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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 675450

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

District Sub-Registrar
Howrah

District Sub-Registrar-II
Howrah

31 MAY 2019

DEVELOPMENT POWER OF ATTORNEY

After Registered Development Agreement

TO ALL TO WHOM THESE PRESENTS SHALL COME We,

- (1) SRI RABINDRA NATH DATTA, (PAN ADXPD1205C), son of Late Santosh Kumar Datta, by faith Hindu, by occupation Business,
- (2) SRI NIMAI CHARAN DUTTA, (PAN ADNPD6786A), son of Late Santosh Kumar Dutta, by faith Hindu, by occupation Business,

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(2)

- (3) SRI DILIP KUMAR DATTA, (PAN ACTPD5911E), son of Late Santosh Kumar Dutta, by faith Hindu, by occupation Business,
(4) SRI SYAMAL KUMAR DATTA, (PAN ADHPD3220D), son of Late Santosh Kumar Dutta, by faith Hindu, by occupation Business,
(5) SRI SOMNATH DUTTA, (PAN AFYPD1000J), son of Late Santosh Kumar Dutta, by faith Hindu, by occupation Business, and
(6) SRI SUBHRANGSHU DATTA, (PAN ADHPD3219N), son of Late Santosh Kumar Dutta, by faith Hindu, by occupation Business,
all are residing at 20, Chintamani Dey Road, Post Office, Police Station and District Howrah - 711101, SEND GREETINGS :

WHEREAS We, the 'APPOINTORS' hereto are the owners and occupiers of all that piece and parcel of Bastu Land containing an area measuring 01 (one) Bigha 05 (five) Cottahs 04(four) Chittaks 08(eight) Sq. Ft. together with old dilapidated building comprised in Howrah Municipal Corporation premises No. 360, G.T.Road (South), Police Station Shibpur, District Howrah, Howrah Municipal Corporation Ward No. 40, which has more particularly described in Schedule hereunder and hereinafter referred to as the 'SAID PROPERTY' .

AND WHEREAS the 'APPOINTORS' being the owners of the said property entered into an Agreement with "SHREE SHYAM

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DEVELOPERS", (PAN ADXFS4380B), a partnership business, having its registered office at 2, Belilious Road, P.S. and Howrah- 711101, being represented by its partners (1) **PAPPU SINGH**, (PAN CAUPS5212G), Son of Sri Ram Narayan Singh, by faith Hindu, by occupation Business, residing at 2, Belilious Road, P.S. and Howrah- 711101, (2) **BIKASH JAISWAL**, (PAN AETPJ2878L), Son of Sri Ram Sajiwan Jaiswal, by faith Hindu, by occupation Business, residing at 384/385, Belilious Road, P.S. and Howrah- 711101, (3) **NISHA GOEL**, (PAN ACVPJ1173C), Son of Sri Vikram Goel, by faith Hindu, by occupation Business, residing at 433/1, Sarat Chatterjee Lane, P.O. Bataitala, P.S. Shibpur, District Howrah - 711103, (4) **KAMALPUSHP DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 2, Belilious Road, Howrah- 711101 and the said agreement has been duly registered on this day and recorded in Book No. I, as Being No051302503 Dated 22.05.2019 in the Office of District Sub-Registrar, Howrah.

AND WHEREAS in order and in terms of the said Agreement, We, the '**APPOINTORS**' herein nominate, constitute and appoint (1) **PAPPU SINGH**, Son of Sri Ram Narayan Singh, residing at 2, Belilious Road, P.S. and Howrah- 711101, (2) **BIKASH JAISWAL**, Son of Sri Ram Sajiwan Jaiswal, residing at 384/385, Belilious Road,

P.S. and Howrah- 711101, (3) NISHA GOEL, Son of Sri Vikram Goel, residing at 433/1, Sarat Chatterjee Lane, P.S. Shibpur, District Howrah - 711103, as our true and lawful 'ATTORNEY' to do exercise, perform and execute all or any of the following acts, deeds and things, matters cause to be done relating to our said property as described in Schedule hereunder relating to performance of terms and conditions of said Development Agreement Being No. 051302503 dated 22.05.2019.

