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Handwritten notes on the left side of the stamp, including a signature and the date '10/10/18'.

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q.No. 1903-1000275231/18



AB 254196

Handwritten note: 'Date 10-10-1822/18' with a signature.

Certified that the Document is admitted to Registration Tax ... and the documents are the part of this Document.

Registrar of Assurances, Kolkata

DEVELOPMENT POWER OF ATTORNEY AFTER EXECUTION OF THE REGISTERED DEVELOPMENT AGREEMENT

Rameshwar Kumar Gupta

THIS DEVELOPMENT POWER OF ATTORNEY is executed on this, the 9th day of October, by I/WE 1. SRI RAMESHWAR KUMAR GUPTA PAN NO. ADBPG5460E), son of late Rampyari Gupta and R.

Assurances, Calcutta and the Other Deed No. 14549, Book No. IV, Volume No. 136, registered on 19th day of September 1994, has given all powers to create a Deed of Lease in favour of any Third Party along with other rights therein in favour of one Swapan Kumar Chatteraj Officer-in-Charge, Paikpara Raj General Debottor Estate, son of late Kangsari Chatteraj, at 4, Rustomji Parsi Road, Calcutta 700 002

AND WHEREAS said Swapan Kumar Chatteraj Officer-in-Charge, Paikpara Raj General Debottor Estate, son of late Kangsari Chatteraj, at 4, Rustomji Parsi Road, Calcutta 700 002 as an Constituted Attorney by executing one Registered Deed of Lease being Registered Lease Deed being Deed No. 03049/, Volume No. 6, Pages 8224 to 8243, registered on 23/05/07, registered before the Office of the Registrar of Assurances -I Kolkata in favour of the Owners/ Lessees herein has transferred the right of Lease over the Property at 64/2/1, Belgachia Road, presently known as Khudiram Bose Sarani, P.S. Ultodanga, Kolkata 700 037, Assessee No. 110030902762 under the Jurisdiction of Kolkata Municipal Corporation, Ward No. 3, measuring an area about 10 Cottahs 9 Chittacks and 41 Sqft morefully described in the Schedule "A" for a period of 999 Yrs .

AND WHEREAS the **PRINCIPAL** has marketable title over the Schedule below Property and the same is free from all encumbrances charges, lien, inpendence, attachments or not involved with any such Bank Loan whatsoever and howsoever.

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AND WHEREAS with a view to develop the said land by constructing of a multi storied building I have entered into a registered Development Agreement executed on _____ with **SRI ATANU KHASNOBISH (PAN NO. BVAPK 7108M)**, Son of late Sajal Khasnobish, residing at 4B, J.K. Mitra Road, P.O. Belgachi, P.S. Chitpur, Kolkata 700 037 And **SMT PRITI KHASNOBISH (PAN No. CTGPK 8486F)**, Wife of late Sajal Khasnobish, by Faith Hindu, by resident Indian, residing at 4B, J.K. Mitra Road, P.O. Belgachi, P.S. Chitpur, Kolkata 700 037 both are the Director of **Khasnobish Realstate Private Limited (PAN No. AAG6EK8076R)**, registered Office at 4B, J.K. Mitra Road, P.O. Belgachi, P.S. Chitpur, under the Jurisdiction of Kolkata Municipal Corporation, Ward No. 3, Kolkata 700 037 and recorded in Book no. 1, Being no. 7734..., for the Year of 2018 under some terms and conditions mentioned thereon and for the purpose of taking requisite steps to serve the following purposes **WE** have decided to appoint an Attorney to act on our behalf for the purpose of executing and /or performing all necessary actions to serve the following purposes as stated under.

NOW KNOW ALL MEN BY THESE PRESENTS the abovenamed **PRINCIPAL** doth hereby nominate, constitute and appoint **SRI ATANU KHASNOBISH (PAN NO. BVAPK 7108M)**, Son of late Sajal Khasnobish, residing at 4B, J.K. Mitra Road, P.O. Belgachia, P.S. Chitpur, Kolkata 700 037 to be MY/OUR lawful

attorneys, for me, in my name and on my behalf to do and execute all or any of the following acts, deeds, matters and things viz.

1. To look after and manage and control and supervise and administration on our said property on our behalf and to take any steps to complete the Constructional Job in respect of our below Schedule Property.
2. To construct a multistoried Building over the "A" Schedule Property with all necessary sanction or permission from the Concerned Authority at the cost of the Developer i.e. the Constituted Attorney herein.
3. To deal with the Occupier/Un-Authorized Occupants/Tenants over the below Schedule Property and have right to take possession over the occupied area of the Occupier/Un-Authorized Occupants after vacating the occupied area out of possession of the Occupier/Un-Authorized Occupants and also have right to receive the rent/charges from the Tenants/occupants.
4. To pay or discharge any liability on our behalf on account of my "SAID PROPERTY" for the purpose of recording my/Our names as the Joint Owners in the record of the Concerned Authority and making my/our "SAID PROPERTY" free from all encumbrances at the cost of our Constituted Attorney.

