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

V 856343

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

12 MAY 2016

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

KNOW ALL MEN BY THESE PRESENTS, WE, (1) SMT. PUSPA CHANDA, (Form 60 is submitted), wife of Late Netai Chanda, by faith – Hindu, by Occupation – Household work, by Nationality – Indian, residing at 92, Purbachal Main Road, P.S. Garfa, Kolkata – 700 078, (2) SRI SAMIR CHANDA, (Form 60

*[Signature]*  
Advocem

D.P. CONSTRUCTION

*[Signature]*  
Partner

D.P. CONSTRUCTION

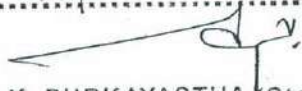
Serial.....1781.....Date.....11-05-16

Name.....

Address.....

Rs.....100/-

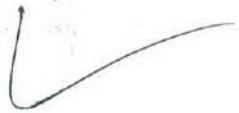
Debes Kr Misra (Adv.)  
High Court, Cal-1

  
A. K. PURKAYASTHA (Stamp Vendor)  
Alipore Police Court, Kol-27

Identified by:-


Ramo Chande  
S/O Lel Nihal Chande  
S/O E. R. Das Road  
Kol-78  
p.s. Ganga  
Occupation - Business



  
District Sub-Registrar-III  
Alipore, South 24 Parganas

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Partner

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is submitted), son of Late Gouranga Chanda, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 92, Purbachal Link Road, P.S. Garfa, Kolkata – 700 078, (3) **SMT. DOLI CHANDA, (Form 60 is submitted)**, wife of Late Radhashyam Chanda, by faith – Hindu, by Occupation – Household work, by Nationality – Indian, residing at 32, Panchanantola Road, P.S. Lake, Kolkata – 700 029 and (4) **SMT. SOMA DAS (CHANDA), (Form 60 is submitted)**, wife of Raju Das and daughter of Late Radhashyam Chanda, by faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at A.T. Chatterjee Road, Rail Colony, Dhakuria, Kolkata – 700 031,, hereinafter called the “**PRINCIPAL (OWNER)**” **SEND GREETINGS :**

**WHEREAS** one Ganesh Chandra Kumir, son of Late Taran Chandra Kumir, of Kalikapur, District – South 24 Parganas by virtue of a registered Deed of Sale dated 03.07.1953, registered at Sub-Registrar, Alipore and recorded into Book No.1, Volume No.74, at Pages 167 to 168, Deed No.4342 for the year 1953, purchased one plot of land measuring an area of 68 (Sixty eight) Sataks situated at Mouza-Garfa, J.L. No.19, R.S. No.2, Pargana – Khaspur, Touzi No.10, 12 and 13, comprising in C.S. Dag No.453, under C.S. Khatian No.76, from the then Owner/Vendor namely Sri Gangadas Pal.

**AND WHEREAS** during Revisional Settlement Operation the name of the said Ganesh Chandra Kumir, was recorded and published in the R.S. record of Right.

**AND WHEREAS** one Smt. Charubala Chanda, wife of Late Gopal Chandra Chanda, of Purbachal Link Road, P.S. Garfa, P.O. Haltu, Kolkata – 700 078, by virtue of a registered Deed of Sale dated 12.03.1960, registered at Sub-Registrar, Alipore and recorded into Book No.1, Volume No.34, at Pages 283 to 285, Deed No.2250 for the year 1960, purchased one plot of land measuring an area of 5 (Five) Cottahs situated at Mouza-Garfa, J.L. No.19, R.S. No.2, Pargana – Khaspur, Touzi No.10, 12 and 13, comprising in R.S. Dag No.1781, under R.S. Khatian

**D.P. CONSTRUCTION**

*D.P. Chanda*  
Partner

*[Signature]*



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D.P. CONSTRUCTION District Sub-Registrar-III  
South 24 Parganas

Partner

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Partner



No.1282, corresponding to C.S. Dag No.453, under C.S. Khatian No.453 and 76, from said Ganesh Chandra Kumir, son of Late Taran Chandra Kumir, of Kalikapur, District – South 24 Parganas.

