

3574/19

I-2013/10

Block

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 201052

Certified that this document is admitted to Registration. The signature and the Endorsement stamp attached to the document are correct in this document.

Additional Dist. Sub Registrar
Seaidah

29 JUL 2019

DEVELOPMENT POWER OF ATTORNEY WITH CONSTRUCTION
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that we, (1) SRI SURYA KUMAR BHADRA [PAN- AEDPB8516R], (2) SRI CHANDRA KUMAR BHADRA [PAN- CCDPB1894A], (3) SRI PULAK KUMAR BHADRA [PAN- AEXPB0494C], sons of Lt. Benay Krishna Bhadra (4) SMT. SOVA BOSE [PAN- BYXPB5647Q], wife of Late Baidya Nath Bose, (5) SMT. MAYA BHADRA YAJNIK [PAN- ADYPB6769L], wife of Nandalal Yajnik, (6) SMT. MITA BHADRA DAS [PAN-

Contd.p/2..

Cmy
28/7/19
5.25 PM

1/169/19/19

[Handwritten signature]
A.C.S.

ADJPB9011C], wife of Subhas Chandra Das, and (7) **SRI SANJOY GHOSH** [PAN- ADWPG2160N], son of Late Saradindu Ghosh, all by Nationality- Indian, all by Faith- Hindu, 1st & 6th by Occupation- Retired, 2nd & 5th by Occupation- Advocate, 4th by Occupation- Housewife, 3rd by Occupation- Business and 7th by Occupation- Service, 1 to 3 residing at 7, Baldeo Para Road, P.O.- Beadon Street under Police Station of Maniktala, Kolkata- 700006, 4 residing at 53C, Garcha Road, P.O. & P.S.- Ballyguange, PIN- 700019, Dist.- South 24-Parganas, 5th residing at 10a, Rammohon Saha Lane, P.O.- Beadon Street, P.S.- Maniktolla, 6th residing at 11B, Sariatull Lane, P.O.- Beadon Street, P.S.- Maniktolla and 7th residing at Moynadanga, P.O.- Magra, P.S.- Chinsurah, PIN- 712102, Dist.- Hooghly, hereinafter referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the context or the subject be deemed to mean and include their respective heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART** under the State of West Bengal within the territory of India, state as follows:

WHEREAS the above named executants are the joint owners in respect of **ALL THAT** piece and parcel of BASTU landed property measuring an area of **06 (six) Cottahs 08 (eight) Chittacks** more or less being Premises known as 7/1, Baldia Para Road and comprised in Panchannagram Division 2 Sub-division 14 as Mouza Manicktola under Police Station of Maniktola, Kolkata- 700006 in the District of South 24-Parganas under Assessee No.- 110150300149 together with Tin Shaded structure i.e. measuring an area of **1800 Sq. Ft.** more or less and absolutely seized and possessed the same with right title and/or interest in respect of the said landed property and sufficiently entitled to enjoy the same by paying rates and taxes to the competent local authority of Kolkata Municipal Corporation;

Sanjoy Ghosh
Adv.

AND WHEREAS since possessed all of the owners herein desirous to develop the said landed property measuring an area of **06 (six) Cottahs 08 (eight) Chittacks** more or less by demolishing existing Tin Shaded structure i.e. measuring an area of **1800 Sq. Ft.** more or less, being Premises known as 7/1, Baldia Para Road and comprised in Panchannagram Division 2 Sub-division 14 as Mouza Manicktola under Police Station of Manicktola, Kolkata- 700006 in the District of South 24-Parganas under Assessee No.- 110150300149, more fully and particularly described in **SCHEDULE** hereunder written and hereinafter for the sake of brevity be referred to as **“SAID PROPERTY”**;

