constructed thereon or any part or portion thereof in so far as the Developer's Allocation as per registered Development Agreement, made between ourselves and our said attorney.
11. To appear before any Notary Public, Registrar of Assurances, District Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, and/or other jurisdiction and to acknowledge and present for registration and register and have registered and perfected all deeds, documents, instruments and

writings executed signed or made by Attorney by virtue hereof, in so far as the Developer's Allocation as per registered Development Agreement, made between ourselves and our said attorney.

12. To apply for and such certificate and/or permission and/or clearance including certificate and/or permissions under any law relating to land and/or building (both Urban and Rural) or under the Income Tax Act or under any other law or laws for the time being in force as may be required for more fully effectuating these presents.
13. To prepare, sign, declare, affirm and file declaration statements applications and/or other documents and writings and papers in any way connected with the holding, possessing or otherwise dealing with the premises before any appropriate authority or authorities having jurisdiction and as may be required under any law of laws for the time being in force.
14. To represent us in any of the Municipal Offices, Office of Ceiling on Urban land, Revenue Offices, Police Departments and Thanas, Reserve Bank of India or any other relevant office or offices before any authority or authorities or society or body corporate or other person for any purpose concerning the premises and/or its Development and as may become necessary for fully effectuating all and/or any of the powers herein and hereby conferred.

15. To ask, demand, recover and receive of and from all and every person or persons, body or bodies (politics or corporate) or any authority including Govt. and/or local bodies whomsoever concerned all and/or every sum or sums of money including dues, duties, interest, construction costs, deposits, loans, compensations, electricity charges, maintenance charges and/or at any other money or moneys which shall belong to or become payable in respect of the permissible or any part of portion thereof or any building to be constructed thereat.
16. To sign, execute and register all sorts of building plan and other plans, declarations, undertakings, indemnity and other bonds, deed or gifts in favour of the Kolkata Municipal Corporation and affirm affidavit necessary for sanction of the building plan or any modifications thereof for construction of building on the said property.
17. To plan, design, work, manage and control, construct and supervise the construction of the building at the said premises according to the plan which will be sanctioned by the competent authority (ies) and to manage, control, possess, supervise and maintain all the movable and immovable properties on the said land within the field of the development agreement and also to collect maintenance charges from the flat owners.

18. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or in any way relating to or concerning the premises and refer to arbitration abandon submit to judgement or become non suited in any such actions or proceedings and aforesaid before any court of law.
19. To sign, declare, and/or affirm any complaints, written statements, petitions, consent petitions, affidavits, warrant of attorney, memorandum of appeals or any other documents and papers in any proceedings now pending or any in future be instituted in any way concerning or relating to the aforesaid premises.
20. To deposit and/or withdraw fees and/or documents and/or money in and from any court or court and to give valid receipts and discharges therefore.
21. To retain and employ Architects, engineers, surveyors or other person or persons for the better doing and more effectually executing the powers and authorities of the Authority in terms hereof and to terminate their appointment.

AND GENERALLY the attorney shall have the power to do all such acts, deeds matters and things on our behalves and in any way concerning or

relating the premises and/or any building to be constructed thereat by virtue hereof as we could have done personally.

THE SCHEUDLE OF LAND ABOVE REFERRED TO :

ALL THAT piece and parcel of Bastu land measuring more or less **6 Cottahs 13 Chittacks 31 Sq.ft.** together with RTS measuring 200 Sq.ft. standing thereon, lying or situate in the District of then 24 Parganas now South 24 Parganas, Pargana- Kalikata, Sub- Registry Office then Alipore, now A.D.S.R. Sealdah, D.S.R. Alipore, Police Station formerly Tollygunge thereafter Kasba now Garfa, of Mouza – Kasba, previously under Kasba Dhakuria Anchal Panchayet then Jadavpur Municipality at present within the Kolkata Municipal Corporation Ward No.106, Touzi No. 145, R.S. No.233, J.L. No. 13, comprised in R.S. Dag No. 4283, appertaining to R.S. Khatian No. 437, under L.R. Dag No. 4283, appertaining to L.R. Khatian No. 3412, 3413 & 3414, presently known as **K.M.C. Premises No. 147, Purbachal Kalitala Road, Ward No. 106**, P.O. Haltu, P.S. formerly Kasba now Garfa, Kolkata – 700 078, District- South 24 Parganas and Assessee No. 311061501476, which is butted and bounded by:-

North : 10 feet wide K.M.C. Road,
South : 10 feet wide K.M.C. Road,
East : 13 feet wide K.M.C. Road,
West : Premises No. 129/3G & 129/1D, North Purbachal Kalitala Road.

IN WITNESS WHEREOF, we, have hereunto set and subscribed our hands
on this the 11th day of May, 2022.

WITNESSES :

1) Kartick Majumder
11, Avenue South
Kolkata - 700075.

Indro Kumar Das
Mallika Sarkar
Chandrasekhar

SIGNATURE OF THE EXECUTANTS

I accept this Power of Attorney

2) Shyamal Gayen
Sudhansu Matipally
Kolkata - 700144

P. P. PARICHHA & ASSOCIATES
P. P. Parichha
Proprietor

Constituted Attorney

Drafted by:

Parichha, Chaitanya
Advocate W/A 383/23,
Alipore Criminal Court
Kolkata - 700 027.

Typed by:

S. Gayen
Shyamal Gayen
22, Janata Road,
Kolkata - 700 075.

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME CHANDANA DAS

SIGNATURE Chandana Das

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME MALLIKA SARKAR (DAS)

SIGNATURE Mallika Sarkar

PRESENTANT/
EXECUTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SUDIP KUMAR DAS

SIGNATURE Sudip Kumar Das

PRESENTANT/
EXECUTANT



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Left Hand					
Right Hand					

NAME PATIT PABAN PARICHA
SIGNATURE Patit Paban Paricha

PRESENTANT/
EXECUTANT



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Left Hand					
Right Hand					

NAME _____
SIGNATURE _____

PRESENTANT/
EXECUTANT

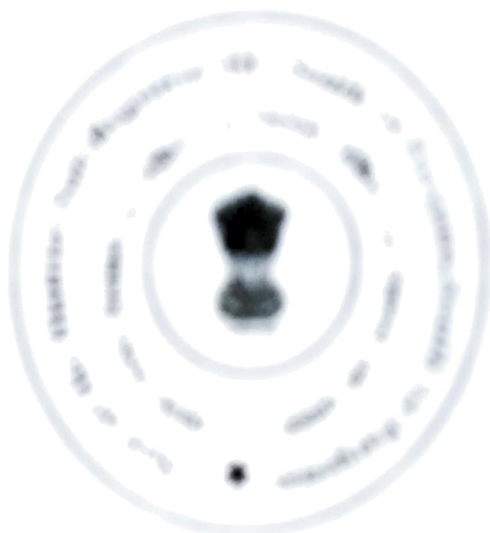


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Left Hand					
Right Hand					

NAME _____
SIGNATURE _____

Certificate of Registration (2022) issued to you with ID
Registration - 1234

Address - 1234 Main St, City, State, ZIP
Valid to 12/31/2025 for the year 2022.



1234 Main St
City, State, ZIP
Phone: 123-456-7890

Document ID: 12345678901234567890
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Valid through

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