- 1) To manage, control and supervise the management of the said property measuring 01 (one) Bigha 05 (five) Cottahs 04(four) Chittaks 08(eight) Sq. Ft. comprised in Howrah Municipal Corporation premises No. 360, G.T.Road (South), Police Station Shibpur, District Howrah, Howrah Municipal Corporation Ward No. 40, as mentioned in Schedule hereunder .
- 2) To Sign, execute all documents including letters in connection in respect of our said landed property .
- 3) To enter into and take possession for construction and change of and lookafter as per agreement of the said property including all its land hereditaments premises or any part thereof and also to take possession and to supervise all the effects thereof.

- 4) To appoint any Architect for the construction of building/buildings on the land comprised in the property or any portion as per sanction plan by the Howrah Municipal Corporation.
- 5) To make prepare or cause to be made or prepared all or any sketches, schemes plan, application and other papers and documents as may be necessary and/or required for and/or re-construction and/or erection of building/buildings in or upon the land comprised in the said premises or any part or portion thereof which in the option of the said Attorney to be made signed, sealed, executed, affirmed, endorsed, verified and delivered for the said purposes.
- 6) To make sign, seal, execution, affirm, endorse, verify and deliver all or any such sketches, plans, schemes, application with and/or in relation to building/buildings in or upon the said land or said premises or any part or portion thereof which in the opinion of the said Attorney to be made sealed and signed, executed, affirmed, endorsed, verified and delivered for the said purposes in our names and on our behalf.
- 7) To make over, submit, present file and deliver all such sketches, plans, schemes, application and/or other papers and/or documents which may necessary and/or required for any of the said purposes in relation to the construction in the said premises before the authority of

Howrah Municipal Corporation, fire brigade authorities, and competent authority, police authority, insurance company or any Revenue Authority, State or Central Government Authority or other local or public authority or authorities whatsoever in order to get all or any aforesaid and to make sign, seal, execute, endorse, fair and verify and deliver all application and/or required for the purpose of and the same to make over present and delivery to and to submit and file before the aforesaid Howrah Municipal Corporation and/or the authorities in relating to the subsequent building plan if any, sanction in our names and on our behalf in terms of the registered agreement mentioned herein above .

8) To appoint, solicitor, Advocate, Pleader, Mokhter and such appointment and retain or from time to time revoke and other than to appoint, re-appoint as shall arise and to sign and execute vakalatnama, warrant or Attorney and such other papers and documents as the said Attorney shall think necessary and expedient on our behalf .

9) To make sign, execute, verify, present and file all application, petition, complaints, written statements, memo of appeal, writ, affidavit and all such other papers and documents or pleading necessary and expedient in the opinion of the said Attorney to be signed, affirmed, presents or filed or such document against to receive back on our behalf as well as to depose in any court of law .

- 10) To swear affidavit on our behalf and to file in any court or offices whenever required .
- 11) To enter into execute, register any contract including agreement for sale in respect of developer's allocated area 62% of the constructed area in terms of concerned development agreement being No 051302503 dated 22.05.2019 with any person or persons, firms or company and/or to modify and cancel all or any document, instrument with embodying any terms and conditions as my said Attorney may deem fit and proper and to receive consideration or deposit therefor and grant valid recent consideration and discharge the same .
- 12) On our behalf to execute and present all deeds and/or document and/or agreement for sale in respect of the Developer's allocation of 62% of the constructed area before the appropriate Registering authority and to appear and present before such authority and to admit execution thereof and do all other things and acts and that may be necessary for the registration of such deeds and/or documents and/or agreement and to do all such acts, deeds and things as the said Attorney shall think fit and proper relating to 62% allocated share of the Developer of our said property, provided that the said Attorney shall give complete for details of such deeds and/or documents and/or agreement .

