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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the Document is admitted for Registration. The fee of Rs. 50/- and the endorsement sheet attached to this document are the part of this Document. P 620294

U-1398/14  
11.32  
23/7/14

A.R.A. III

U-1751  
G.P. Roy

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances-III, Kolkata  
23 JUL 2014

Additional Registrar of Assurances-III, Kolkata

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENT that We, (1) SRI PARTHA SARATHI ROY, son of Late Radha Charan Foy, (2) SMT. GOURI ROY, wife of Late Goutam Roy, (3) SMT. GARGI CHATTERJEE, wife of <sup>Soumyajit</sup> Subhojit Chatterjee and daughter of Late Goutam Roy, (4) SMT. SAKTI ROY, wife of Late Arup Roy,

TARAMAA CONSTRUCTION

*Munir Sam*  
Proprietor

(5) **SMT. ARCHANA PAUL**, wife of Late Harinath Paul and daughter of Late Radha Charan Roy, (6) **SMT. INDIRA BANERJEE**, wife of Anil Banerjee and daughter of Late Radha Charan Roy, all are residing at 91, Masjid Bari Street, P.S. Burtolla, Kolkata- 700006, **SEND GREETINGS:**

**WHEREAS** we are the co-owners and seized and possessed and/or otherwise well and sufficiently entitled to **ALL THAT** a brick built building together with the piece and parcel of rent free land being Plot No. 'E' comprising North-West portion 7 (seven) cottahs 6 (six) chittacks 43 (forty three) square feet Central Portion 6 (six) cottahs 0 (zero) chittacks and South-West portion 7 cottahs 11 chittacks 11 square feet in all total land 21 cottahs 02 chittacks 9 square feet more situated lying at being Premises formerly 12D, Barrackpore Tank Road now renumbered as Premises No. 12D/3, B.T. Road, Kolkata, P.S. - Chitpur, under K.M.C. Ward No. 6, which is fully and particularly described in the Schedule hereinunder written.

**AND WHEREAS** one Sri Mrinal Ghosh son of Sri Monoranjan Ghosh, by religion -Hindu, by occupation - Business carrying on business under the name and style of **M/s. TARAMAA CONSTRUCTION** as a sole proprietor residing at "Charulata Apartment", Tarulia 2<sup>nd</sup> Lane, under Mahisbathan-2 No. Gram Panchayet, P.O. Krishnapur, P.S. New Town, Kolkata - 700102,

TARAMAA CONSTRUCTION

*Mrinal Ghosh*  
Proprietor



being interested to develop our aforesaid property by demolishing the old structure standing thereon on the terms and conditions to be agreed upon by and between us and the said Sri Mrinal Ghosh.

**AND WHEREAS** after negotiation we have agreed to appoint the said Sri Mrinal Ghosh to construct the said building at the said premises by demolishing the old structure standing thereon.

*S. Partha Sarathi Roy*  
**AND WHEREAS** a development agreement dated 23.07.2014 has already entered into by and between us and the said Sri Mrinal Ghosh for development of the said property on the terms and conditions contained therein including the owners allocation as well as developers allocation. The aforesaid Development Agreement has executed and registered in the office of A.R.A.-I, Kolkata this day. *being Deed No - I - 06649 for the year 2014*

**AND WHEREAS** for the purpose of completing the said project fully and effectually, we have decided to appoint said **SRI MRINAL GHOSH** to be our true and lawful attorney in our names and on our behalf for the purpose of developing and completion of the said project.

**NOW KNOW YE BY THESE PRESENTS**, We, (1) **SRI PARTHA SARATHI ROY**, son of Late Radha Charan Roy, (2) **SMT. GOURI ROY**, wife of Late Goutam Roy, (3) **SMT. GARGI CHATTERJEE**,

