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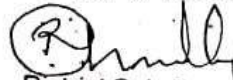
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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

POWER OF ATTORNEY FOR DEVELOPMENT

24 JUL 2017

KNOW BY ALL THESE PRESENTS WE, (1) DR. SWAPAN KUMAR DATTA (PAN - AATPD6799G), Son of, Late Dr. Santosh Kumar Datta, By Occupation- Doctor, Residing at, Rajiv Gandhi Chowk, P.O.- Bilaspur, P.S.- Civil Line Bilaspur, Dist.- Bilaspur, Chhattisgarh - 495001, (2) SMT. RATNA K KUMAR (PAN - AMHPK5604M), Wife of, Krishan Kumar, Daughter of, Late Dr. Santosh Kumar Datta, By Occupation- Housewife, Residing at, G-21/04'A', Third Floor, Main Market, Rajouri Garden, P.O.- Rajouri Garden, P.S.- Rajouri Garden, New Delhi - 110027, (3) SMT. PRATIMA DATTA (PAN - AHEPD3934F), Wife of, Late Dr. Santosh Kumar Datta, By Occupation- Housewife, Residing at, Sadar Bazaar Balod, P.O.- Balod, P.S.- Balod, Dist.- Durg, Chhattisgarh - 491226, (4) SRJ. SUSHANT KUMAR DATTA (PAN - ACQPD9347M),



06 JUL 2017

3002

No.....Rs 50/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collec. date, 24 Prg. (S)

*Paul*

Advocate

Alipur Police Court

Kolkata - 27

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol - 27



District Sub-Register-II  
Alipore, South 24 Parganas

24 JUL 2017

*Identified by me,  
Biswanath Paul  
Adv.*

*Of, Alipore Police Court,  
P.O. & P.S. - Alipore,  
Kol - 27.*

Son of, Late Dr. Santosh Kumar Datta, By Occupation- Doctor, Residing at, Sadar Bazaar Balod, P.O.- Balod, P.S.- Balod, Dist.- Durg, Chhattisgarh- 491226, (5) **SMT. TANDRA ROY (PAN - ADEPR2629F)**, Wife of, Ashit Kumar Roy, Daughter of, Late Dr. Santosh Kumar Datta, By Occupation- Housewife, Residing at, P-234, bI-A, Bangur Avenue, P.O.- Bangur Avenue, P.S.- Lake Town, Kolkata- 700055, Dist.- 24 Parganas (N), are the absolute owner of **ALL THAT** piece or parcel of Bastu land measuring about 02 Cottahs 10 Chattaks 35 Sq. Ft., more or less, which is lying and situated under Mouza- Syedpur, Pargana- Magura, R.S. Dag No. 137, 137/628, & R.S. Khatian No. 311, Touzi No.- 23, R.S. No.- 193, J.L. No.-12, being KMC Premises No. 816, Motilal Gupta Road (Holding No. was 212/302), Road Zone - (Rammohan Roy Road -- Sodepur 1st Lane/Premises Located on Rd), P.S.- Initially Behala, thereafter Thakurpukur, at present Haridevpur, Ward No.- 122, Kolkata-700082, within the Municipal Limits of The Kolkata Municipal Corporation, District 24-Parganas(S), ADSR Behala, Assessee No. 411220809461, along with all easement attached thereto, the description of which is fully and particularly referred in the Schedule hereunder written.

Whereas on 06.07.17, We have entered into a registered Development Agreement with **NILIMA CONSTRUCTION (PAN-AGEPB8150E)**, having its registered office at 246, Karunamoyee Ghat Road, P.O.- Haridevpur, Police Station - Haridevpur, Kolkata 700082, represented by its Sole Proprietor **SRI GAUTAM BHATTACHARYA (PAN-AGEPB8150E)**, son of, Late Kalipada Bhattacharjee, by faith Hindu, by Nationality Indian, by occupation Business, residing at, 246, Karunamoyee Ghat Road, P.O.- Haridevpur, P.S.- Haridevpur, Kolkata.-700082, under certain



terms and conditions contained therein and hereinafter referred to as the "SAID DEVELOPMENT AGREEMENT".

**NOW BY THIS POWER OF ATTORNEY**, We the executant herein do hereby nominate, constitute and authorize **SRI GAUTAM BHATTACHARYA (PAN-AGEPB8150E)**, son of, Late Kalipada Bhattacharjee, by faith Hindu, by Nationality Indian, by occupation Business, residing at, 246, Karunamoyee Ghat Road, P.O.- Haridevpur, P.S.- Haridevpur, Kolkata - 700082, Proprietor of **NILIMA CONSTRUCTION**, having its registered office at 246, Karunamoyee Ghat Road, P.O.- Haridevpur, Police Station - Haridevpur, Kolkata 700082, as our true and lawful attorney in our names and on our behalf to do execute all or any of the following acts, deeds and things hereunder provided:

1. To develop our said schedule below property and to construct a building upon the said property in accordance with the Sanctioned building plan, by the Kolkata Municipal Corporation.
2. To make sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, sign the building plan for sanction from K.M.C, confirmations and consents as may in any way be required to be so done, for and on connection with the said premises on behalf of us.

