

2171/19

I-2046/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q. 1-065171/19

AA 260859

DEVELOPMENT POWER OF ATTORNEY AFTER EXECUTION OF

REGISTERED

DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I SMT DURGA MANDAL (PAN ASVPM 5129 M C/Mobile 9477987623), wife of Late Dr, Sudhanshu Ballabh Mandal, by faith Hindu, by Nationality Indian, by occupation House Wife residing at 31, Debinibash Road, P.S.Dum Dum, P.O.Motijheel, Kolkata-700 074 SEND GREETINGS

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar
Cachere: Dum Dum, 24-Pan. (North)

1 MAR 2019

WHEREAS I am the absolute Owner of the land described in the Schedule hereunder written.

AND WHEREAS I entered into a joint development agreement with the S.P.CONSTRUCTION, a partnership concern having its office at 102, Debinibash Road, P.S.Dum Dum, P.O.Motijheel, Kolkata-700 074 which was registered with the office of the A.D.S.R. Cossipore Dum Dum, therein recorded in Book No.1, Being No. 2040 for the year 2019

AND WHEREAS I have now decided, appoint attorney/attornies who shall undertake to do the acts, deeds, matters and things hereinafter contained in terms of the said development agreement.

NOW KNOW YE BY THESE PRESENTS I SMT DURGA MANDAL (PAN ASVPM 5129 M C/Mobile 9477987623), wife of Late Dr, Sudhanshu Ballabh Mandal, by faith Hindu, by Nationality Indian, by occupation House Wife residing at 31, Debinibash Road, P.S.Dum Dum, P.O.Motijheel, Kolkata-700 074 **do hereby nominate constitute and appoint (I) SRI PRADIP GHOSH DASTIDER (PAN AHHPG 4631R/Mobile 9038788065)** son of Late Bhibhuti Bhusion Ghosh Dastider, by faith Hindu, by occupation Business, residing at 162, Debinibah Road, P.S. Dum

Pradip Ghosh Dastider

Durga Mandal

Dum, P.O. Motijheel, Kolkata-700 074, (2) **SRI SAMBHU NATH DUTTA (PAN ABWPD 0405G/Mobile 983053386)**, son of Late Chinta Haran Dutta, by faith Hindu, by occupation Business, residing at 102, Debinibash Road, P.S. Dum Dum, P.O. Motijheel, Kolkata-700 074. Both partners of **S.P. CONSTRUCTION (PAN ABSFS 8132 J)** a partnership concern, having its office at 102, Debinibash Road, P.S. Dum Dum, O.O. Motijheel, Kolkata-700 074 **as my true and lawful attorney to do the acts, deeds, matters and things herein after contained either jointly or severally .**

To look after and manage the properties described in the Schedule hereunder written.

To construct a building upon the said land for the purpose to appoint engineer, supplier, labour contractor, mistri/workmen etc.

To apply for quota for steel, cement, brick or any other building materials for the purpose of construction of the multi-storied building over the said land.

To appear and represent **me** before any Government, semi Government or private offices including that of South Dum Dum Municipality and to sign in any letters, forms, site plan, building plan, Phase-II, revised plan, affidavit, declaration etc.

To negotiate with intending buyers of **flats/ garages** at the said premises except our allocation in the building which is **55%** constructed area (including area under stair and lift) which shall be provided as under :

A. Entire Second Floor of the proposed building

B. Entire Third Floor of the proposed building

C. 2(Two) numbers of Covered **Demarcated** Garages on the **Ground Floor** (one from the North East Side and the other from the Eastern side) of the proposed building.

D. Balance area out of 55% after providing the above shall provided to the owner from the Fourth .Floor South East/front side of the building .

However the Owner herein shall be provided total 55% constructed area of the building

With proportionate share of land underneath and right of user of all the common facilities and amenities provided by the developer in the said newly constructed building

To enter into agreement for sale with the intending purchaser/ purchasers of the developer's allocation (i.e. except **my** allocation in the building) .

To sign execute deed of conveyance on **my** behalf in respect of other portions of the said premises (i.e. except our allocation in the building) .

To receive money from intending buyers either in cash/ cheque/ draft/ NEFT/ RTGS etc and give good and valid receipt for the same .

