



WE POWER OF ATTORNEY 03AB 281322

KNOW ALL MEN BY THESE PRESENTS, we, (1) SRI MANOB ADITYA, (PAN no.ACJPA1821A) son of Late Biman Kumar Aditya, by faith Hindu, by occupation – business, by Nationality Indian, (2) SMT. JAYATI ADITYA, (PAN NO. ACJPA1816B) wife of Sri Manob Aditya, by faith Hindu, by Nationality Indian, by occupation housewife, both residing at 182, Jessore Road, Post Office + Police Station : Dum-Dum, Kolkata – 700 074, (3) M/S. ADITYA ESTATES DEVELOPERS; a proprietorship firm, having its office at 182, Jessore Road Kolkata – 700 074, represented by its proprietor SRI MANOB ADITYA, son of Late Biman Kumar Aditya by occupation – business, by faith Hindu, by Nationality Indian, residing at 182, Jessore Road, Post- Office + Police Station : Dum-Dum, Kolkata – 700 074, District : North 24-Parganas, DO HEREBY SEND OUR GREETINGS that we are absolutely seized and possessed of and sufficiently entitled ALL THAT piece and parcel of 25 Cottahs (more or less) Land along with several structures standing thereon lying and situated at Premises/Holding No. 33/1, Khudiram Bose Sarani, Kolkata – 700080, appertaining to Mouza : Dum-Dum Cantonment, J.L. No. 13, R.S. No. 177, Touzi No. 3194, R.S. Khatian No. -11, Dag Nos. 2283 (Part), 2284(Part), 2286 (part), 2287 (part), within the limits of Dum-Dum Municipality, in Ward No. – 22, Police Station: Dum-Dum, in the District: North 24-Parganas, more particularly described in the schedule hereunder written and hereafter referred to as the SAID PROPERTY free from all encumbrances and charges.

क्रमांक: ५६१७ दिनांक: १३/१२/१६
प्राप्तकर्ता: Mukut
पता: Rongta
व्यक्तिगत: Rongta

संविधान के अंतर्गत अधिकार
अधिकार प्राप्त है कि इस आदेश को

दस्तावेज का नाम: रजिस्ट्रार पत्र
दिनांक: १३ DEC 2016
दिनांक: _____
दिनांक: _____
दिनांक: _____
दिनांक: _____

23 00 00

WHEREAS we are busy in our various jobs, so we need some one to look after our aforesaid residential complex and its related work.

WHEREAS We, Jointly, NOMINATE, CONSTITUTE, APPOINT in our names and on our behalf Advocate Subrata Bhattacharjee S/O Late Sisir Ranjan Bhattacharjee at Calcutta High Court, Bar Association Room No- 16, Chamber – B.N. Basu & Co. 6, Old Post Office Street, 2nd Floor, Kolkata – 700001. as our Attorney to do the following acts, deeds and things in respect of Residential Complex at ALL THAT piece and parcel of land measuring 25 Cottahs more or less along with several structures standing thereon lying and situated at Premises/Holding No. 33/1, Khudiram Bose Sarani, Kolkata – 700080, appertaining to Mouza – Dum-Dum Cantonment, J.L. No. 13, R.S. No. 177, Touzi No. 3194, Dag Nos. 2283 (Part), 2284 (Part) within the limits of Dum-Dum Municipality, in Ward No. – 22, Police Station – Dum-Dum, in the District: North 24-Parganas, hereinafter called the 'SAID PROPERTY'.

1. To negotiate on terms for and to agree and to enter into and to conclude any agreement/ agreements for sale in respect of the joint-venture agreement which was executed on the 15th day of July 2020 in respect of Holding/Premises No. 33/1, Khudiram Bose Sarani, Kolkata – 700080, P.S. Dum-Dum, within the municipal limits of Dum-Dum Municipality, Ward No. 22, P.S. Dum-Dum, District : North 24-Parganas, fully described in the schedule herein below with any intending Purchaser or Purchasers at such price or prices as may be agreed by us and /or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt.
2. Not to receive any payment save and except in the name of ADITYA ESTATE . Who are the developer of the Housing Complex. Any payment received in any other names will not be valid.
3. To sign and to execute all Agreement for Sale/s, instruments and assurances which our Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually constructing and completing according to the terms of Joint Venture of the said property as we could do ourselves, if personally present. All agreements of sale has to be jointly signed by our Developer or with our Site Engineer as witness.
4. To present any such Agreement for Sale or Agreement for Sales (except Deed of Conveyance) or any other documents for registration when executed by him in our names and on our behalf to the Addl. District Sub-Registrar, District Registrar and Registrar of Assurances, Kolkata having authority for and to have them registered according to law. In case of Deed of conveyance joint signature of Owners and Developer is mandatory.

