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Certified that the document is admitted to registration. The stamp sheet/s and the endorser's name/s attached with this document are the part of this document.

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District Sub-Registrar
 West Bengal
 28 FEB 2019

GENERAL POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that I,
SRI NARAYAN CHANDRA SAHA, PAN - AMAPS2255H, Mobile

Souryajit Maiti

No. 9830462737, son of Late Nakul Chandra Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Q-31, Kamdahari Purbapara, Post Office - **Garla**, Police Station - formerly Regent Park presently **Bansdrani**, Kolkata - 700084 am the sole and absolute owner of **ALL THAT** piece and parcel of bastu land measuring **07 Cottahs 08 Chittaks 00 Sq.ft.** more or less together with 400 Sft. R.T. Shed structure standing thereon, lying and situated at Mouza - **Kamdahari**, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1571, comprised in R.S. Khatian No. 291, presently within the limits of the Kolkata Municipal Corporation, Ward No. 111, K.M.C. Premises No. **91**, **Kamdahari Purbapara**, Assessee No. 311111200912, Police Station - formerly Regent Park now **Bansdrani**, District Sub-Registrar and Additonal District Sub-Registrar at Alipore, District South 24 Parganas.

AND WHEREAS I have entered into a registered DEVELOPMENT AGREEMENT on 28th February 2019 for
Samyajit Mohit'

construction of a **G+IV Storeyed Building** upon my said premises with "**SOUMYA CONSTRUCTION**", a Proprietorship Firm, having its registered office at T-21, Subhas Pally, Post Office - **Garla**, Police Station - **Bansdroni**, Kolkata - 700084, is being represented by its Proprietor namely **SRI SOUMYAJIT MAITI**, PAN - AYNPM6694H, Mobile No. 8240428927, son of Sri Ranjit Kumar Maity, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at T-21, Subhas Pally, Post Office - **Garla**, Police Station - **Bansdroni**, Kolkata - 700084 AND the said **Development Agreement** was duly registered on ^{28th February 2019} ~~08/02/2019~~ at the Office of **D.S.R.L. Alipore**, South 24 Parganas and recorded at Book No. I, Being No. 0648 for the year **2019**.

AND WHEREAS I, do hereby nominate, constitute and appoint said "**SOUMYA CONSTRUCTION**", a Proprietorship Firm, having its registered office at T-21, Subhas Pally, Post Office - **Garla**, Police Station - **Bansdroni**, Kolkata - 700084, is being represented by its Proprietor namely **SRI SOUMYAJIT MAITI**, PAN - AYNPM6694H, son of Sri Ranjit

- Soumyajit Maity

Soumyajit Maity

*Kumar Maity, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at T-21, Subhas Pally, Post Office - **Garla**, Police Station - **Bansdroni**, Kolkata - 700084 to be my true and lawful ATTORNEY to do and execute all or any of the following acts and deeds for me in my name and on my behalf.*

- 1) To look after, manage the aforesaid property as particularly mentioned and written in the Schedule below and hereinafter referred to as the "said Property" on my behalf.*
- 2) To sign and execute all agreements and/or documents and all other necessary papers and document concerning the allotted under Developer's Allocation as mentioned in the **Development Agreement** dt. 28/02/ **2019** for and on my behalf.*
- 3) To apply for and obtain on my behalf temporary connections of water, electricity as also to apply for and obtain in my name and on my behalf of permanent*
Sennajit Maity

*drainage, sewerage connections to the said property, and to sign and execute all plans, forms, papers, including "Completion Certificate" to be issued by **Kolkata Municipal Corporation** and other documents in connection therewith for and on my behalf as my authorised agent on my behalf.*

- 4) *To represent me before all the office/offices concerned and also like such **Kolkata Municipal Corporation** and to sign all papers, documents on my behalf for mutation of my name in respect of relevant papers of the **Kolkata Municipal Corporation** and to appear in all hearing before the authorities of the said **Kolkata Municipal Corporation** for such mutation, filing objections and/or appearing on my behalf against the excess valuation assessed by the **Kolkata Municipal Corporation** and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection or appeals on my behalf and also to sign building plans thereof.*

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- 5) *To prepare and/or submit the plan or any revision plan or altered building plans have been and agreed by both by the said Attorney on my behalf.*
- 6) *To apply for and obtain all necessary sanction clearances of the said building for and on my behalf.*
- 7) *To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the same.*
- 8) *To appear for and represent me before any competent authorities Tribunal Arbitrator or Revenue, Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written in the schedule below on my behalf.*
- 9) *To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on my behalf.*
- 10) *To appoint and/or engage any legal practitioner,*
Soumyajit Hriti

solicitor, auditor, valuer, assessor, arbitrators and/or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekramnamas, Show-causes petitions etc. for the aforesaid purposes on my behalf.