TARAMAA CONSTRUCTION

*Mrinal Ghosh*  
 Proprietor

wife of <sup>Soumayjit</sup> Subhojit Chatterjee and daughter of Late Goutam Roy, (4) **SMT. SAKTI ROY**, wife of Late Arup Roy, (5) **SMT. ARCHANA PAUL**, wife of Late Harinath Paul and daughter of Late Radha Charan Roy, (6) **SMT. INDIRA BANERJEE**, wife of Anil Banerjee and daughter of Late Radha Charan Roy, all are residing at 91, Masjid Bari Street, P.S. Burtolla, Kolkata- 700006, do hereby nominate constitute and appoint the said **SRI MRINAL GHOSH** son of Sri Monoranjan Ghosh, by faith Hindu, by occupation Business, carrying on business under the name and style of **M/S. TARAMAA CONSTRUCTION** as a sole proprietor having its office at "Charulata Apartment", Tarulia 2<sup>nd</sup> Lane, under Mahisbathan-2 No. Gram Panchayet, P.O. Krishnapur, P.S. New Town, Kolkata - 700102, to be our true and lawful attorney to do the following acts, deeds, matters and things that is to say :

1. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and to obtain Valid discharges in respect thereof.
2. To appear and represent us before all authorities including those under the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submits

TARAMAA CONSTRUCTION

*Mrinal Ghosh*  
Proprietor

acts, deeds, and things as the said attorney may deem fit and proper.

3. To pay fees, obtain modification and such other order and permissions from the necessary authorities as to be expedient for sanction /modification and/ or alteration of the building plans and to submit and take delivery the same and title deeds concerning the said premises and also to sign and execute all papers and documents as may be required by the necessary authorities i.e. from K.M.C., KIT and Fire Brigade authorities.
4. To represent us and to apply and obtain such certificates and other permissions under laws relating to the Urban land (Ceiling & Regulations) Act, 1976, K.M.D.A. or other law relating to the matter of land and/or building, if so, necessary. And to sign the prescribed form of U.L. (C & L) Act, on our behalf and to appear before the competent authority appointed for the purpose and to do other necessary things in the matter.
5. To prepare plan or revised plan/fresh plan on the said land or any portion thereof and to submit the same with the Kolkata Municipal Corporation, to have the same sanctioned, approved, modified and/or altered and in

TARAMAA CONSTRUCTION

*Amal Kumar*

Proprietor



connection therewith to make necessary applications, give undertakings, pay fees, sign such revised/fresh plans on our behalf, if necessary for the purpose of obtaining sanction and such other order or orders and such order or orders and permissions as to be expedient.

6. To apply for and obtain electricity, water, sewerage, drainage, other connection of any other utility to the said premises and for that purpose to sign, execute and submit all papers applications documents and plans and/or revised plan as and when required and as may be deemed fit and proper by the said attorney.
7. To appoint and retain solicitors, advocates, pleaders and such appointments and retainers from time to time to revoke and other again to appoint as occasion shall arise.
8. To execute, sign and present all kinds of suits, complaints, written statements, affidavits, applications vokalatnama etc. in proper courts of law and offices for our properties in which we are entitled to proceed in all the proceedings filed in our names and on our behalf in regard to the construction work.

TARAMAA CONSTRUCTION

*Primal Sme*

Proprietor

9. To take possession of the land in question with existing structure after obtaining sanctioned plan from KMC to start process for development and or construction.
10. To appoint any Architecture Engineer and /or designer for the purpose of preparation of building plan, sketches schemes design, drawing, specification and Map or soil testing as per KMC rules and regulation in respect of land in question for construction of the new building.
11. To negotiate on terms for and sell the developer's allocation of the proposed constructed building to any purchaser/ purchasers at such price which said Attorney in its absolute discretion and to enter into Agreement for Sale and to cancel the same.
12. To receive from the intending purchaser or purchasers any earnest money and also balance money.
13. To sign and execute all conveyance or conveyances as may be may be required for fully and effectually conveying the Developer's Allocation of the proposed constructed building.
14. To present such conveyance or conveyances for registration, to admit execution before the Additional Registrar, Sub-Registrar and Registrar.

TARAMAA CONSTRUCTION

*Mural Srin*  
Proprietor

15. To appoint workmen, mistry, labour and building contractor for construction of the proposed building.
16. To hand over and deliver the possession of ~~the~~ owners allocation area of newly constructed building as per Development Agreement.
17. To enter into an agreement with any purchaser or purchasers for selling of Developer's allocation.
18. To sell, transfer, convey and assign any part of Developer's allocation with proportionate share of land as indicated and mentioned in the development agreement entered into between us and the said attorney and to sign, execute and to present the deeds of sale or any other before the Registering Authority or Registrar or Sub-Registrar by our attorney and to admit the execution thereof in our names or on our behalf which we could present for registration before any Govt. or Semi Govt. office on our behalf.

