

WHEREAS by a registered deed, One Sri Gour Gopal Bhattacharjee, Son of Late Gopal Krishna Bhattacharjee seized and possessed piece or parcel of Bastu land measuring an area a little more or less 10 cottahs including common passage appertaining there to situated at Mouza- Bally, J.L No. 14, Comprised in R.S. Dag No. 6823 and 6824, khatian No. 480, within the jurisdiction of Nischinda Gram panchayet, P.S- Bally, District- Howrah.

AND WHEREAS by a registered deed of Settlement dated 10/10/1983 and recorded in Book No. I, Volume No. 62, Pages from 267 to 271, Being No. 2578, for the year 1983, in the office of the Additional District Sub-registrar Howrah. Said Sri Gour Gopal Bhattacharjee transferred and conveyed to his younger son Sri Sankar Lal Bhattacharjee, Son of Sri Gour Gopal Bhattacharjee a piece and parcel of Bastu land measuring an area a little more or less 4cottahs 8chittaks including common passage appertaining there to situated at Mouza- Bally, J.L No. 14, comprised in R.S. Dag No. 6823 and 6824, khatian No. 480, within the jurisdiction of Nischinda Gram panchayet, P.S- Bally, District- Howrah.

AND WHEREAS after death of said Gour Gopal Bhattacharjee, said Sri Sankar Lal Bhattacharjee now herein become the owner in all that a piece and parcel of Bastu land measuring an area a little more or less 4cottahs 8chittaks including common passage appertaining there to situated at Mouza- Bally, J.L No. 14, comprised in R.S Dag No. 6823 and 6824, khatian No. 480, within the jurisdiction of Nischinda Gram panchayet, P.S- Bally, District- Howrah.

AND WHEREAS by a registered Deed Said Sri Sankar Lal Bhattacharjee gifted to Surajit Bhattacharjee and Debasis Bhattacharjee a piece and parcel of Bastu land measuring an area a little more or less 1 cottah out of total 4 Cottahs 8 Chittaks including common passage appertaining there to situated at Mouza- Bally, J.L No. 14, comprised in R.S Dag No. 6823 and 6824, khatian No. 480, within the jurisdiction of Nischinda Gram panchayet, P.S- Bally, District- Howrah.

AND WHEREAS said Sri Sankar Lal Bhattacharjee now herein become the owner in all that a piece and parcel of Bastu land measuring an area 3 Cottahs 8 Chittaks including common passage a little more or less mentioned in the **SCHEDULE** hereunder and the said Bastu land free from all encumbrances,

charges, lien, lispendence, attachment, trusts whatsoever and howsoever.

AND WHEREAS said Sankar Lal Bhattacharjee intended to erect a new building in same portion of the first schedule mentioned land i.e. 3 cottahs 8 chittaks.

AND WHEREAS said owner is willing to construct a new massonary building measuring an area 03 cottahs 08 chittaks for which said owner has entered into a Development Agreement being No. 050200577/2018, dated 01.02.2018 with **M/S. SAI BABA CONSTRUCTION**, a partnership firm, under the partnership Act, 1932, (Income Tax Permanent Account Number **ADOF54148N**, having its registered office Nischinda, P.O. Ghoshpara, P.S. Nischinda (formerly Bally), District- Howrah, Pin- 711227, represented by its partners named **1) SRI SUMIT MAHATO** having his Income Tax Permanent Account Number **BBPPM7558E**, Son of Ramesh Mahato, by faith Hindu, by occupation Business, by Nationality Indian, residing at Ramchandrapur, P.O. Durgapur, P.S. Nischinda (formerly Bally), District: Howrah, Pin: 711205, **2) SRI RAJU DAS** having his Income Tax Permanent Account Number **BEGPD5413K**, Son of Late Dinobandhu Das, by faith Hindu, by occupation **Business**,

by Nationality Indian, residing at 43/1, 15B, Bidhan Pally, P.O. Belurmath, P.S. Belur, District- Howrah, Pin- 711202, **3) SRI SUDEB KARMAKAR** having his Income Tax Permanent Account Number **AOWPK3288G**, Son of Late Nitai Chandra Karmakar, by faith Hindu, by occupation Business, by Nationality Indian, residing at Nischinda, P.O. Ghoshpara, P.S. Nischinda (formerly Bally), District- Howrah, Pin- 711227 **4) SRI PARESH SINGH** having his Income Tax Permanent Account Number **EPAPS0521F**, Son of Late Ram Sakal Singh, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sukanta Sarani, P.O. Ghoshpara, P.S. Nischinda (formerly Bally), District- Howrah, Pin- 711227, for construction of the proposed new building on the schedule mentioned land for construction of the proposed new building on the schedule mentioned land.

