

connection thereto for construction and completion of the New Building at the Said Property.

6. To appoint and terminate the appointment of Architects, Engineers, Surveyors contractors, sub-contractors consultants and others for survey and soil testing and also for preparation of plans for construction and completion of the project of the New Building at the Said Property, as may be required and to supervise the development and construction work of the New Building on the Said Property.
7. To pay all fees and expenses and obtain alteration and/or modification of the sanctioned plan and such other order or orders or permissions or consents or NOCs from the necessary authorities and to do all other necessary acts deeds and things as be expedient for modification and/or alteration of the sanctioned building plans concerning the said project.
8. To apply for and obtain electricity, water, sewerage, drainage, lift, and/or other connections of any other utility or facility in the Said Property from the W.B.S.E.B./W.B.S.E.D.C.L./CESC Ltd., concerned Sanctioning and/or Planning Authority and other appropriate authorities and/or to make alteration therein and to close down and/or have disconnected the same.
9. To do all necessary acts deeds and things for the purpose of complying with all laws, rules, regulations, bye-laws, ordinance etc. for the time being in force with regard to sanctioning modifications and/or alteration of the plans in respect of the said development project.
10. To apply for and obtain, in the name of the Appointer, the service connections including water, sewerage and electricity for carrying out and completing the development of the Said Property.



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11. To make deposits with the concerned Sanctioning and/or Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the New Building on the Said Property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Appointer in connection therewith.
12. After completion of the project, to apply for and obtain **Completion Certificate** in respect thereof from the concerned Sanctioning and/or competent Authorities.
13. To enter into agreements for sale/lease/rent of the flats/units along with car parking spaces as well as other saleable spaces etc. comprised in the Said Property, as defined under the Said Development Agreement, together with or without the proportionate undivided impartible share in the common areas/parts/portions comprised in the New Building as well as the Said Property attributable to such saleable spaces together with or without the proportionate undivided impartible share in the land comprised in the Said Property, on such terms and conditions as the Attorney in his absolute discretion may think fit and proper.
14. To submit applications, maps, drawings and designs, modifications and amendments and/or revised building Plan for the proposed building and to submit apply and obtain '**Completion Certificate/Occupancy Certificate**' from the appropriate authority and/or necessary clearances from the appropriate Government authorities, Fire Brigade, Health Department, if so necessary, and other Department for the purpose of development of the '**Said Premises**' and for construction of the said Building consisting of several flats / units / apartments / car-parking space etc. and also for commercial exploitation of the '**Said Premises**' in terms of the said "**DEVELOPMENT AGREEMENT**", as aforesaid, and



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for the said purpose to make, affirm, verify and submit all necessary applications, Petitions, Maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities, securities and other papers and documents as the said Attorney shall think fit and proper and also to sign and submit all papers, documents, applications, undertakings, declarations and plans to be required for having building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary at any point of time by the Rajpur-Sonarapur Municipality, other competent authorities, and in connection therewith to make, sign, execute and submit necessary applications and declarations by giving undertakings paying fees, obtaining, sanction and such order or orders in respect of the proposed building upon the said plot mentioned, as aforesaid.

15. To execute from time to time all deeds of transfer, conveyances in respect of flats/units along with car parking spaces as well as other saleable spaces etc. comprised in the Said Property, as defined under the Said Development Agreement, together with or without the proportionate undivided impartible share in the common areas/parts/portions comprised in the New Building as well as the Said Property attributable to such saleable spaces together with or without the proportionate undivided impartible share in the land comprised in the Said Property, on such terms and conditions as the Attorney in his absolute discretion may think fit and proper AND TO receive consideration, rents, deposits thereof and grant valid and effectual receipts to the payer and deposit all such receipts in the 'Special Account', Escrow Account / Project Bank Account to be opened with any scheduled Bank in Kolkata in terms of the said Development Agreement and present the above documents/instruments for registration and admit the execution of such documents/instruments before the



  
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