



KNOW ALL MEN BY THESE PRESENTS that I, SRI SUDESHNU SINHARROY, PAN. ATHPS2766H, s/o Sri Debnarayan Singharoy, by faith - Hindu, by Nationality - Indian, by profession - Business, residing at. - Bara Kanthalia, P.O. - Sewli Telinipara, P.S. - Titagarh, Dist. North 24 Parganas, Pin. 700121, hereinafter collectively called the EXECUTANT/ PRINCIPAL.

WHEREAS I, SRI SUDESHNU SINHARROY, s/o Sri Debnarayan Sinharoy, is the owner in respect of ALL THAT piece and parcel of Bastu land measuring 6 kattah 10 chittak 38 sq. ft more or less together with 100 sq. ft kancha structure standing there on including all fixture and fittings together with all easement right lying and situated at Mouza- TELINIPARA, J.L. No. 10, Re. Sa. No. 73, Touzi No. 439, R.S. & L.R. DAG No. 3378, R.S. Khatian No. 2913, L.R. Khatian No. 4899, under Sewli Gram Panchyct, P.S. - Titagarh, Dist. - North 24 Parganas, within the limits of A. D. S. R. O. Barrackpore .which is more fully described the Schedule hereunder written and in peaceful enjoyment of the aforesaid property by keeping exclusive physical possession.

AND WHEREAS after got the aforesaid property by way of purchase and by way of gift I the aforesaid executants became absolute owner and still occupying and enjoying the same without any disturbances from any corner whatsoever .

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AND WHEREAS I, the above named executant desirous to develop my property by way of raising a multi storied building through a proper developer comprising of certain shop and residential flats and garages upon the Schedule property .

AND ACCORDINGLY I, the above named executants have given an offer to the party of the "THIKANA" ,a Partnership Firm, urging him thereby to develop the said property by way of construction of a multi storied building subject to the preparation of building plan by the Govt. Authority at the developer's own costs and in pursuance of the Building Plan as would be sanctioned by the Govt. Authority.

AND WHEREAS the THIKANA, a Partnership Firm, represented by its partner, having immense experience as builder and having sound financial capability has accepted the said offer of the party of the executants so as to effecting development upon the said property after having due satisfaction relating to the right , title and interest of the owner of the First Part execute a development agreement with the executants on terms and conditions let-down in that agreement.

WHEREAS I am (the executants) not able to look after my above mentioned property in all respects and to maintain , manage , control , transfer , assign the same on my behalf' and as such I do hereby nominate, authorized and empowered "THIKANA" PAN. AAMFT3851G ,a Partnership Firm

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*Susham Saha Roy.*

having its office at C/O Joydeb Paul, 34(49/N) Surya Sen Sarani, P.O. Nona Chandanpukur, P.S. Titagarh, Dist. North 24 Parganas, Kol. 700122, represented by its partners namely (1) **MR. BISWAJIT ROY, PAN. AFLPR9529M**, son of Sri Swaroj Roy, residing at C 4M1 Room III, C.M.D.A. Abasan, P.O. Sewli Telinipara, P.S. Titagarh, Dist. North 24 Parganas, Kol. 700121, (2) **MR. SUMAN CHATTOPADHYAY', PAN. ACOPC0160D**, son of Lt. Basudev Chatterjee, residing at 87/A, C- Road, Anandapuri, P.O. Nona Chandanpukur, P.S. Titagarh, Dist. North 24 Parganas, Kol. 700122, (3) **SRI AMIT MITRA, PAN. AIKPM3416G**, s/o Sri Santosh Kumar Mitra, residing at Surya Sen Sarani, P.O. Nona Chandanpukur, P.S. Titagarh, Dist. North 24 Parganas, Kol. 700122, (4) **SRI JOYDEB PAL, PAN. AGUPP2106J**, s/o Late Sonabasi Pal, residing at 34(49/N) Surya Sen Sarani, P.O. Nona Chandanpukur, P.S. Titagarh, Dist. North 24 Parganas, Kol. 700122, partners of "**THIKANA**" PAN. AAMFT3851G, a Partnership Firm having its office at C/O Joydeb Paul, 34(49/N) Surya Sen Sarani, P.O. Nona Chandanpukur, P.S. Titagarh, Dist. North 24 Parganas, Kol. 700122, as our true and lawful constituted attorney to do and execute all acts, deeds and things referred to herein i.e. to say :

1. That the attorney is a developer and made a registered development agreement with us being No. **I-0706** dated . **20.02.2018**, to develop our property as mentioned in the schedule below.

1. To negotiate on terms for and agree to and enter into and conclude any agreement for sale of the proposed multi storied building or any portion

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*Sudeshm Sinha Roy.*



thereof to any purchaser or purchasers at such price which my said attorney , in his absolute discretion , thinks fit and proper and/or to cancel and/or repudiate the same.

2. To receive from the intending purchaser or purchasers any earnest money and /or advance or advances and also the balance of purchase money in their own name and to give good , valid receipt and discharge for the same which will protect the purchaser or purchasers.

3. Upon such receipt as aforesaid, to sign , execute and deliver any conveyance or conveyances of the said property or any portion thereof in favour of the said purchaser (s).

4. To sign and execute Sale Deeds , instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as mentioned in the schedule written hereunder , as we could do ourselves if personally present .

5. To present any such conveyance or conveyances for registration , to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority to said conveyance registered and to do all acts , deeds and things which our said attorneys shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves.

