




Additional Registrar of
Assurances III Kolkata

18 JAN 2019

land", by way of constructing "**newly constructed building**" thereon in accordance with the sanctioned **building plan** approved by the Rajpur – Sonarpur Municipality with or without any amendment and/or modification thereto.

AND WHEREAS the 'OWNER/APPOINTER' have, duly executed and registered a Development Agreement of even date with M/S. KRISHNA HI-TECH BUILDERS PRIVATE LIMITED (PAN – AAGCK3059E & CIN – U45400WB2015PTC208172), a Private Limited Company within the meaning of Companies Act, 2013, having its Registered office at 637, Rajdanga Main Road, Kolkata - 700107, Post Office – E.K.T.P., Police Station - Kasba, District – South 24 Parganas, (DEVELOPER), represented by one of its Director, SRI RAMKRISHNA DAS (PAN-ADUPD5724B), son of Lt. Rakhal Chandra Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 637, Rajdanga Main Road, Kolkata - 700107, Post Office - E.K.T.P., Police Station - Kasba, District – South 24 Parganas, which has been executed on 18.01.2019 and registered in the office of the Additional Registrar of Assurances – I, Kolkata and recorded in Book No. I, Being No. 190100441 for the year 2019 (SAID DEVELOPMENT AGREEMENT) whereby the Appointer has granted exclusive right to the Developer to complete the development of the residue part of the "**said Project**" upon the "**said land**", by way of constructing "**newly constructed building**" thereon in accordance with the sanctioned **building plan** approved by the Rajpur – Sonarpur Municipality with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

AND WHEREAS for the purpose of facilitating the erection, construction, development and completion of such multi-storied building at the Said Premises (NEW BUILDING) in terms of the

Braun Krishna Bharamini

(B. Ramkrishna Das)

Ramesh Chandra




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said Development Agreement, the **APPOINTER**, doth hereby nominate, constitute, irrevocably appoint and empower the said **SRI RAMKRISHNA DAS (PAN-ADUPD5724B)**, son of Lt. Rakhal Chandra Das, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 637, Rajdanga Main Road, Kolkata - 700107, Post Office - E.K.T.P., Police Station - Kasba, District - South 24 Parganas, being the Directors of **M/S. KRISHNA HI-TECH BUILDERS PRIVATE LIMITED (PAN - AAGCK3059E & CIN - U45400WB2015PTC208172)**, a Private Limited Company within the meaning of Companies Act, 2013, having its Registered office at 637, Rajdanga Main Road, Kolkata - 700107, Post Office - E.K.T.P., Police Station - Kasba, District - South 24 Parganas, to be our lawfully constituted Attorney to act and do all or any of the following acts, deeds and things in respect of the Said Property:

1. To appear for and represent the Appointer before all local, State or Central Government statutory bodies to all intents and purposes in connection with construction of the New Building at the Said Property and to sign all letters, undertakings, indemnities etc. and submit the same as may be required or necessary for carrying out construction of the New Building at the Said Property and completion of the entire project.
2. To represent the Appointer before the concerned Local Authority, West Bengal Fire Services Department, Urban Land (Ceiling & Regulation) Department, concerned Police Authority, Income Tax Authority, and all other government departments and to file necessary papers, documents, undertakings, indemnities in respect of any matter relating to construction and completion of the project.
3. To obtain permission or approval, on behalf of the Appointer, from the concerned Sanctioning and/or Planning Authority and other Authorities as may be required for alteration/modification




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in the sanctioned building plan in relation to the project in accordance with the Said Development Agreement and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.

4. To enter upon the Said Property with men and materials as may be required for the purpose of development work and erect and complete the New Building and to complete the remaining part of construction and development of the project and to do the remaining phase of work in accordance with the **Building Plan No. 225/CB/08/24 dated 08.05.2015**, sanctioned by the concerned authority viz. Rajpur – Sonarpur Municipality, including the amendment or modification thereof and shall include residential building, car parking spaces, unit/shops, underground water tank, tubewell, borewell, water treatment plant, drainage & sewerage system & treatment plant, electric connection and any other settlement infrastructure and also to sale residential Flats, units, Shop, Semi - commercial and commercial units, if any, Car Parking Spaces, Two Wheeler Parking Spaces and other spaces and units proposed to be constructed thereon, in terms of the said **“DEVELOPMENT AGREEMENT”** and to do, inter-alia, the followings acts deeds and things as specified herein below and further for proper discharge of various duties, as enumerated herein, as Constituted Attorney of the **OWNER/APPOINTER/EXECUTANT**, in its name, on its behalf to act from time to time and at all times hereinafter, in conformity with the terms of the Said Development Agreement.
5. To sign all contracts and orders and other documents, letters, receipts, papers and writings whatsoever and to conclude all bargains and deals to accept all estimates, tenders, quotations etc. on such terms and conditions as the said Attorney shall deem fit and proper and to settle all disputes and differences in




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