



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 669095

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

Additional District Sub-Registrar,
Garia South 24 Parganas

DEVELOPMENTAL POWER OF ATTORNEY

10 JAN 2018

KNOW ALL MEN BY THESE PRESENTS I SRI PARTHA DEY (P.A.N. ACRPD5734B), son of Sri Ranadhir Ranjan Dey, by Nationality Indian, by faith Hidnu, by occupation Service, residing at Ujjayini East Road, Post Office Garia, Police Station Sonarpur, Dist. South 24 Parganas, Kolkata-700 084, hereinafter called the "PRINCIPAL" SEND GREETINGS:

Contd...p/2

S. N. BHATTACHARYA
Advocate

10, Kisan Sankar Roy Road
1st Floor, Room No. 4
Kolkata - 700 001
- 9 JAN 2018 -
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
28 & 29, S. S. Road, Kolkata

- 9 JAN 2018

- 9 JAN 2018



Additional District Sub-Registrar,
Garia South 24 Parganas

10 JAN 2018

Identified by me
Bantam Paul
S/O Paritosh Paul
Narkel Bagam,
P.O. Laskarpur,
P.S. Sonarpur,
K01-153,
Service

WHEREAS by and under a Development Agreement dated 10/01/18, hereinafter referred to as the "SAID AGREEMENT", the Principal has engaged and appointed **M/S "PROGRESSIVE CONSTRUCTION", (P.A.N. AATFP3358D)**, a partnership firm having its office at Kandarpapur, P.O. Garia, Police Station Sonarpur, Dist. South 24 Parganas, Pin-700 084, represented by its partners, **(1) Smt. KETAKI DAS (P.A.N. BSTPD4361H)**, wife of Sushanta Das, daughter of Late Amiya Jana, an Indian Citizen, by faith Hindu, by occupation Business, resident of 21C/H/4, Dum Dum Road, P.O. Ghughudanga, Police Station Chitpur, Kolkata-700 030, and **(2) Smt. RESHMI GAZI (P.A.N. BYMPG1448K)**, daughter of Taufik Gazi, wife of Moidul Islam Gazi, by Nationality Indian, by faith Islam, by occupation Business, residing at Kandarpapur, P.O. Garia, Police Station Sonarpur, Dist. South 24 Parganas, Pin-700 084, as Developer of ALL THAT piece and parcel of land measuring about 2 Cottahs, be the same a little more or less, comprised in C.S. Dag No. 3557 appertaining to Khatian No. 663 of Mouza Barhans Fartabad, J.L. No. 47 (Sheet No.2), situated within the jurisdiction of the Sonarpur Police Station in the District of South 24 Parganas, being known as Scheme Plot No. P-31/B, presently within the limits of the Rajpur Sonarpur Municipality WardNo.28, Holding No. 715, North East Fartabad, hereinafter referred to as the "SAID LAND"/SAID PROPERTY for development by way of construction of a multi-storied building, hereafter referred to as the "BUILDING" on terms and conditions as detailed therein and the said agreement was registered at the office of the Additional District Sub Registrar, Garia, South 24 Parganas as Deed No. 81.... for the year 2018.

AND WHEREAS for smooth and speedy execution of development works and for giving effect to the said agreement, it was considered necessary by the Principal to execute a Development Power of Attorney in favour of

Smt. Ketaki Das and Smt. Reshmi Gazi, the partners of M/s. Progressive Construction by granting necessary power and authorities to them.

NOW KNOW YE BY THESE PRESENTS that I, the **said Sri PARTHA DEY**, do hereby and hereunder nominate, appoint and constitute the said Smt. Ketaki Das and Smt. Reshma Gazi, the partners of M/s. Progressive Construction as my true and lawful attorney and Agent, in my name and on my behalf, to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereunder: -

1. To hold, manage and maintain possession of the said land, commercially exploit the same, supervise and administer construction of a multi-storied building to be built on the terms of rules and regulations of appropriate authorities.
2. To engage and appoint Civil Engineers, Architects, Labour Contractors, Masons and skilled and unskilled labours for development of the proposed multi-storied building over the said land and to terminate their appointment whenever considered necessary.
3. To cause preparation of Building Plan for construction of a multi-storied building by qualified and competent Engineers and Architects for the amalgamated plot of the Owner, submit the same with the concerned authority for sanction and to get delivery of the sanctioned plan.
4. To appear before all necessary authorities including the Office of the District Magistrate, Sub-Divisional Officer, Municipality, Fire Brigade, WBSEDCL, Competent Courts and Police Station in connection with the execution of the project for development of the said land into a multi-storied building.

5. To apply for and obtain such permissions, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipments and to appoint contractor and/or sub-contractors for the purpose of construction of the proposed building on the said land.
6. To apply for and obtain electricity, water, gas, sewerage and/or connections of other utilities, permits for lifts etc.
7. To warn off and prohibit any trespassers on the said land or any part thereof and to take appropriate steps, whether by legal action or otherwise.
8. To pay all outgoings, including rates and taxes, rent, revenue and other charges whatsoever, payable for and on account of the said land as occupier and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges thereof.
9. To negotiate for Sale/Lease or transfer by other lawful modes of units or portions falling in Developer's allocation and to enter into agreements, including units sale/lease agreements, containing such provisions and with such purchasers and/or other person or persons as provided for in the said agreement, execute agreement for Sale/Lease/Transfer and to receive earnest money and/or full premium/consideration there under, grant valid receipts and discharges for the same and also to fulfill and enforce mutual obligations there under.
10. To appear before the Judicial and Executive magistrate, Notary Public and all other officer or officers and Authority or Authorities in connection with enforcement of all powers and authorities as contained herein.

11. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings and demands touching any of the matters aforesaid and also thought fit in any such action or proceedings as aforesaid, before any Court - Civil, Criminal or Revenue.
12. To accept notices and service of papers from any Court, Tribunal, Postal and/or authorities and/or persons.
13. To do all acts as above for and on behalf of the Principals and to deposit all money in to the account of the Principals.
14. This Power of Attorney shall remain revocable.

AND GENERALLY to do all incidental acts, deeds and things in the aforesaid matter as effectually I could personally do.

AND I undertake to ratify and confirm all such lawful acts, deeds and things that the said Attorneys shall do by virtue of the powers hereby granted.

It is made clear that nothing contained herein empowers and/or authorizes the constituted Attorneys to any unlawful act, deed and things. Be it noted that this revocable Power of Attorney is being granted in favour of the said Attorneys without any consideration and no interest or right of the attorneys is created on the property which is the subject matter of this Power of Attorney.