AND WHEREAS I do hereby constitute, nominate and appoint

1) SRI SUMIT MAHATO having his Income Tax Permanent Account Number **BBPPM7558E**, Son of Ramesh Mahato, by faith Hindu, by occupation Business, by Nationality Indian, residing at Ramchandrapur, P.O. Durgapur, P.S. Nischinda (formerly Bally), District: Howrah, Pin: 711205, **2) SRI RAJU DAS** having his Income Tax Permanent Account Number

BEGPD5413K , Son of Late Dinobandhu Das, by faith Hindu, by occupation Business, by Nationality Indian, residing at 43/1, 15B, Bidhan Pally, P.O. Belurmah, P.S. Belur, District- Howrah, Pin- 711202, **3) SRI SUDEB KARMAKAR** having his Income Tax Permanent Account Number **AOWPK3288G**, Son of Late Nitai Chandra Karmakar, by faith Hindu, by occupation Business, by Nationality Indian, residing at Nischinda, P.O. Ghoshpara, P.S. Nischinda (formerly Bally), District- Howrah, Pin- 711227 **4) SRI PARESH SINGH** having his Income Tax Permanent Account Number **EPAPS0521F**, Son of Late Ram Sakal Singh, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sukanta Sarani, P.O. Ghoshpara, P.S. Nischinda (formerly Bally), District- Howrah, Pin- 711227, as my lawfull and constituted attorney for ourselves in our name and on our behalf to do execute or cause to be done and executed all the followings acts, deeds, matters and things that is to say:-

- 1) To demolish the present structure and construct masonry or erect propose premises on the schedule mentioned landed property consisting of separate flats/unit and/or portions.

- 2) To appoint and discharge Architects, Engineers, Masons, Labors which may be required for the purpose of raising and/or constructing the proposed building on the said property in accordance with the sanctioned plan with minor alteration as may be required.
- 3) To apply for permit to obtain cement, iron, rod and all other building materials which may be required for the purpose of construction work on the said property.
- 4) To engage and/or appoint and/or join any person/s for finance and for better construction of the premises without our consent and permission, in that case we will sign and/or execute other documents/papers as and when called for by our agent.
- 5) To amalgamate the schedule mentioned land or any part or portion thereof with the nearby land/plot/premises for better construction of the premises without our consent and permission. In that case the one of the owner shall sign and/or execute other documents/papers as and when called for by our agent.

- 6) To execute Agreement for sale of the flats/shops/unit etc in the building to be constructed on the schedule mentioned property or any part thereof favour of intending purchaser or purchasers for the Developers allocations only and to accept earnest from them.
- 7) To approach the intending purchasers of the flat/unit/ and other part thereof and to negotiate with them for the Developers allocations only.
- 8) To agree to sell/to let out the said flats/portions of the Developers allocations only in the building or any part thereof such persons and on such terms and conditions as the said Attorney may in his absolute direction thinks and proper.
- 9) To sell or dispose of any flat or flats in respect of the Developer's share that would be erected in the schedule mentioned property in favour of any person or persons on ownership basis and in that manner as our Attorney thinks proper to do so and at the price as our attorney may think fit and proper and to collect receive the price of such flat or

flats that may be payable by the said purchaser or purchasers on our behalf.

- 10) To execute from time to time agreement or agreements for sale ownership basis of such flats and conveyance in respect of the flats/portions in the building on the schedule mentioned property and also to exercise and sign conveyance, transfer or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execute of any such document or documents before the concerned Registry office on our behalf.
- 11) To present any such deed of sale, conveyance or other document or documents for registration when executed by him, to admit execution thereof and receipt of consideration before the sub-Registrar or Registrar having authority for and to have them registered according to Law and to do all other acts, deeds and things which our said attorney shall consider necessary for the transferring and/or conveying the said flats/units/shops etc of the Developer's allocations only to such purchaser as fully and effectually in respect as we could do the same ourselves.

- 12) To ~~pay~~ all dues and charges such as tax, electricity and water charges to the concerned offices and departments, to receive all benefits arising out of the said property such as rent or compensation etc. On our behalf.
- 13) In case of any disputes and discrepancies arise during the dealing of the said land in respect of the money and/or other matter with the intending purchaser/s, Govt. And semi Govt. Departments and others, to take all steps in accordance with law and to sign all petitions, applications, affidavits, as may be required for the said purpose.
- 14) To represent us before all government and other authority as and when necessary.
- 15) To appoint pleaders, solicitors, Advocates or attorney lawyers to appear and act in any court of law or revenue or other officer or officers of any state or local Authority and to revoke such appointment and to substitute any others in his place stead.
- 16) To sign, verify and execute plaint, written statements, counter claims, appeals review applications, affidavits, authorities, and papers of every description that may be

necessary to be signed, verified and executed for the purpose of any suits, appeals and proceedings of any kind whatsoever in any court of law or judicial authority established by lawful authority and to do all acts appearances and applications in such court or courts aforesaid in any suits, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer judgements or decrees to be given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decree at the said attorneys shall be advised or think proper and sign, verify and execute any application, affidavits agreements or other documents.

- 17) To file or defend any suit or proceedings in any civil criminal or revenue court or any other authority on behalf in respect of the said property.
- 18) To apply for sanctioned building plan for the proposed to be constructed on the land of the said property to the zila parishad or any other office or offices in our names on our behalf and to get the same sanction/renew and modify.