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*Sundera Simla Roy.*

6. To develop the property prepare building plan and to institute , commence , prosecute , carry on or defend or resist all suits and others actions and proceedings to be added as a party or being non- suited or withdraw the same concerning my said property or concerning any things in which I may be a party in any court in Civil , Criminal , Revenue or revisional jurisdiction including special Jurisdiction of the High Court under Article 226 of the Constitution of India , before the Supreme Court , before Rent Control , Income Tax , Sales Tax , Settlement , Municipal Authorities or Pancheyet under the State of West Bengal and all Tribunal all Government Offices , Municipalities and Police Station and to sign and verify and affirm all points written statement , affidavits , accounts , petitions , to accept service all summons , notice and other judicial process , to execute any judgment , decree or orders and to appoint and engage any solicitor , Advocates and to sign and execute any Vokalatenama of other authority to act and plead on my behalf and the expenses regarding the same will be borne by me.

7. That the said attorneys is a developer and/or Promoter and also involved developing works .

8. The approximate value of the property is Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakh) only .

9. To apply before the Electricity Authority for obtaining the electric meters for the building and obtaining the same for the building.

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*Bhuban Singh Ray.*



10. That my said attorney can apply before the B.L &L.R.O. for mutating the schedule mention property in my own name and attend the hearing and sign all the papers and documents and receive the mutation certificate for and on behalf of me.

AND I hereby agree to ratify and confirm all and whatever other act or acts done by my said attorney shall lawfully do , execute or perform or cause to be done , executed or performed in connection with the sale of the said property mentioned in the schedule hereunder under and by virtue of this Power of Attorney is seems to be done by me.

**SCHEDULE OF THE PROPERTY**

**ALL THAT** piece and parcel of Bastu land measuring 6 kattah 10 chittak 38 sq. ft more or less together with 100 sq. ft kancha structure standing there on including all fixture and fittings together with all easement right lying and situated at Mouza- **TELINIPARA**, J.L. No. 10, Re. Sa. No. 73, Touzi No. 439, R.S. & L.R. DAG No. 3378, R.S. Khatian No. 2913, L.R. Khatian No. 4899, under **Sewli Gram Panchyet**, P.S. – Titagarh, Dist. – North 24 Parganas, within the limits of A. D. S. R . O. Barrackpore .

Butted and bounded by :-

ON THE NORTH : R.S. Dag No. 3377 (p),

ON THE SOUTH : 60'-0" Barasat Road,

ON THE EAST : R.S. Dag No. 3378,

ON THE WEST : R.S. Dag No. 3378,

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IN WITNESS WHEREOF we have subscribe our signs , seals and signatures on 20th.. the day of ..... February..... 2018.

WITNESSES :

1. Susanta Singha Roy  
S/o Late Atindra & Narayam  
Singha Roy .  
vill . Sewali  
p.o - Sewali Sabimipara -  
Dist . 24 Parganas (ex)
2. Sumit Mondal  
Barrackpore  
P.S. Tidagar

Sushelma Sinha Roy .

SIGNATURE OF THE EXECUTANT

For THIKANA

1. Adimanyu Roy .
2. Suman Chattopadhyay .
3. Amit Miki .
4. Pranab Paul .

Partner .

SIGNATURE OF THE ATTORNEY

Drafted & Prepared by :

Pritam Kumar Sarkar .  
(Sri Pritam Kumar Sarkar)  
Advocate  
Barrackpore Court  
Enrl. No. 1481/1995



**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS**  
**D.S.R.-BARASAT & RA.-KOLKATA**

STATUS: PRESENTANT  
 LEFT HAND FINGER PRINT

NAME Sushobh Saha Roy

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Sushobh Saha Roy

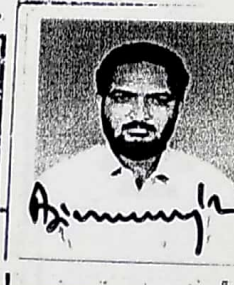
RIGHT HAND FINGER PRINT

SIGNATURE Sushobh Saha Roy

2. LEFT HAND FINGER PRINT NAME

Arjun Kumar

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THUMB	FORE	MIDDLE	RING	LITTLE



Arjun Kumar

RIGHT HAND FINGER PRINT

SIGNATURE Arjun Kumar

3. LEFT HAND FINGER PRINT NAME

Suman Chattopadhyay

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THUMB	FORE	MIDDLE	RING	LITTLE



Suman Chattopadhyay

RIGHT HAND FINGER PRINT

SIGNATURE Suman Chattopadhyay

4. LEFT HAND FINGER PRINT NAME

Anil Mishra

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Anil Mishra

RIGHT HAND FINGER PRINT

SIGNATURE Anil Mishra



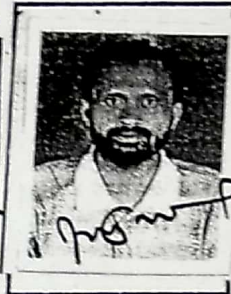
**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS  
D.S.R.-BARASAT & R.A.-KOLKATA**

**STATUS : PRESENTANT**

1. **LEFT HAND FINGER PRINT NAME** Pranab Das

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



**RIGHT HAND FINGER PRINT**

**SIGNATURE** Pranab Das

2. **LEFT HAND FINGER PRINT NAME**

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



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**RIGHT HAND FINGER PRINT**

**SIGNATURE**

3. **LEFT HAND FINGER PRINT NAME**

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THUMB	FORE	MIDDLE	RING	LITTLE



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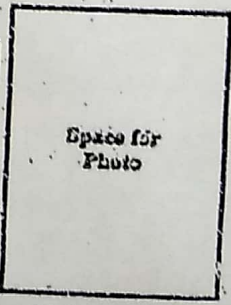
**RIGHT HAND FINGER PRINT**

**SIGNATURE**

4. **LEFT HAND FINGER PRINT NAME**

LITTLE	RING	MIDDLE	FORE	THUMB

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**RIGHT HAND FINGER PRINT**

**SIGNATURE**