5. *To make sign and verify all applications or objections to appropriate Authorities and to swear any affidavit, declaration and Indemnity Bond on our behalf.*
6. *To appear for me/us in any Court of Law whatsoever or all Office of the Government, Kolkata Corporation, KIT, SURVEY Kolkata, ULC Department, Income Tax Department or any Office or Authority thereof and to being commence, prosecute and defend all actions, suits, plaint, Petition, Affidavit, Cases, Proceedings, Applications that are or may be against myself in respect of my said property and to that effect to appoint pleader, lawyer, advocates or solicitor in my name and on my behalf and to dismiss if necessary and to execute any such Authorized Letter, Vakalatnama as the nature of the case may be and to sign on Vakalatnama, Written Statements, Papers and documents on my behalf as and when shall be required for the same.*
7. *To appoint, engage on our behalf, pleaders, advocate or solicitors whenever my said Attorney shall think proper to do so and to discharge and/or terminate their appointment.*
8. *To depute Contractor, supplier other men and agents to construct a multi-storied Building over the "A" Schedule Land.*
9. *To sign, execute, admit, verify any kind of Agreement, Document and present any Deed of Sale or any kind of Deed of*

Conveyance, Deed of Sub-Lease for a period of 999 Yrs in favour of the Purchaser, intending buyer, sub-lessee, sub-lessees in respect of the Developers allocation as per registered Development Agreement dated ^{9th} Of October 2018, being Deed No. 7734, Volume no. A, Pages To.... Before the Office ARA I Kolkata i.e. the Property morefully described in the Schedule "B" herein in the newly constructed Building over the "A" Schedule or any portion thereof and to present the same before the Registrar of Assurance, District Registrar and Additional District Registrar having authority for the same on, my or our behalf and to have the said conveyances Registered as fully and effectually as I/We could do myself/our selves if I/We personally present for the purpose of executing the said Deed of Conveyance in favour of the intending buyers in connection with the part, parcel of the newly constructed Building.

10. To receive the consideration for such sale, sub-lease, transfer of the allocation of the Developer as per the registered Development Agreement dated 27th of 2018 and the sale, sub-lease proceed will be deposited in the Account of the Developer i.e. the constituted Attorney herein and grant receipt therefore and give full discharge to the Purchaser/Purchasers of the said premises in the name of my Attorney and as my lawful representatives.

11. To pay fees, obtain sanction and such other orders and permission from the authorities in my name as be expedient for sanction, modification and/or alteration of any papers and documents as may be required by necessary Authorities.

12. To apply and obtain the electricity water sewerage drainage telephone or any other service over the Schedule below Property and or connect or disconnect the same and for those purpose to sign execute and submit all papers application documents before the concerned Authorities and to do all other acts deeds and things as may be deemed fit and proper by the said attorney.

13. That be it expressly stated that this Power of Attorney shall have right to transfer, enjoyment or making profit in favour of the Attorney i.e. the Developer in connection with their allocation i.e. Schedule "B" Property as per the aforesaid registered Development Agreement dated Of October 2018 between my/our constituted Attorney and the Principal herein and further declare that the said Attorney shall hereby obtain or have power for development work on such properties. All receivables in connection with transfer of the Developer's allocation i.e. the whole newly constructed Building will be received by the Developers i.e. our Constituted Attorney and all the payables will be borne by the Developers herein.

Be it noted that this Development Power of Attorney is being granted in favour of the aforesaid Parties as our Constituted Attorney would execute a Registered Deed of Sale or any such Deed of Conveyance, Deed of sub-Lease for a period of 999 Years in favour of any Third Party, intending buyer, intending sib-lessee, sub-lessees concern in connection with the Developers' allocation as per Development Agreement between the Principal and the Constituted Attorney.

FIRST SCHEDULE/SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of Bastu Land along with the Building thereon at 64/2/1, Belgachia Road, presently known as Khudiram Bose Sarani, P.S. Ultodanga, under the Jurisdiction of Kolkata Municipal Corporation, Ward No. 3, , Assessee No. 110030902762 Kolkata 700 037 measuring an area about 10 Cottahs 9 Chittacks and 41 Sqft morefully, and which is butted and bounded in the manner as follows :-

ON THE EAST : RPF Barrack.;

ON THE SOUTH : By Maruti Service Centre

ON THE WEST : By Kudirambose Sarani road

ON THE NORTH : By H.P. Petrol Pump;

or howsoever otherwise the same may be described more specifically.