**AND WE** do hereby ratify and confirm that whatever our said attorney shall do or cause to be done, shall be deemed to have been done by us and we undertake to ratify and confirm all the acts and deeds to be done by him in future, relating to development of our said property.

TARAMAA CONSTRUCTION

*Murali Kumar*

Proprietor



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18. To sell, transfer, convey and assign any part of Developer's allocation with proportionate share of land as indicated and mentioned in the development agreement entered into between us and the said attorney and to sign, execute and to present the deeds of sale or any other before the Registering Authority or Registrar or Sub-Registrar by our attorney and to admit the execution thereof in our names or on our behalf which we could present for registration before any Govt. or Semi Govt. office on our behalf.

**AND WE** do hereby ratify and confirm that whatever our said attorney shall do or cause to be done, shall be deemed to have been done by us and we undertake to ratify and confirm all the acts and deeds to be done by him in future, relating to development of our said property.

TARAMAA CONSTRUCTION

*Mural*

Proprietor

AND GENERALLY to do execute and perform any other act or acts, deed or deeds, matter or matters or things whatsoever which in the opinion of our said attorney ought to be done executed and performed in relation to our said property as stated hereunder or any incidental thereto as fully and effectually as we ourselves could do the same if we were personally present.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a brick built building together with the piece and parcel of rent free land being Plot No. 'E' comprising North-West portion 7 (seven) cottahs 6 (six) chittacks 43 (forty three) square feet Central Portion 6 (six) cottahs 0 (zero) chittacks and South-West portion 7 cottahs 11 chittacks 11 square feet in all total land 21 cottahs 02 chittacks 9 square feet more situated lying at being Premises formerly 12D, Barrackppore Tank Road now renumbered as Premises No. 12D/3, B.T. Road, Kolkata, P.S. - Chitpur, under K.M.C. Ward No. 6 being butted and bounded by:

**ON THE NORTH** : 1/1, Gopal Mukherjee Road.  
**ON THE SOUTH** : 10, B.T. Road.  
**ON THE WEST** : 2, Gopal Mukherjee Road and Delhi Garage.  
**ON THE EAST** : Partly 12/D/2, B.T. Road & Common passage thereafter Plot-D (Tank).

TARAMAA CONSTRUCTION

*Mirul Das*  
 Proprietor



IN WITNESS WHEREOF We the Parties hereto subscribed our hands on the 23<sup>rd</sup> day of July 2014.

SIGNED SEALED AND DELIVERED

BY THE EXECUTANTS IN PRESENCE

OF WITNESS :-

1. Gabinda Bose  
Advocate  
S.C. Court, Calcutta
2. Partha Mahapatra  
512/14, R.N. Tagore  
Road Kol-77

Partha Sarathi Roy

(1) **SRI PARTHA SARATHI ROY**

Gouri Roy

(2) **SMT. GOURI ROY**

Gargi Chatterjee

(3) **SMT. GARGI CHATTERJEE**

Sakti Roy

(4) **SMT. SAKTI ROY**

Archana Paul

(5) **SMT. ARCHANA PAUL**

Indira Banerjee

(6) **SMT. INDIRA BANERJEE**

SIGNATURE OF THE EXECUTANTS

Drafted by me

Gabinda Bose

Advocate

S.C. Court Bar  
Association, Calcutta

I Accept the Power

Minul Ghosh

SIGNATURE OF THE ATTORNEY

TARAMAA CONSTRUCTION

Minul Ghosh  
Proprietor

Power (Partha Sarathi Roy) Dev

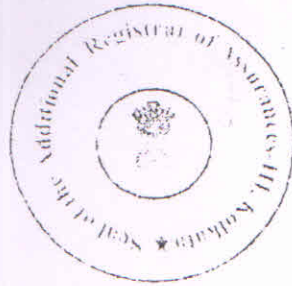
Certificate of Registration under section 60 and Rule 69.

Registered in Book. - IV  
CD volume number 9  
Page from 3358 to. 3375  
being No 05195 for the year 2014.

TARAMA ASSURANCE CORPORATION

*Minal Sen*

Proprietor



(Sanatan Ivaity) 24-July-2014  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A. - III KOLKATA  
West Bengal