3. To supervise the construction of the building and or structure according to the sanctioned building plan, in respect of the said premises as mentioned in the schedule herein under and to that effect to get signed, pursue and collect on our behalf all such or relevant applications, documents and any representations and whatsoever manner or nature that is to be done.
4. To appoint and engage any solicitor, counsel, advocates or other lawyer or lawyers to sign and verify any petition for the grant, to affirm any affidavits, enter or lodge any caveat or to apply for its discharge.
5. That Our said attorney shall have ample power to mortgage/lien entire/part of the schedule mentioned property (to the extent of the Developer's Allocations only), before any Bank or Financial institute/NBFC for taking mortgage loan/financial support/assistance from the said Bank/Financial institute/ NBFC for smooth sailing of the proposed construction work, on behalf of us.
6. That our said attorney shall have full right to institute, prosecute and/or defends suits of other actions and proceedings, appeals in any court anywhere within civil, criminal, revenue, revision or before any



tribunal on behalf of us and to execute warrant sign vakalatnama, to act and plead, to sign and verify plaints, written statements petitions and other pleading under article 226 of the constitution of India and also to present any Memorandum of Appeal, tribunal statement, inventories to accept service of summons, notice and other legal processes, enforce judgment, execute any decree of order, to appoint and engage on our behalf, pleaders Attorneys, counsel and other legal agents as our said Attorney may think fit and proper and to adjust settle all accounts, to refer to attribution all disputes and differences, to withdraw the same or to be non-suited and to receive deliver of documents or payments of any money from any court, office or opposite party either in execution of decree or order or otherwise as he shall think fit and proper at his cost.

7. That Our said attorney shall have ample power to negotiate on terms and to agrees and/or to enter into an Agreement/s for Sale or Memo of understanding with any intending purchaser/s or his /their nominated person/s for selling of Developer's Allocation and to present the Deed of Conveyance/s for registration and to receive the money / sale consideration and sign and or to admit execution before the registration office having authority and to have the said Deed of

Conveyance/s and registered and to issue receipts thereof and to receive consideration money and to do acts deeds and things for the purpose of selling proportionate share in the land of Our schedule below properties which our said attorney shall think fit and proper unto and in favour of any intending purchaser or purchasers on our behalf as fully and effectually in all respects as We could do ourselves if personally present and except the Owner's allocation as per Registered Development Agreement, but the said Sale/transfer may happen only after handing over the Owner's Allocation, according to the said Registered Development Agreement.

8. To sign and execute any agreement /s for sale, Deed of Conveyance/s in respect of the Developer's Allocation as per Agreement dated 06.07.17 together with undivided proportionate share of land underneath and the common user of the common areas and facilities attached in the said building according to the terms and conditions contained in the said Development Agreement regarding flats, car parking spaces both covered to be constructed, in favour of any person, association of persons, company both private limited and public limited and to any other business and partnership firm and to



receive from them any earnest money in the name of their Partnership Firm and to give or issue valid receipts for the same.

9. In case of Sale, to execute, sign proper Agreement/s for Sale, Deed of Conveyance/s in respect of the different saleable flat/s, car parking space/s and other parts thereof in favour of the intending buyer/s and to give construction and physical possession of the said flat/s, car parking spaces and commercial spaces and to present before the Register of Assurances, Additional District Sub Register and District Sub Register, all Deed of Conveyance/s, Agreement/s for Sale for registration in our name and on our behalf in respect of Developer's Allocation as per Registered Agreement, and to receive consideration money either in cash, cheques or drafts from the intending buyer/s in the name of the Partnership Firm and to credit the said amount in the Firm's account and to give valid receipts and discharge the same only for the Developer's allocation as mentioned in the said registered Development Agreement as mentioned above.
10. To apply for and obtain temporary and permanent connection from the Kolkata Municipal Corporation for water supply, electricity, drainage, sewerage, gas and/or power in respect of the said building required for the construction, use and enjoyment of the said building



and to sign all such applications, forms and documents as shall be required for the said Development of the project at **ALL THAT** piece or parcel of Bastu land measuring about 02 Cottahs 10 Chattaks 35 Sq. Ft., more or less, which is lying and situated under Mouza- Syedpur, Pargana- Magura, R.S.-Dag No. 137, 137/628, & R.S. Khatian No. 311, Touzi No.- 23, R.S. No.- 193, J.L. No.-12, being KMC Premises No. 816, Motilal Gupta Road (Holding No. was 212/302), Road Zone - (Rammohan Roy Road -- Sodepur 1st Lane/Premises Located on Rd), P.S.- Initially Behala, thereafter Thakurpukur, at present Haridevpur, Ward No.- 122, Kolkata- 700082, within the Municipal Limits of The Kolkata Municipal Corporation, District 24-Parganas(S), ADSR Behala, Assessee No. 411220809461, TOGETHER WITH all easement rights benefits, facilities and other advantages attached therein.

11. To supervise, manage and conduct all sorts of administration in respect of the Schedule below land and to handle all sorts of official matters, letters arisen in course of concerned matters in connection with our said property.
12. AND to do all other acts, deeds and things which our said attorney shall deem fit and proper for the management, control and supervision of Our said property as effectively as We could do if personally present.