**AND WHEREAS** by virtue of registered Deed of Sale registered at Sub-Registrar Alipore and recorded into Book No.1, Volume No.35, at Pages 243 to 245, Deed No.2249 for the year 1960, said Ganesh Chandra Kumir, sold, conveyed, transferred, assigned and granted one plot of land measuring an area of 10 (ten) Cottahs of said Mouza-Garfa, in R.S. Dag No.1781, under R.S. Khatian No.1282, corresponding to C.S. Dag No.453, under C.S. Khatian No.453 and 76, in favour of Smt. Sushma Rani Das of 2/35, Jadabgarh Colony, Haltu, Kolkata.

**AND WHEREAS** by virtue of registered Deed of Sale registered at Sub-Registrar Alipore and recorded into Book No.1, Volume No.176, at Pages 296 to 300, Deed No.10079 for the year 1963, said Smt. Sushma Rani Das, sold, conveyed, transferred, assigned and granted said purchased plot of land measuring an area of 10 (ten) Cottahs of said Mouza-Garfa, in R.S. Dag No.1781, under R.S. Khatian No.1282, corresponding to C.S. Dag No.453, under C.S. Khatian No.453 and 76, in favour of Sri Sarbeswar Dutta, son of Late Bilas Chandra Dutta, of Purbachal, P.S. Garfa, Kolkata – 700 078.

**AND WHEREAS** by virtue of another registered Deed of Sale registered at Sub-Registrar Alipore and recorded into Book No.1, Volume No.156, at Pages 224 to 226, Deed No.9288 for the year 1964, said Sri Sarbeswar Dutta, again purchased another one adjacent plot of land measuring an area of 1 (One) Cottah 8 (Eight) Chittacks 8 (Eight) Sq.ft. of said Mouza – Garfa, in R.S. Dag No.1780, under R.S. Khatian No.1541, corresponding to C.S. Dag No.1479, from one Smt. Hemnalini Bala, of 15/3B, Naskarpara Lane.

**AND WHEREAS** by virtue of another registered Deed of Sale dated 18.05.1973, registered at A.D.S.R. Alipore and recorded into Book No.1, Volume No.94, at Pages 1 to 5, Deed No.2569 for the year 1973, of said Mouza-Garfa, J.L.

**D.P. CONSTRUCTION**

*D.P. Construction Partner*  
Partner

*[Signature]* *MS*



D.P. CONSTRUCTION

*Dr. Ananta Parmita*

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Alipore, South 24 Parganas

Partner                     

12 MAY 2016

D.P. CONSTRUCTION

Partner



No.19, R.S. No.2, Touzi No.10, 12 and 13, in R.S. Dag No.1780, under R.S. Khatian No.1541, and also in R.S. Dag No.1781, under R.S. Khatian No.1282, said Smt. Charubala Chanda, again purchased a adjacent plot of land measuring an area of 6 (Six) Cottahs 2 (two) Chittacks out of 11 (Eleven) Cottahs 8 (Eight) Chittacks 8 (Eight) Sq.ft. from Sri Sarbeswar Dutta, son of Late Bilas Chandra Dutta, of Purbachal, P.S. Garfa, Kolkata – 700 078.

**AND WHEREAS** by virtue of two separate registered Deed of Sale said Smt. Charubala Chanda, purchase the total net land area of 11 (Eleven) Cottahs 2 (Two) Chittacks situated in Mouza-Garfa, J.L. No.19, R.S. No.2, Touzi No.10, 12 and 13, Pargana – Khaspur, comprising in R.S. Dag No.1780, under R.S. Khatian No.1541, and also in R.S. Dag No.1781, under R.S. Khatian No.1282, and thereafter said Smt. Charubala Chanda, recoded their land in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.18, Purbachal Main Road, within Ward No.106, Assessee No.31-106-16-0018-1, corresponding to postal address 92, Purbachal Main Road, P.O. Haltu, presently P.S. Garfa, formerly P.S. Kasba, Kolkata – 700 078 but as per present physical measurement the land area is 10 (Ten) Cottahs 14 (Fourteen) Chittacks and rest land area 4 (Four) Chittacks exhausted due extension of the adjacent road area of the entire plot of land.

