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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

064344

District Sub-Registrar-II
Alcure, South 24 Parganas

27 JUN 2019

~~GENERAL~~ **POWER OF ATTORNEY** AFTER REGISTERED
DEVELOPMENT AGREEMENT

NOW KNOW BY THESE PRESENTS THAT I, SMT. ANJALI DEY,

Pan Pan card no. AIKPD8041Q, Ph no. 9831311894,, wife of late Sambhunath Dey, by faith a Hindu, by occupation House wife, residing at Premises no. 188, Banomali Banerjee Road, Haridevpur, Writers Para, P.S & P.O Haridevpur, Kolkata- 700082, am the sole, absolute and exclusive owner of **ALL THAT** piece and parcel of land measuring 6(Six) Cotthas 15 (Fifteen) Chittacks be the same or a little more or less with a two storied residential building standing thereon lying, situate at Mouza Sirty, under collectorate Touzi no. 8, Khatian no. 118. Dag no. 723, R.S no. 29, J.L no. 11, being present Municipal Premises no. 188,

Anjali Dey

14 MAR 2019

Sl. No. 3123 Dt. _____ Rupees **50/-**
SHIVAPRIYA MAJUMDAR
Address. BLOCK-REVATI, FLAT NO. B-1
NEELACHAL ABBEY
P.O. RR. RAJDANGA GOLD PARK
KOLKATA-700107
Vendor. Jey

Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27



District Sub-Registrar-II
Alipore, South 24 Parganas

*Shivapriya Majumdar
Advocate
S/o. late K.K. Majumdar
Alipore Indus Court
KOL - 700027*

27 JUN 2019

Banomali Banerjee Road, Haridevpur, Writers Para, P.S & P.O Haridevpur, Kolkata- 700082, under Ward no.115, within the jurisdiction of the Kolkata Municipal Corporation, District 24 Parganas South more fully described in the schedule hereunder written and with a view to develop my aforesaid property by construction of multi storied building comprising flats, car park etc I have entered into a Development Agreement registered in the office of D.S.R-II, Alipore and recorded in Book no.-I, Volume no. 1602-2019, from pages 124347 to 124389, being no.160203507 for the year 2019, with M/S PAL & SHAW ENTERPRISE and now in term of the said Development Agreement to enable them to commence the project and for better management of my aforesaid property I HEREBY, appoint authorize M/S PAL & SHAW ENTERPRISE, ((Pan card no.AASFP6270F) a Partnership Firm having its office at 6/6, Chan-der Village Road. P.O- & P.S-Haridevpur, Kolkata - 700082, being represented by its Partners namely, 1) *Sri Uttam Kumar Shaw*, (Pan card no.DEJPS5608E) Ph no.9123890233, son of Jagadish Chandra ~~Shaw~~ by faith a Hindu, by occupation-Business, residing at Premises no. 6/6, Chan-der Village Road. P.O- & P.S-Haridevpur, Kolkata - 700082. 2) *Sri Chanchal Pal*, (Pan card no.AKHPP1767C) Ph no.7980490763,, son of late Sekhar Ranjan Pal, by faith a Hindu, by occupation-Business, residing at Premises no. 71, M.G. Road, P.O- & P.S-Haridevpur, Kolkata -700082 as my true and lawful attorney, for me and in my name and on my behalf, to do and execute all or any of the following acts, deeds and things that is to say:

2. To approach all concerned authorities under the Urban Land (Ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption u/s 20 of the said Act in respect of the properties if necessary for the purpose of development and/or redevelopment of the said properties and for that purpose to sign such applications, papers, writings, under taking etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeal from any order of the competent Authority and /or any other authority made under the provisions of the said Act in connection with the said properties.

3. To enter upon the said properties for the purpose of commencing construction work on the said properties and for that purpose of demolishing the existing structures standing on the said properties and erecting new structure thereon.

4. To supervise the development work in respect of the building on the said properties and to carry out and/or to get carried out through contractors, sub-contractor and/or departmentally and/or such manner to determined by the said Attorneys, construction of the structures on the said properties in accordance with the plans and specifications mentioned by the Calcutta Municipal Corporation and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of West-Bengal, The Kolkata Municipal Corporation, Town Planning Authorities, Kolkata Police Authorities, Kolkata Fire

fighting authorities and/or other concerned authorities, in that behalf for the time being.

5. To carry on with all concerned authorities and bodies including the Govt. of West Bengal in all its departments, Kolkata Municipal Corporation and/or Town Planning Department and other concerned authorities (in connection with the Development of the Development of the said properties).
6. To appear and represent us by before all related concerned authorities and parties as may be necessary in connection with the development of the said properties as aforesaid.
7. To appoint from time to time Architect Structural Engineers, contractor and other personal and workmen for carrying out the development of the said properties as also construction of building thereon and to pay their fees, consideration money, salaries and/or wages.
8. To pay various deposits to the Kolkata Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said properties and construction of the structures thereon.
9. To approach the Hydraulic Engineer City/Town Engineer and authorities and officers of the Kolkata Municipal Corporation for the

purpose of obtaining various permission and other services and connections including water connection for carrying out completing of building thereon and also to obtain water connection and service connection to the building constructed.

10. To execute in favour of C.E.S.C. Ltd., and/or Kolkata Corporation a lease in respect of any portion of the said properties for the purpose of enabling the Kolkata Municipal Corporation and C.E.S.C. Ltd., for the supply for Electricity to the said proposed Building/s.

11. To make necessary representations to Calcutta Electricity Supply Corporation and other concerned authorities for obtaining electric power for the said properties and the Building constructed thereon.

12. To apply from time to time for modification of the Building plan in respect of the building to be constructed on the said properties.