AND WHEREAS on **17.07.2019** the owners and/or executants entered into an agreement with **SRI BALAJI DEVELOPERS**, a Proprietorship Firm, having its office at 26, Bidhan Sarani under Police Station of Amharst Street, Kolkata- 700006, represented by its Proprietor, **SRI TIMIR BARAN HATAI** [PAN- ABZPH7348Q], son of Late Nishi Kanta Hatai, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing 26, Bidhan Sarani under Police Station of Amharst Street, Kolkata- 700006, wherein the owners being as First Part and said **SRI TIMIR BARAN HATAI**, Proprietor of the Firm namely, **SRI BALAJI DEVELOPERS** being as Developer of the Second Part engaged therein with a view to develop the said property and the owners have in consideration of terms mentioned in the said agreement executed on **17.07.2019** duly Registered at **A.D.S.R. Sealdah**, and recorded under Book No.- I, being No. **160602830** for the year **2019** inter-alia agreed with the said Proprietor of the Firm **SRI BALAJI DEVELOPERS** that the said Firm will be entitled to develop the said property on and subject to the terms and conditions more particularly described in the said

S. Sarangi
A.D.

upon strength of this power Developer and/or the Attorney shall have the right to act in connection with transfer of the proposed property as determined Developer's Allocations only – though Developer and/or Attorney shall have the right as stated above but said Attorney shall have no right and authority to transfer any of the proposed property, which determined as Owners' Allocations in terms of the Development Agreement being No. **160602830** for the year 2019 (17.07.2019) and THE OWNERS SHALL HAVE EVERY RIGHT TO REVOKE THIS POWER OF ATTORNEY AT ANY POINT OF TIME, AS DESIRED;

AND GENERALLY to do all acts, deeds matters and/or things and/or to exercise all such powers and/or authorities as our Attorney may deem fit and proper and we do hereby agree to ratify and confirm all and whatsoever acts, deeds, matters and things and authorities as our said Attorney or its authorized person or persons do under the power on that behalf herein contained shall lawfully do or purport to do or cause to be done by virtue of this power hereby given.

SCHEDULE AS ABOVE REFERRED TO:
(THE DESCRIPTION OF SAID LANDED PROPERTY INCLUDING STRUCTURE)

ALL THAT 06 (six) Cottahs 08 (eight) Chittacks more or less being Premises known as 7/1, Baldeo Para Road and/or Baldia Para Road and comprised in Panchannagram Division 2 Sub-division 14 as Mouza Manicktola of Ward No. 015 under Police Station of Maniktola, Kolkata-700006 in the District of South 24-Parganas, Assessee No.- 110150300149 together with Tin shaded structure i.e. measuring an area of 1800 Sq. Ft. more or less, butted and bounded as follows:

ON THE NORTH BY : 9, Baldeo Para Road.
ON THE SOUTH BY : 7, Baldeo Para Road.
ON THE EAST BY : Kali Banerjee Lane.
ON THE WEST BY : 16' ft. Baldeo Para Road.

IN WITNESSES WHEREOF we including our Attorney have executed and/or signed this Development Power of Attorney on 26th day of July, Two Thousand Nineteen (2019).

Signed and delivered before the
Ld. Registrar in presence of:

1. Uttam Kumar Sarkar
7/1, Dr. Nilmoni Sarkar St.
Kolkata - 700 090

2. Atanu Chatterjee
Barasat
KOL-124

1. | Surya Kumar Bhadra
2. | Shubankumar
3. | Pulak Kumar Choudhary
4. | Sova Barui
5. | Maya Bhadra yajnik
6. | Mita Bhadra Das
7. | Sajay Ghosh

SIGNATURE OF THE EXECUTANTS

Tanvir Baran Hatabi

SIGNATURE OF THE ATTORNEY
REPRESENTED ON BEHALF OF THE
FIRM
SRI BALAJI DEVELOPERS

Drafted by:

Somnath

Uttam Kumar Sarkar [ADVOCATE],
Calcutta High Court,
Enrolment No. F-733/700-03,
"LAW CHAMBER" Bharati Apartment,
Ground Floor, Room No. - 2,
23, T.N. Chatterjee Street, Kolkata - 700 090.

Typed by:

Mukti Sarkar

Mukti Sarkar,
7/1, Dr. Nilmoni Sarkar Street,
Kolkata - 700 090.