To sign deed of declaration, memorandum of understanding , deed of rectification, affidavit etc

To sign and apply for Occupancy Certificate, and also to take delivery of the same

To appear and represent **me** before the office of the B.L. & L.R.O., Kolkata improvement trust, Kolkata metropolitan development authority, police, fire brigade, Calcutta Electric Supply Corporation, West Bengal Electric Supply Corporation, South Dum Dum Municipality, Airport Authority/Authorities or any other authority/authorities and sign any letters, forms, N.O.C., declaration, affidavits if necessary on our behalf .

To file or defend any suit or proceedings touching the said premises and for the purpose sign in any Vokatnama, plaint, written statement, affidavit, declaration etc on **my** behalf.

To file, defend, any suit touching the said premises and for the purpose to sign, plaint, written statement, memorandum of appeal, affidavit, verification, declaration, Vokatnama or any other document needed for the purpose.

To represent **me** before any Court either civil or criminal, including the Hon'ble High Court Calcutta, Notary public, etc.

To represent **me** before the Land Acquisition Collectorate or any other Government office or offices.

AND GENERALLY to do all other acts, deeds, matters and things that would be necessary from time to time and for which no explicit power is hereby given.

I agree to ratify and confirm all and whatsoever acts, deeds, lawfully done by my attorney by virtue of these present.

THE SCHEDULE ABOVE REFERRED TO :

Part -I

(Description of the entire premises which belonging to Smt Durga Mandal)

ALL THAT piece and parcel of Bastu land, measuring an area of 6(Six) Cotthas 08 Eight) Chittaks 0(Zero) Sq.ft , lying and situate in the manners as under :

Mouza Name	J.L	R.S.	Touzi	Khatian No	Dag No.	Area of Land
Satgachi	20	154	3083	655	172	6K- 8Ch- 0 Sq.ft
Tptal						6K- 8Ch- 0 Sq.ft

presently bearing **Holding No.219, Debinibash Road, Within ward No.22**, under South Dum Dum Municipality, under P.S.Dum Dum, A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas and butted and bounded as under:

ON THE NORTH : House of Nirmal Chandra Chakraborty & Ors
ON THE SOUTH : 20' Wide Road
ON THE EAST : 20' Wide Road
ON THE WEST : House of Dasgupta

That in the current settlement records the aforesaid land is recorded in the name of Durga Mandal W/O Late Dr S.B.Mandal under Mouza Satgachi, J.L No.20, L.R.Khatian No.2083, L.R.Dag No.666

Part-II

(Description of the land offered for development under the said agreement)

ALL THAT piece and parcel of Bastu land, measuring an area of 3(Three) Cotthas 00 (Zero) Chittaks 0(Zero) Sq.ft, from the South East side of the aforesaid premises lying and situate in the manners as under :

Mouza Name	J.L	R.S.	Touzi	Khatian No	Dag No.	Area of Land
Satgachi	20	154	3083	655	172	3K- 0Ch- 0 Sq.ft
Total						3K- 0Ch- 0 Sq.ft

presently bearing Holding No.219, Debinibash Road, Within ward No.22, under South Dum Dum Municipality, under P.S.Dum Dum, A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas and butted and bounded as under:

ON THE NORTH : House of Durga Mandal
 ON THE SOUTH : 20' Wide Road
 ON THE EAST : 20' Wide Road
 ON THE WEST : House of Dasgupta

That in the current settlement records the aforesaid land is recorded in the name of Durga Mandal W/O Late-Dr S.B.Mandal under Mouza Satgachi, J.L No.20, L.R.Khatian No.2083, L.R.Dag No.666

IN WITNESS WHEREOF I the said SMT DURGA MANDAL have hereunto
set and subscribed my and seal on this^{11th}.....day
of.....March....., Two Thousand Nineteen.

SIGNED, SEALED AND DELIVERED

AT KOLKATA IN THE PRESENCE OF

1. Susmita Bhakla
Advocate
High Court, Calcutta

2. Jhumki Das
(JHUMKI DAS)
FLAT- 1A, 18 DZ.G.S.
Bose Road, Kol - 39

Durga Mandal

EXECUTANT

We Accept the Power

Pradip Ghosh Dastidar

Sambit Nath Das

PREPARED BY ME:-

Debasish Biswas

DEBASISH BISWAS
Advocate
WR/1435/95
Sealdah Court