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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



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

Registrar U/S. 7(2)  
North 24-Parganas  
Berasat  
(B.S.P.-1)

08 FEB 2017

**POWER OF ATTORNEY FOR DEVELOPMENT**

**TO ALL TO WHOM THESE:**

We, (1) **SRI ANIRUDDHA ROY**, Son of Late Debasis Roy, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN: AGEPR1602B**,

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Alokendu Bandyopadhyay  
Advocate

M/s APEX REALTY  
  
Partner



(2)

**(2) SRI TAPAN KUMAR BISWAS**, Son of Late Lalit Mohan Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN: ADQPB4855M**, do hereby appoint, constitute and nominate **"M/S. APEX REALTY"** a Partnership firm having its office at Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, P.O. Sukchar, P.S.Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN No. AAWFA9689B**, hereby represented by its Partners:

**(1) SRI BISWANATH DAS**, Son of Late Narayan Chandra Das, by Nationality, Indian, by Religion - Hindu, by occupation - Business, residing at KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115, **PAN no. AFDPD5167P**.

**(2) SRI MIHIR GUIN**, Son of Late Siddheswar Guin, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at-Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. AJHPG3277D**.

**(3) SRI SWAPAN DAS**, Son of Late Foudi Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at-RAMKRISHNA APARTMENT, Flat No. B, 3<sup>rd</sup> Floor, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. AIBPD7176M**.

**(4) SRI SUBHANKAR BISWAS**, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. ALCPB4228Q**,

**SEND GREETINGS:-**

**WHEREAS** the father of the land Owner/Executant no. 1 hereof namely Debasis Roy (since deceased) and the land Owner/Executant no. 2 jointly have purchased a plot of land measuring more or less 2 cottahs 4 Chittaks 2 sq.ft. or .0373 decimal, within Mouza-Sukchar, J.L. No. 09, Re. Su. no. 14,



(3)

Touzi No. 156, comprised and contained in R.S. Dag No. 2075(Land area .0115 decimal or 11 chittack 4 Sq.ft.), under R.S. Khatian no. 125 and R.S. Dag no. 2078(Land area .0258 decimal or 1Cottah 8 chittack 43 Sq.ft.), under R.S. Khatian no. 133, P.S. Khardah, the then A.D.S.R.O. Barrackpore at present A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, bearing Holding No. 141, T.N. Banerjee Road, under ward no. 1, by virtue of a Registered Bengali Deed of Sale vide Deed no. 2935 which was executed and registered by the Predecessor-in-title namely Sri Subhas Chandra Ghosh (S/o Sri Dwijendra Nath Ghosh) on 25.07.1979 at the office of S.R.O. Barrackpore and the same was recorded in Book no. I. Vol. No. 59, Pages from 283 to 288, being no. 2935, for the year 1979.

**AND WHEREAS** the father of the land Owner/Executant no. 1 hereof namely Debasis Roy (since deceased) and the land Owner/Executant no. 2 jointly have purchased another plot of land measuring more or less 8 cottahs 2 chittaks 9 sq.ft., within Mouza-Sukchar, J.L. No. 09, Re. Su. no. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 2075, under R.S. Khatian Nos. 125, P.S. Khardah, the then A.D.S.R.O. Barrackpore at present A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, bearing Holding No. 131, T.N. Banerjee Road, under ward no. 1, by virtue of a Registered Bengali Deed of Sale, Vide Deed no. 692 which was executed and registered by the Predecessor-in-title namely Sri Bhagwan Chandra Gangopadhyay (S/o Late Dashurathi Gangopadhyay) on 08.02.1982 at the office of S.R.O. Barrackpore and the same was recorded in Book no. I. Vol. No. 17, Pages from 32 to 38, being no. 692, for the year 1982.

M/s APEX REALTY

*Hein Jain*

Partner

*Alokendu Bandyopadhyay*

Advocate

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


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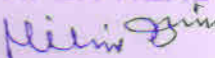
**AND WHEREAS** the father of the land Owner/Executant no. 1 hereof namely Debasis Roy (since deceased) and the land Owner/Executant no. 2 jointly also have purchased another plot of land measuring more or less 14 chittaks 33 sqft., within Mouza-Sukchar, J.L. No. 09, Re. Su. no. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 2075, under R.S. Khatian Nos. 125, P.S.-Khardah, the then A.D.S.R.O. Barrackpore at present A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, bearing Holding No. 135/A, T.N. Banerjee Road, under ward no. 1, by virtue of a Registered Bengali Deed of Sale, Vide Deed no. 5915 which was executed and registered by the Predecessor-in-title namely Smt. Amiya Bala Roy (W/o. Sri Patit Paban Roy) on 29.09.1993 at the office of S.R. Barrackpore and the same was recorded in Book no. I, Vol. No. 143, Pages from 249 to 258, being no. 5915, for the year 1993.