AND We do hereby agree to ratify and confirm all or whatsoever there acts, deeds and things which our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the construction of the said building upon the said SCHEDULE below property, sale and/or any other necessary matters in respect of the Developer's allocation as aforesaid regarding construction work of the proposed building at **ALL THAT** piece or parcel of Bastu land measuring about 02 Cottahs 10 Chattaks 35 Sq. Ft., more or less, which is lying and situated under Mouza-Syedpur, Pargana- Magura, R.S. Dag No. 137, 137/628, & R.S. Khatian No. 311, Touzi No.- 23, R.S. No.- 193, J.L. No.-12, being KMC Premises No. 816, Motilal Gupta Road (Holding No. was 212/302), Road Zone - (Rammohan Roy Road -- Sodepur 1st Lane/Premises Located on Rd), P.S.- Initially Behala, thereafter Thakurpukur, at present Haridevpur, Ward No.- 122, Kolkata-700082; within the Municipal Limits of The Kolkata Municipal Corporation, District 24-Parganas(S), ADSR Behala, Assessee No. 411220809461, and also in connection with the sale of the Flat/s, Car Parking Space/s, Covered space/s, Commercial-space/s in respect of the Developer's Allocation except the Owner's allocation in terms of this registered Development Agreement under and by virtue of this registered Development Power of Attorney.



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**THE SCHEDULE ABOVE REFERRED TO**

**(DESCRIPTION OF THE SAID PROPERTY)**

ALL THAT piece or parcel of Bastu land measuring about 02 Cottahs 10 Chattaks 35 Sq. Ft., more or less, which is lying and situated under Mouza- Syedpur, Pargana- Magura, R.S. Dag No. 137, 137/628, & R.S. Khatian No. 311, Touzi No.- 23, R.S. No.- 193, J.L. No.-12, being KMC Premises No. 816, Motilal Gupta Road (Holding No. was 212/302), Road Zone - (Rammohan Roy Road -- Sodepur 1st Lane/Premises Located on Rd), P.S.- Initially Behala, thereafter Thakurpukur, at present Haridevpur, Ward No.- 122, Kolkata-700082, within the Municipal Limits of The Kolkata Municipal Corporation, District 24-Parganas(S), ADSR Behala, Assessee No. 411220809461, TOGETHER WITH all easement rights benefits, facilities and other advantages attached therein and the said property in its entirety is butted and bounded in the manner following:

TO THE NORTH : Land of Harekrishna Banerjee.

TO THE SOUTH : Land of Swapan Kumar Datta.

TO THE EAST : Motilal Gupta Road.

TO THE WEST : Land of R.S. Dag No. 136.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the <sup>24<sup>th</sup></sup> day of July 2017 (Two Thousand Seventeen).

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. Ashish Roy  
F-221, D1-A, Bangur Ave  
Kolkata - 700055

2. Gora Banerjee  
Naskarpara Road  
KOL-41

Drafted by me according  
to the documents supplied by  
the parties herein

Biswambar Paul

Biswambar Paul

(Enrollment No.- F/225/2010).

Advocate

Alipore Criminal Court

Kolkata- 700 027.

Computer Printed by me.

Dipak Palta

Alipore Judges' Court, Kolkata-700027.

*[Signature]*

Ratna K Kumar

*[Signature]*

Pratima Datta

Sushant Kumar Datta

Signature of the EXECUTANTS

Gautam Bhattacharya

Accepted by the ATTORNEY



	Thumb	1 <sup>st</sup> Finger	Middle finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name .....

Signature .....



	Thumb	1 <sup>st</sup> Finger	Middle finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name BR. SWAPNA KUMAR DATTA

Signature



	Thumb	1 <sup>st</sup> Finger	Middle finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name SMT. RATNA K KUMAR

Signature



	Thumb	1 <sup>st</sup> Finger	Middle finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name SMT. PRATIMA DATTA

Signature



	Thumb	1 <sup>st</sup> Finger	Middle finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name .....

Signature .....



	Thumb	1 <sup>st</sup> Finger	Middle finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name ..... SUSHANT KUMAR DATTA

Signature ..... Sushant Kumar Datla



	Thumb	1 <sup>st</sup> Finger	Middle finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name ..... SMT. TANDRA ROY

Signature ..... Tandra Roy



	Thumb	1 <sup>st</sup> Finger	Middle finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name ..... GAUTAM BHATTACHARYA

Signature ..... Gautam Bhattacharya



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGEPB8150E



नाम /NAME

GAUTAM BHATTACHARYA

पिता का नाम /FATHER'S NAME

KALIPADA BHATTACHARYA

जन्म तिथि /DATE OF BIRTH

01-01-1962

हस्ताक्षर /SIGNATURE

*Gautam Bhattacharya*

*CBTas*

आयकर आयुक्त, प.व.-III

COMMISSIONER OF INCOME-TAX, W.B. - III

*Gautam Bhattacharya*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),

P-7,

Chowringhee Square,

Calcutta - 700 069.