13. To apply for and obtain water connection for the building to be constructed on the said property and occupation and completion certified in respect of the said building or any part or parts thereof from the Kolkata Municipal Corporation and other concerned authorities.

14. To give such letter and writing and/or undertaking as may be required from time to time by the Kolkata Municipal Corporation and/or other concerned for authorities for the purpose of carrying out the

development work in respect of the properties as also in respect of the construction work of the building thereon and also for obtaining occupation and/or completion certificate in respect of the said building or any part or parts thereof.

15. To give necessary letters, writings and undertaking to the Kolkata Municipal Corporation, Fire Brigade Dept. for occupying the said building and/or obtaining necessary "NO OBJECTION" Certificate from the said Departments in connection with the said building/s.

16. To approach the Kolkata Municipal Corporation and all concerned authorities for the purpose of construction in the said properties and/or structures thereon from reservation, if any.

17. To approach the West Bengal Government in all its departments as also the Kolkata Municipal Corporation and all other concerned authorities for the purpose of obtaining necessary "NO OBJECTION" Certificate and/or permission and/or sanction in regard to the carrying out the construction of the said building and completion certificate in connection with the running and establishing units thereon.

18. To do all other acts, deeds, matters and things in respect of the said properties including represent before and correspond with the Calcutta Municipal Corporation and other concerned authorities for any matter relating to the sanctioning of the plans, obtaining the floor space index

(FSI) for the construction proposed to be carried out the said properties and many other matters pertaining to the said properties.

19. To sign and execute all documents, forms, building plans etc, specifications, papers, Deeds, Affidavits to the Kolkata Municipal Corporation including all its departments or any other authorities for the purpose of getting the Building plans and Commencement Certificate sanctioned and/or revalidated and to give such other applications, writings, undertakings as may be required for the purpose of the developments of the said properties.

20. To apply to the controller of cement and steel and any other authorities for the of making applications for cement and steel and other material as per requirement and procure the same and for that purpose to give such undertakings or execute such documents and applications as to correspond with and do such other acts, matters and things as the Attorneys may think fit and proper for the purpose of developing the said properties.

21. To execute from time to time agreement for sale or other agreements on ownership basis of such flats, or car parking spaces and sell or dispose of all or any of the flat or flats and car parking space in respect of the Developer's area only, that may be constructed on the said properties on ownership basis and/or in any other manner that may be thought fit by the said Attorneys at the price of or the amount that the said attorneys may

think fit and proper and sign, execute and lodge the document or documents for registration and admit the execution of any such document or documents before any registering authority. To collect and receive of and from the occupants or purchasers of such flat or flats and parking spaces that may be payable by such aforesaid person or persons in respect of developer's allocation only.

22. Generally to do and perform all acts, deeds, matters, and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectual as I could in persons do.

23. To appoint pleaders, solicitors, advocates, Attorneys or lawyers to appears and act in any Court of Law or before any Revenue or other officer/s of any State Govt. or Local Authority and to revoke such appointment and to substitute any other in their place and stead.

24. To sign, verify and execute plaints, written statement, counter claims, appeals revision reviews, applications, affidavits, authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suit, action, appeal and proceeding of any kind whatsoever in any court of law or Equity whether of Original Appellate Testamentary or Revisional Jurisdiction Authority and to do all acts and appearances and applications in any such court or courts aforesaid in any suit, action, appeal or proceeding brought or commenced

and to defend, answer or oppose the same or suffer Judgment or decrees to be had, given, taken or pronounced in any such suit, actions, appeals, proceedings and to execute Decree as the said Attorney shall be advised or think proper.

25. And I hereby agree to ratify and confirm all and whatever other act or acts my said attorneys shall lawfully do execute or perform or cause to be done, executed or performed in connection with the development of the said properties under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided, only in respect of the developer's allocation

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land measuring 6(Six) Cotthas 15 (Fifteen) Chittacks be the same or a little more or less with a two storied residential building standing thereon lying, situate at Mouza Sirity, under collectorate Touzi no. 8, Khatian no. 118. Dag no. 723, R.S no. 29, J.L no. 11, being present Municipal Premises no. 188, Banomali Banerjee Road, Haridevpur, Writers Para, P.S & P.O Haridevpur, Kolkata- 700082, under Ward no.115, within the jurisdiction of the Kolkata Municipal Corporation, District 24 Parganas South clearly shown in the Map/Plan annexed hereto marked with RED border butted and bounded

ON THE NORTH : Plot of land under Dag no. 823

ON THE SOUTH: Plot no. 30A under Dag no. 723

ON THE EAST : Plot of land under Dag no. 724

ON THE WEST : 12 feet wide KMC Road

IN WITNESS WHEREOF I SMT. ANJALI DEY, the Executrix/
Principal do here by subscribed my hand, seal and signature on the 27th day
of ~~27~~ ^{JUNE}, Two Thousand Nineteen.

SIGNED SEALED AND DELIVERED

IN PRESENCE OF

1. Shivapriya Majumdar
AW ✓ Anjali Dey

EXECUTRIX

WE ACCEPT THE POWER

2. Anil Haldar Sarda ✓
96/2, Birum Bazar
KOL - 41 ✓ Anam Kumar Saha
Choudhary

CONSTITUTED ATTORNEYS

Drafted by me :

Shivapriya Majumdar
Advocate. Regd. No. WB/1540/82
Alipore Judge Court
KOL - 700027

Typed by me :

R. Dey

PHOTO	left hand					
	right hand					

Name

Signature



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

Name ANJALI DEY

Signature Anjali Dey

L.H



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

Name UTTAM KUMAR SHAW

Signature Uttam Kumar Shaw



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

Name CHANCHAL PAL

Signature Chanchal Pal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 170557 to 170578

being No 160204833 for the year 2019.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2019.06.28 12:31:51 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 28/06/2019 12:31:43
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)