**AND WHEREAS** in the foregoing events said DEBASIS ROY and SRI TAPAN KUMAR BISWAS jointly have purchased three contiguous plots of land measuring more or less (2 cottahs 4 Chittaks 2 sq.ft. + 8 cottahs 2 chittaks 9 sqft. + 14 chittaks 33 sqft.) = Totalling 11 cottahs 4 chittaks 44 sq.ft., alongwith a residential building standing thereon, within Mouza-Sukchar, J.L. No. 09, Re. Su. no. 14, Touzi No. 156, comprised and contained in R.S. Dag Nos. 2075 & 2078, under R.S. Khatian No. 125 & 133, P.S. Khardah, the then A.D.S.R.O. Barrackpore at present A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, bearing Holding Nos. 141, 131 & 135/A, T. N. Banerjee Road, under ward no. 1, by virtue of a three separate Registered Bengali Deed of Sale.

**AND WHEREAS** having acquired the aforesaid plots of land through the aforesaid three separate Deeds said SRI DEBASIS

  
Alokendu Bandyopadhyay  
Advocate

M/s APEX REALTY



Partner

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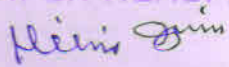
ROY and SRI TAPAN KUMAR BISWAS jointly for their better enjoyment as well as for the purpose of construction of Multi Storeyed building upon the said landed property they amalgamated their three separate plots into a Single plot as (2 cottahs 4 Chittaks 2 sq.ft. + 8 cottahs 2 chittaks 9 sqft. + 14 chittaks 33 sqft.) = Totalling 11 cottahs 4 chittaks 44 sq.ft.

**AND WHEREAS** while have been enjoying the same said DEBASIS ROY i.e. the father of the Owner/Executant no. 1 hereof died intestate on 04.01.2017 leaving behind him his wife namely Smt. Juthika Roy, only son namely Sri Aniruddha Roy (the Owner/Executant no. 1 hereof) and one married daughter namely Smt. Puspita Roy (Wife of Sri Iman Kalyan Roy) as his surviving legal heirs and successors in respect of his 1/2 undivided share of the total landed property.

**AND WHEREAS** in the manner aforesaid Smt. Juthika Roy, Sri Aniruddha Roy and Smt. Puspita Roy became the joint owners of undivided 5cottahs 10chittaks 22sq.ft. of the said landed property as left by Late Debasis Roy and they inherited the said landed property as undivided 1/3rd share in each part as per the Law of Hindu Succession Act, 1956 and they are individually became the lawful owner of 1/6th undivided share of the total landed property i.e. 11 cottahs 4 chittaks 44 sqft. of land togetherwith a residential building standing thereof.

**AND WHEREAS** while enjoying the same said Smt. Juthika Roy and Smt. Puspita Roy jointly make a gift of their 1/3rd share i.e. 3cottahs 12chittaks 15sq.ft. of landed property and undivided 1/3rd share of the pucca residential building i.e. 200 sq.ft. out of the total landed property measuring an area about 11 cottahs 4 chittaks 44 sq.ft. togetherwith pucca residential

  
Alokendu Bandyopadhyay  
Advocate

M/s APEX REALTY  
  
Partner

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building having constructed covered area of 600 sq.ft. standing thereon in favour of their co-sharer namely Aniruddha Roy i.e. the land Owner/Executant no. 1 hereof by executing a Registered Deed of Gift, being no. ~~150100680~~....., in Book no. I., which was executed and Registered on ~~8th~~ day of February, 2017, at the office of D.S.R.-I Dist. North 24 Parganas at Barasat.

Aniruddha Roy

**AND WHEREAS** in the foregoing events the Owner/Executant no. 1 hereof after getting the gifted area from his mother and sister togetherwith his own share by virtue of inheritance from his deceased father became the absolute and lawful owner of the undivided 5 cottahs 10 chittaks 22 sq.ft. of land togetherwith undivided pucca residential building having constructed covered area of 300 sq.ft. out of the total landed property measuring an area about 11 cottahs 4 chittaks 44 sq.ft. togetherwith pucca residential building having constructed covered area of 600 sq.ft.