**AND WHEREAS** by virtue of a registered Deed of Gift dated 04.03.2002, registered in the office of District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No.1, Volume No.147, at Pages 447 to 454, Deed No.6655 for the year 2002, said Smt. Charubala Chanda, donated the land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks of Mouza-Garfa, J.L. No.19, R.S. No.2, Touzi No.10, 12 and 13, Pargana – Khaspur, comprising in R.S. Dag No.1781, under R.S. Khatian No.1282, corresponding to C.S. Dag No.1480, under C.S. Khatian No.453 and 76, measuring land area of 3 (Three) Cottahs 4 (Four) Chittacks 25 (Twenty five) Sq.ft. and in R.S. Dag No.1780, under R.S. Khatian No.1541, corresponding to C.S. Dag No.1479, land measuring 3 (Three) Chittacks

D.P. CONSTRUCTION

*Dul Chandra Pasitona Dutta*  
Partner

*[Signature]* MD



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D.P. CONSTRUCTION

*Abhijit Dasgupta*

Partner ~~XXXXXXXXXX~~



2 (twenty) Sq.ft. part of the K.M.C. Premises No. 18, Purbachal Main Road, within Ward No.106, in favour of **SMT. PUSPA CHANDA, OWNER No.1** herein.

**AND WHEREAS** thereafter said **SMT. PUSPA CHANDA**, mutated her entire plot of land togetherwith three storied building measuring total covered area of 1800 (One thousand and eight hundred) Sq.ft. each floor measuring covered area of 600 (Six hundred) Sq.ft. in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.18, Purbachal Main Road**, being Assessee No.31-106-16-0018-1, within K.M.C. Ward No.106, Kolkata – 700 078.

**AND WHEREAS** by virtue of a registered Deed of Gift executed on 10.09.2001, registered in the office of District Sub-Registrar – III, Alipore, South 24 Parganas and entered into Book No.1, Deed No.01634 for the year 2003 said Smt. Charubala Chanda, donated a part of land measuring an area of 3 (Three) Cottahs 11 (Eleven) Chittacks of Mouza-Garfa, J.L. No.19, R.S. No.2, Touzi No.10, 12 and 13, Pargana – Khaspur, comprising in R.S. Dag No.1781, under R.S. Khatian No.1282, measuring land area of 3 (Three) Cottahs 9 (Nine) Chittacks 10 (Ten) Sq.ft. and in R.S. Dag No.1780, under R.S. Khatian No.1541, measuring land area of 1 (One) Chittack 35 (Thirty five) Sq.ft. part of the K.M.C. Premises No. 18, Purbachal Main Road, within Ward No.106, in favour of **SRI SAMIR CHANDA, OWNER No.2** herein.

**AND WHEREAS** said **SRI SAMIR CHANDA**, mutated his entire plot of land togetherwith three storied building measuring total covered area of 1800 (One thousand and eighth hundred) Sq.ft. more or less each floor measuring covered area of 600 (Six hundred) Sq.ft. in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.18/2, Purbachal Main Road, being Assessee No.31-106-16-2787-3, within K.M.C. Ward No.106, Kolkata – 700 078.

**AND WHEREAS** by virtue of a registered Deed of Gift executed on 10.09.2001, registered in the office of D.S.R. III, Alipore, South 24 Parganas and entered into Book No.1, Volume No.7, at Pages 7168 to 7186, Deed No.01635 for

**D.P. CONSTRUCTION**

*D.P. Chandra Paritosa Datta*  
Partner

*AM*



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D.P. CONSTRUCTION

*Abhijit Kumar Parnitara & Co.*

Partner

D.P. CONSTRUCTION

12/5/2016

Partner



the year 2003, said Smt. Charubala Chanda, donated a part of land measuring an area of 3 (Three) Cottahs 11 (Eleven) Chittacks of Mouza-Garfa, J.L. No.19, R.S. No.2, Touzi No.10, 12 and 13, comprising in R.S. Dag No.1781, under R.S. Khatian No.1282, measuring land area of 3 (Three) Cottahs 9 (Nine) Chittacks 20 (Twenty) Sq.ft. and in R.S. Dag No.1780, under R.S. Khatian No.1541, land area 1 (One) Chittack 25 (Twenty five) Sq.ft. part of the K.M.C. Premises No. 18, Purbachal Main Road, within Ward No.106, in favour of Radheshyam Chanda, since deceased, the husband of the **SMT. DOLI CHANDA** and father of the **SMT. SOMA DAS (CHANDA)**, the **OWNERS No.3 and 4 herein**.

**AND WHEREAS** said Radheshyam Chanda, died intestate on 27.06.2009, leaving behind his legal heirs and successors i.e. his wife namely **SMT. DOLI CHANDA** and only one daughter namely **SMT. SOMA DAS (CHANDA)**, inherited the said plot of land as per Hindu Succession Act, 1956.