11) *To sign, execute, submit or deliver all complaints, written statement, objections, memorandum of appeals, applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.*

12) *To visit on my behalf and represent me before all the West Bengal Government Office or Offices and/or Central Government, Office or Offices concerned and all other office or offices concerned for smooth management of my said property as stated and written in the schedule hereunder on my behalf.*

13) *To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and*

Soumyjit Haldar

similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as mentioned and written in the Schedule below.

14) To apply for and obtain electricity, water, sewerage/ drainages or any other civil commotion, amenities, telephone and other utilities in the said property and/ or make alteration thereof and to close down or to disconnect the same on my behalf.

15) To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/ or agree to such covenants and conditions as may be required for fully and effectually conveying several properties only of the Developer's Allocation only upon the said premises on my behalf which is mentioned in the Development Agreement dated

16) To sign, make and present any Deed of Conveyance or Conveyances or other documents for registration in respect of the Developer's Allocation as mentioned in

Seemajit Hait

*the **Development Agreement dt. 28/02/ 2019** when to be executed by my said Attorney and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such Registrar of District Registrar and/or Assurance at Kolkata or any other such like registering office or offices concerned on my behalf.*

17) *To make any kind of agreement or agreements with any purchaser or purchasers in respect of Developer's Allocation only as mentioned in the said **Development Agreement dt. 28/02/ 2019** on my behalf, in favour of the intending purchaser's or purchasers' name/ names and to receive all the consideration money, part consideration money thereof for those portions only.*

18) *To sign all the receipt or receipts which to be registered by my said Attorney in respect of the Developer's portion stated above in favour of the intending purchaser or purchasers in respect of my said property on my behalf and also to hand over the same to the said purchaser*

Soumyjit Halhi

or purchasers on my behalf.

19) The Principal herein as mentioned above number 1 to 18 shall keep or remain in force this Power of Attorney until the completion of the project in full form as well as delivery of Owners' allocation as well as the transfer of the Builder's Allocation in terms of the said registered **Development Agreement** dated 28/02/ 2019.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney in their absolute discretion which he may deem fit and proper and think necessary to do so or perform for the aforesaid purposes without violating any clause/ condition/ specification as mentioned in the said registered **Development Agreement Dt 28/02/ 2019.**

AND I do hereby agree and undertake to ratify and confirm all such acts, deeds and things which my said Attorney shall lawfully do, execute and cause to be performed by virtue of this General Power of Attorney.

Seemgyit Hathi

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **bastu** land measuring **07 Cottahs 08 Chittaks 00 Sq.ft.** more or less together with 400 Sft. R.T. Shed structure standing thereon, lying and situated at Mouza - **Kamdaharl**, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1571, comprised in R.S. Khatian No. 291, presently within the limits of the Kolkata Municipal Corporation, Ward No. 111, K.M.C. Premises No. **91**, **Kamdaharl Purbapara**, Assessee No. 311111200912, Police Station - formerly Regent Park now **Bansdroni**, District Sub-Registrar and Additonal District Sub-Registrar at Alipore, District South 24 Parganas. It is butted and bounded as follows :-

On the **North** :- 16'-0" ft. wide Road.

On the **South** :- Land of Plot No. 836.

On the **East** :- Land of Plot No. 838.

On the **West** :- Others Land.

Soumyajit Hiti

IN WITNESSES WHEREOF I hereto set and subscribed
my hand on this the 28th day of February 2019.
WITNESSES :-

1. Sudip Saha
R-31, Kamdahari Purba Para
Taltala - Kolkata - 84

NRITRAJAN CHA Saha.
SIGNATURE OF THE EXECUTANT
PRINCIPAL

2. Gopal Datta
Anipura Police Stn.
17A-27

SOUMYA CONSTRUCTION
Soumyajit Maiti
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me,

Dipankar Chakraborty
(DIPANKAR CHAKRABORTY)
Advocate
Alipore Police Court,
Kolkata - 700027
Enrollment No. WB/133162.

Computer Printed at :
Panchananala Lane
Kolkata - 700024
By :
(S.S. Sarkar)

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PHOTO	left hand					
	right hand					

Name

Signature



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Name

Signature *[Handwritten Signature]*



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Name

Signature *[Handwritten Signature]*

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Name

Signature

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 31416 to 31438

being No 160100649 for the year 2019.



Digitally signed by MAITREYEE GHOSH
Date: 2019.03.01 15:42:44 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 01/03/2019 15:41:03
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)