**AND WHEREAS** thus said SRI ANIRUDDHA ROY (the Owner/ Executant no. 1 hereof) by virtue of Deed of Gift and by virtue of inheritance as afforesaid and SRI TAPAN KUMAR BISWAS (the Owner/Executant no. 2 hereof) by virtue of three seperate Deeds jointly have been possessing the said 11 cottahs 4 chittaks 44 sqft. of land togetherwith a residential building standing thereon having constructed covered area of 600 sq.ft. and enjoying the actual physical possession of the said landed property peacefully, quietly and without interruption of others and mutated their names as the recorded Owners to the assessment registrar of Panihati Municipality and have been jointly possessing and enjoying the said landed property by exercising all their right of ownership over the said landed property and they are thus legally entitled to the said property and as joint owners thereof paying the relevant rent taxes regularly.

  
Alokendu Bandyopadhyay  
Advocate

M/s APEX REALTY  
  
Partner

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**AND WHEREAS** the Owners/Executants is now desirous of developing the said land by constructed Multi Storeyed building (G+4) in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

**AND WHEREAS** We the executants hereof have entered into a **Registered Development Agreement being no. 150100686** in Book no. I, which was executed and Registered by us on 8th day of February, 2017 at the office of D.S.R.-I Dist. North 24 Parganas at Barasat with the developer "**M/S. APEX REALTY**" a Partnership firm having its office at Bimala Apartment, 46A(28), Patuatola Lane, Room No.1, P.O. Sukchar, P.S.Khardah, Dist. North 24 Parganas, Kolkata - 700115, hereby represented by its Partners:

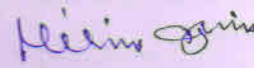
**(1) SRI BISWANATH DAS**, Son of Late Narayan Chandra Das, by Nationality, Indian, by Religion - Hindu, by occupation - Business, residing at KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

**(2) SRI MIHIR GUIN**, Son of Late Siddheswar Guin, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

**(3) SRI SWAPAN DAS**, Son of Late Foudi Das, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at RAMKRISHNA APARTMENT, Flat No. B, 3<sup>rd</sup> Floor, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

**(4) SRI SUBHANKAR BISWAS**, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu,

  
Alokendu Bandyopadhyay  
Advocate

M/s APEX REALTY  
  
Partner

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Anindha Roy



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by occupation-Business, residing at 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, for construction of a Multistoried Building/Complex (G+4), upon the said property consisting of several Numbers of Self Contained and independent **Flats, Shop rooms, Godowns, Garages, Car Parking Space** etc. on the terms, conditions and considerations mentioned in the said Agreement.

**AND WHEREAS** at the treaty of the said Agreement We have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

**AND WHEREAS** the Developers have requested us to grant the said power of Attorney in favour of "**M/S. APEX REALTY**" a Partnership firm having its office at Bimala Apartment, 46A(28), Patuatola Lane, Room No.1, P.O. Sukchar, P.S.Khardah, Dist. North 24 Parganas, Kolkata - 700115, hereby represented by its Partners:

**(1) SRI BISWANATH DAS**, Son of Late Narayan Chandra Das, by Nationality, Indian, by Religion - Hindu, by occupation - Business, residing at KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

**(2) SRI MIHIR GUIN**, Son of Late Siddheswar Guin, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

**(3) SRI SWAPAN DAS**, Son of Late Foudi Das, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at RAMKRISHNA APARTMENT, Flat No. B, 3<sup>rd</sup> Floor, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

*Alokendu Bandyopadhyay*

Advocate

*Mihir Guin*  
Partner

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**(4) SRI SUBHANKAR BISWAS**, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, which we hereby do:-


**NOW KNOW YE AND THESE PRESENTS WITNESS** that We, **(1) SRI ANIRUDDHA ROY**, Son of Late Debasis Roy, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115

**(2) SRI TAPAN KUMAR BISWAS**, Son of Late Lalit Mohan Biswas, by Nationality- Indian, by Religion- Hindu, by Occupation- Business, residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

**1.** To appear and represent us before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

**2.** To approach on behalf of Executants all the concerned authorities under the Urban Land (ceiling and Regulation)

  
Alokendu Bandyopadhyay  
Advocate

M/S APEX REALTY  
  
Partner

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Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals 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 property.

**3.** To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

**4.** To supervise the development work in respect of Building on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

**5.** To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

**6.** To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.

M/s APEX REALTY



Partner

  
Alokendu Bandyopadhyay

Advocate

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