**AND WHEREAS** said **SMT. DOLI CHANDA AND SMT. SOMA DAS (CHANDA)**, jointly mutated their entire plot of land together with one tile shed structure measuring an area of 120 (One hundred and twenty) Sq.ft. in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.18/1, Purbachal Main Road**, being Assessee No.31-106-16-2788-5, within K.M.C. Ward No.106, Kolkata – 700 078.

**AND WHEREAS** with the view to better enjoyment the **OWNER No. 1, OWNER No.2 and also OWNERS No.3 and 4** herein amalgamated their respective plot of land into a compact plot of land as the three plots of land as described in the SCHEDULE below are situated side by side and adjacent to each other and this amalgamation has been made by virtue of a registered Deed of Exchange dated 08.02.2016, registered in the office of District Sub Registrar – III, Alipore and recorded in Book No. 1, Volume No.1503, at Pages 19629 to 19665, Deed No.00615 for the year 2016 and by virtue of this amalgamation the present **OWNERS** herein are now the absolute joint Owners of the entire plot of land measuring total land area of **10 (Ten) Cottahs 14 (Fourteen) Chittacks**

D.P. CONSTRUCTION

*Paritosh Datta*  
Partner

*[Signature]*





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D.P. CONSTRUCTION

*Abh Chandra Panigrahy*  
Partner

more or less together with two separate three storied building measuring total covered area of 3600 (Three thousand and six hundred) Sq.ft. and another one tile shed measuring an area of 120 (One hundred and twenty) Sq.ft. and thereafter all the Owners herein jointly recorded their names in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.18, Purbachal Main Road, within the K.M.C. Ward No.106, Assessee No.31-106-16-0018-1, P.O. Haltu, formerly P.S. Kasba, presently P.S. Garfa, Kolkata – 700 078, and the entire property as described in the SCHEDULE below.

AND WHEREAS We the PRINCIPALS herein have entered into a registered Development Agreement dated 12.05.2016, registered in the office of District Sub-Registrar – III, Alipore, South 24 Parganas, and entered into Book No.1, Deed No.

for the year 2016, to develop my property by the Developer namely "D.P. CONSTRUCTION", (PAN-AALSD4091N), a Partnership firm, having its registered office at 49, Rupanjali Park, Kalikapur, P.S. Garfa, Kolkata – 700 099, represented by its partners namely (1) SRI DILIP CHANDA, (PAN-AVVPPS4966B), son of Late Netai Chanda, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 92, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata – 700 078 and (2) SRI PARITOSH DUTTA, (PAN-ALIPD0840N), son of Sri Rabin Dutta, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 90, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata – 700 078, as a DEVELOPER to erect and complete the construction of a Ground plus four storied building with Lift facility in our said land as per sanction Building Plan duly sanctioned by The Kolkata Municipal Corporation mentioned and described in the said registered Development Agreement dated 12.05.2016 made between the LAND OWNERS i.e. the PRINCIPALS and "D.P. CONSTRUCTION" the Power holder herein.

AND WHEREAS as per the said registered Development Agreement dated 12.05.2016. We the PRINCIPALS herein have engaged the Developer namely said "D.P. CONSTRUCTION", a Partnership firm, having its registered office at 49, Rupanjali Park, Kalikapur, P.S. Garfa, Kolkata – 700 099, represented by its partners

D.P. CONSTRUCTION

*Dilip Chanda Paritosh Dutta*  
Partner

*[Signature]*

13/05/16



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D.P. CONSTRUCTION

*Partner*  
Partner



namely (1) **SRI DILIP CHANDA**, son of Late Netai Chanda, residing at 92, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata – 700 078 and (2) **SRI PARITOSH DUTTA**, son of Sri Rabin Dutta, residing at 90, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata – 700 078, to develop our entire property at the cost of the **DEVELOPER** as morefully and more particularly mentioned and described in the said registered Development Agreement as mentioned above and for the said purpose, We the **PRINCIPALS** herein, do hereby appoint said (1) **SRI DILIP CHANDA**, son of Late Netai Chanda, residing at 92, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata – 700 078 and (2) **SRI PARITOSH DUTTA**, son of Sri Rabin Dutta, residing at 90, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata – 700 078, both are the Partners of “**D.P. CONSTRUCTION**”, a Partnership firm, having its registered office at 49, Rupanjali Park, Kalikapur, P.S. Garfa, Kolkata – 700 099, as our Lawful Attorney on our behalf and in our names to do the all acts, deeds and things in the manner followings :

1. To look after and manage the property on behalf of the **OWNERS/ PRINCIPALS**.
2. 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 The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat 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.
3. To sign and 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.