5. To effect mutation of holding in the office of the Collector and/or Municipal records and to submit building plan, etc. and to obtain the permission / sanction from the Dum-Dum Municipality, to engage masons, labours for construction of building on the aforesaid property and to obtain completion certificate in respect of the building and to do all acts before the Dum-Dum Municipality or any other Govt. Semi Govt. Offices in respect of property situated at **Holding/Premises No. 33/1, Khudiram Bose Sarani, Kolkata - 700080, P.S. Dum-Dum**, within the municipal limits of Dum-Dum Municipality, Ward No. 22, District : North 24-Parganas, which is fully described in the Schedule herein below before the Dum-Dum Municipality.

6. To appear for and represent us before any Officer, Collector, and in all Government Offices, Municipality in all matters and things relating to development of our aforesaid property which is fully described in the schedule herein below or its affairs.

7. To do all acts and deeds and to obtain all necessary permission or clearance from the appropriate authority for sale of the portion of the said property.

8. To do all acts and things according to the refereed Joint Venture which are necessary and which will deem fit by our aforesaid Attorney.

Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created on the property which is the subject matter of this Power of Attorney. This power of Attorney will automatically be terminated on following Conditions :-

- a) Notice from the owner of the land in Question.
- b) Any act done against the interest of the landlord.
- c) In case of death of any of the landlord.

9. Be it further noted that by virtue of this power of Attorney, our Attorney does not accrue any power or authority for Development / Construction.

A N D we do hereby by this General Power of Attorney agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with the sale Agreement of any portion of the said property and other acts under and by virtue of this General Power of Attorney shall strictly be valid and binding on us to all intents and purposes as if done by us personally in respect Flats / Units / Car Parking of this residential complex at 33/1, K.B.Sarani, Kolkata - 700080.

10. Be it mentioned that this POA is not related to any Bank / Mortgage / Loans / Partnership matters.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of 25 Cottahs, (more or less) along with one storied pucca building (out houses, godowns, security rooms and security quarters) measuring 7000 sq.ft. (more or less) standing there on all more than hundred years old and is in most dilapidated condition and Tile Shed lying and situated at Municipal Holding No. 33/1, Khudiram Bose Sarani, Kolkata - 700080, within the limits of Dum Dum Municipality, under Ward No. - 22, Police Station - Dum Dum, appertaining to Mouza - Dum Dum Cantonment, J.L. No. 13, R.S. No. 177, Touzi No. 3194, R.S.Khatian No. - 11, Dag Nos. 2283 (Part) , 2284 (Part) , 2286 (Part) , 2287 (Part) , within the District: North 24-Parganas.

THE RESIDENTIAL COMPLEX PROPERTY IS BUTTED AND BOUNDED :-

ON THE NORTH : 18, K.B. Sarani, Kolkata - 700 080.
ON THE SOUTH : Plot No.- 33, K.B. Sarani, Kolkata - 700 080.
ON THE EAST : Canal
ON THE WEST : 36 ft. wide common passage of 33, K.B. Sarani
and 33/1 K.B. Sarani, Kolkata - 700 080.

IN WITNESS WHEREOF we, the Executants and Attorney have hereto set and subscribed their respective hands and seals on this the.....day of, Two Thousand Eighteen.
SIGNED SEALED AND DELIVERED

In the presence of :-

1) Nalendra Bhattacharya
319/33 Jessore Road
K-2-79

2)

EXECUTANTS

1)

Accepted by
Subrata Bhattacharya

ATTORNEY