- 13) To receive consideration money or earnest money in respect of the developer's allocation of 62% of the constructed area of the said property on behalf of us and to sign, and grant sufficient and effectual receipts and discharges for the same .
- 14) To execute present and in respect of developer's allocated area as per terms of agreement being No. 051302503 dated 22.05.2019 all sale deeds and/or documents for registration to the District Sub-Registrar Office, Additional District Sub-Registrar, Ranihati, Howrah, or Registrar of Assurances, Kolkata and admit and complete such document/documents, instruments/sale deed and deeds of conveyance on our behalf .
- 15) To appear and represent for the said 62% allocation of the Developer's property before such authority and to admit execution thereof and to do all such other things and acts that may be necessary for the registration of such deeds and/or documents or instrument for registration and/or to receive such sale deeds and/or documents and to deliver the same to the concerned transferees .
- 16) To appear and represent the premises before all or any judicial Magistrate, revenue or legal authority, authorities, electric supply corporation, collector, insurance company, Notary public, Magistrate

of all classes, Police Authority, Income Tax Department or any Central or State Government Department or other public Body or Bodies, Howrah Municipal Corporation, Rent Controller and/or any Arbitrator appointed on our behalf and to make sign, affirm, verify and execute all necessary papers, documents, applications, writ notices, petitions, pleading and affidavit and submit the same to all or any of the aforesaid authorities and/or Government office and/or public body and/or bodies and/or rent controller and/or Arbitration and to take all such steps as the said Attorney may think necessary proper and fit for the said premises.

17) To make erect/built or construct the building in or upon any portion of the land or upon the total land comprised in the said property in accordance with the concerned sanction plan and/or make any alteration and/or addition in any manner whatsoever will be necessary inside of the newly constructed building thereon or as the said Attorney may at their discretion think proper on our behalf subject to the terms and conditions of the registered agreement .

18) To appear before the Assessment Department, Collector and Law Officer and other authority of Howrah Municipal Corporation and Government Offices and revenue department for taxes on our behalf .

AND We, the '**APPOINTORS**' hereby agree to ratify and confirm all and whatsoever our said Attorney shall lawfully or cause to be by virtue of this Power of Attorney, whereas this Power of Attorney shall automatically be revoked after completion of total project and transfer thereof in terms of agreement Being No.051302503 and dated 22.05.2019.

It is further agreed and clarified that the attorney, so appointed, shall hand over to the appointors copy or copies of every application, letter, documents etc. filed in connection with the Schedule property.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of mokorari mourashi bastu land, measuring 01 (one) Bigha 05 (five) Cottahs 04(four) Chittaks 08(eight) Sq. Ft. together with old dilapidated building measuring about 1000 Sq. Ft. with R.T. Shed comprised in Howrah Municipal Corporation premises No. 360, G.T.Road (South), Police Station Shibpur, District Howrah, Howrah Municipal Corporation Ward No. 40, being butted and bounded as follows :-

ON THE NORTH : 359/1, G.T.Road .

ON THE SOUTH : G.T.Road .

ON THE EAST : 360/1, 359, 359/1, G.T.Road .

ON THE WEST : 361/A, 361, G.T.Road .

IN WITNESSES WHEREOF We, the said 'EXECUTANTS'/
'APPOINTERS' have hereunto set and subscribed my hand seal on
the 22nd day of May, 2019 (two thousand and nineteen).

WITNESSES:

① Mahanand .
433/15 Sant Chakrapur .
Road Harohi 71103 .
2. Suresh Kumar .
122 J.N. Mulehyal .
Shree Hari 71103 .
Rajendra Nath Datta .
Kinnar Ch. Datta .
Ajit Kumar Datta .
Ganesh Kumar Datta .
Sumanath Datta .
Sukhraj Singh Datta .

SIGNATURE OF THE 'APPOINTER'/
EXECUTANTS

Drafted by me & prepared
in my sherista.

Onkar Narayan Chatterjee
Advocate .

W.O. 730/79

Pooja Singh
- qirsmof

Nisha Gosh
SIGNATURE OF THE 'ATTORNEY'

Typed by :

Arup Ganguly
Howrah Court.

SPECIMEN FORM FOR TEN FINGERPRINTS



Debendra Nath Datta

Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				



Anil Chatterjee


Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				



Debip Kumar Datta


Little	Ring	Middle	Fore	Thumb
(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)				

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature For SHREE SHYAM DEVELOPERS

Partner

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature For SHREE SHYAM DEVELOPERS

Partner Rajiv Singh

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature For SHREE SHYAM DEVELOPERS

Partner Nisha Gail