**D.P. CONSTRUCTION**

*Paritosh Dutta*  
Partner

*[Signature]*  
D.P. CONSTRUCTION  
49, RUPANJALI PARK, KALIKAPUR, P.S. GARFA, KOLKATA - 700 099



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District Sub-Registrar-III  
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D.P. CONSTRUCTION

*Dr. Umesh Paritosh Gupta*  
Partner

7 2 MAY 2016 D.P. CONSTRUCTION

Partner



4. To appoint, engage on my behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever my said Attorney shall think proper to do so and to discharge and/or terminate their appointments.
5. 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.
6. To cause mutation of our Property where necessary effected in the revenue and/or in the record of Ld. B.L. & L.R.O. under the jurisdiction of concerned authority 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 other necessary papers thereof and pay necessary taxes to Ld. B.L. & L.R.O. as and when necessary on our behalf.
7. To conversion the land of our Property where necessary under the jurisdiction of concerned authority and to make such statements and sign all applications or objections and appear before the concerned authority personally or through Lawyer or other agents and to effectuate the said purpose and Collect conversion Certificate and other necessary papers thereof and pay necessary fees and taxes to the concerned authority as and when necessary on our behalf.
8. To collect the land ceiling clearance in connection with our property from the concerned land ceiling department and for the same my attorney sign and execute all the papers, form, documents on our behalf and appear before the concerned authority personally or through lawyer for obtaining necessary land ceiling clearance certificate in respect of our property on our behalf and pay necessary taxes or fees to the concerned authority relating to the clearance of land ceiling on our behalf in respect of our property.

**D.P. CONSTRUCTION**

*Partner*  
Partner

*[Signature]*

NOTIFICATION

Partner





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D.P. CONSTRUCTION  
*Partners*  
Partner

D.P. CONSTRUCTION  
Partner

9. 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.
10. 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.
11. To sign and execute all building Plan and/or modified Plan and/or revised Building Plan for our said property and all the papers related thereto and to sign the same on our behalf all modified or revised Plan and completion plan to be submitted before The Kolkata Municipal Corporation for sanction and then to get delivery the same and collect Completion Plan of the building and completion certificate on our behalf from The Kolkata Municipal Corporation and execute and sign or swear any affidavit related thereto and also sign, execute and registered any Deed of Declaration to be required for the same.
12. To sign drainage and sewerage Plan for the Kolkata Municipal Corporation in respect of the Premises and to sign all the papers related thereto.
13. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers thereto and to sign the paper etc. for taking electric connection and electric meter relating to our property.
14. To look after and to control all the affairs for the development of the said land and construction of a new Ground plus four storied building with Lift facility is being erected as per sanction building Plan to be sanctioned by The Kolkata Municipal Corporation or other Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owner all the Declaration Deed or any other Declaration as mentioned in the SCHEDULE below and registrar the such document as per requirement for interest of the proposed project.

D.P. CONSTRUCTION

*D.P. Construction Partner*  
Partner

*AM* *MS*



District Sub-Registrar-III  
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D.P. CONSTRUCTION  
*D.P. Construction*  
Partner

D.P. CONSTRUCTION

Partner



15. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.
16. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
17. To pay fees for obtaining the modification of plan and such other orders and permissions from the necessary authorities on behalf of landowner as required for sanction, modification and/or alteration of the Development Plan and/or completion plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.
18. To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the building plans to be sanctioned from the authority or authorities.
16. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
17. To apply for obtaining electricity gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said property and to execute all the papers related thereto and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and

**D.P. CONSTRUCTION**

*Pratik Chandra Baraita Saha*  
Partner

*AM* *MS*



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17 2 MAY 2016

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*Del Chand Paritosh Dutta*  
Partner ~~XXXXXXXXXX~~

D.P. CONSTRUCTION

Partner

submit all papers, applications, documents and plans related thereto before the concerned authority/authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.

18. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
19. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
20. To appear and represent me before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
21. To negotiate with others for giving possession of the flats etc, in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the SCHEDULE - D of the said registered Development Agreement dated 12.05.2016 and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as mentioned in the SCHEDULE - D of the said Development Agreement, registered on 12.05.2016 excluding the **OWNERS' ALLOCATION** as mentioned in the Schedule - B of the said registered Development Agreement dated 12.05.2016.
22. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the Schedule - D of the said Development Agreement, registered on 12.05.2016 alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.

**D.P. CONSTRUCTION**

*Dhruv Chandra Parvata Datta*  
Partner

*[Signature]*

**D.P. CONSTRUCTION**

Partner





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Alipore, South 24 Parganas

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D.P. CONSTRUCTION

*Dulal Chandra Paritoo*  
Partner

D.P. CONSTRUCTION

Partner

23. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in the SCHEDULE - D of the said registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
24. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space including proportionate land share of the said **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at our said premises or any part thereof and for that purpose to sign and execute all deeds, as my said Attorney shall think fit and proper as per said registered Development Agreement.
25. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
26. To receive part or full consideration sum against the Developer's Allocation as mentioned in the SCHEDULE - D of the said registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.
27. To appear and represent us before any notary public and/or Registering Authority under the jurisdiction i.e. Addl. Registrar of Assurances - I, Kolkata, District Sub-Registrar - III, Alipore, Additional District Sub-Registrar at Sealdah, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to present for registration and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration and/or Deed of Amalgamation with adjacent plots and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per said registered Development Agreement dated 12.05.2016 in connection with the **DEVELOPER'S ALLOCATION** only.

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*Subhojit Chandra Paritosa*  
Partner

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Alipore, South 24 Parganas

12 MAY 2016

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28. To take necessary steps for registration of the Developer's Allocation as mentioned in the SCHEDULE - D of the said registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
29. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
30. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.
31. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
32. To sign, declare and/or affirm any complaints, written statements petitions, affidavits, verifications, vokatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
33. To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.
34. To install lift with other necessary installation and fittings and fixtures etc. in the building of the property and sign and execute all the papers in connection with the such installation of lift in the building.
35. To sign on behalf of the Owners in connection with Form 60 of Income Tax matter.

**AND GENERALLY TO** act as our Attorney in relation to all matters touching our said property and on my behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

**AND** our hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or

**D.P. CONSTRUCTION**

*Dr. Chandra Paritosh*  
Partner

*[Signature]*

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10/10/2017



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Alipore, South 24 Parganas

12 MAY 2016

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*Abhijit Dasgupta*  
Partner

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Partner

cause to be done in the right of or by virtue of these presents including such confirming and other works till the completion of the whole deal/transaction.

### **SCHEDULE OF THE PROPERTY**

**ALL THAT** piece and parcel of total amalgamated plot of land measuring net land area of **10 (Ten) Cottahs 14 (Fourteen) Chittacks more or less** as per present physical measurement together with two separate three storied building measuring total covered area of 3600 (Three thousand and six hundred) Sq.ft. and another one tile shed measuring an area of 120 (One hundred and twenty) Sq.ft. whereon a Ground Plus Four storied building with lift facility shall be erected after demolishing the said two separate three storied building as per sanction of the building is to be sanctioned by The K.M.N.C. situated in Mouza-Garfa, J.L. No.19, R.S. No.2, Touzi No.10, 12 and 13, Pargana – Khāspur, comprising in R.S. Dag No.1781, under R.S. Khatian No.1282, measuring land area of 10 (Ten) Cottahs 7 (Seven) Chittacks 10 (Ten) Sq.ft. and in R.S. Dag No.1780, under R.S. Khatian No.1541, land area 6 (Six) Chittacks 35 (Thirty five) Sq.ft. within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 106, formerly Police Station – Kasba, at present Police Station – Garfa, known as **The K.M.C. Premises No.18, Purbachal Main Road, within the K.M.C. Ward No.106, Assessee No.31-106-16-0018-1, P.O. Haltu, formerly P.S. Kasba, presently P.S. Garfa, Kolkata – 700 078** and entire land and property is butted and bounded by :

ON THE NORTH : Property of others;

ON THE SOUTH : K.M.C. Road;

ON THE EAST : Others property;

ON THE WEST : K.M.C. Road.

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*Partner*  
Partner

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