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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 297100

Declared that the documents admitted & registered. The signature sheet and the endorsement sheets attached with this document are the part of this document.

Asst District Sup Registrar  
Barrackpore 24 Pgs (N)

15 MAY 2019

2115749/19

**DEVELOPMENT POWER OF ATTORNEY**

AADRISH DEVELOPERS

*Sanjay Paul*

Partner

Contd...P-2.

**KNOW ALL MEN BY THESE PRESENTS** that We, (1) **SMT. SUBHRA ASH** (PAN-ANGPA4882K) wife of Late Shyamal Kumar Ash and daughter of Late Dharendra Nath Kundu, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at Kalibari Road, Noapara, P.O. & P.S.- Barasat, District- North 24 Parganas, Kolkata- 700 124, West Bengal, (2) **SMT. SUDESHNA PAUL** (PAN-BVZPP8372D) wife of Sri Atin Paul and daughter of Late Swapan Kundu alias Swapan Kumar Kundu, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at Village and Post- Haroa, P.S.- Haroa, District- North 24 Parganas, Pin-743425, West Bengal, (3) **SMT. SHREOSI AON** (PAN-BBTPA8436K) wife of Sri Sukanta Aon and daughter of Late Swapan Kundu alias Swapan Kumar Kundu, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at Hill View Colony, NS-21, J.S.P.L., Patrapali, Kharsia Road, Raigarh, Chhattisgarh-496001, (4) **SRI SUBRATA KUNDU** (PAN-ILPPK2576B) son of Late Dharendra Nath Kundu, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Old Ambagan Link Road, Palta, P.O.- Bengal Enamel, P.S.- Noapara, District- North 24 Parganas, Pin-743122, West Bengal, (5) **SRI SUDIP KUNDU** (PAN- HQBPK4520B) son of Late Dharendra Nath Kundu, by faith- Hindu, by occupation- Service, by nationality- Indian, residing at Old Ambagan Link Road, Palta, P.O.- Bengal Enamel, P.S.- Noapara, District- North 24 Parganas, Pin-743122, West Bengal,, **SEND GREETINGS.**

**WHEREAS** by a registered Development Agreement dated .....15.05.2019.....executed by ourselves as the Land Owners of the One Part and **AADRISH DEVELOPERS** (PAN-ABMFA3392A), a Partnership firm having its office at Link Road, Palta, P.O.- Bengal Enamel, P.S.- Noapara, District- North 24 Parganas, Pin-743122, West Bengal, represented by its partners (1) **SRI SUDIP DEY** (PAN-BCIPD1801P), son of Late Chittaranjan Dey, by faith- Hindu, by occupation- Business, residing at 19, Railway Gate, Old Ambagan, Palta, P.O.- Bengal Enamel, P.S.- Noapara, District- North 24 Parganas, Pin-743122, West Bengal (2) **SRI SURAJIT PAUL**, (PAN-

AADRISH DEVELOPERS

Sanjay Paul

Partner

Contd...P-3.

Soumitra Ghosh

BIVPP6882M) son of Sri Jiban Paul, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Ambagan Colony, Palta, P.O.- Bengal Enamel, P.S.-Noapara, District- North 24 Parganas, Pin-743122, West Bengal, (3) SRI GOUTAM GHOSH, (PAN-AFIPG3003Q) son of Late Gopal Chandra Ghosh, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Udayan Pally, Chowmatha, P.O.- Ichapore-Nawabganj, P.S.-Noapara, District- North 24 Parganas, Pin-743144, West Bengal (4) SRI SANJAY PAUL, (PAN-BJBPP2988R) son of Sri Jiban Paul, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Ambagan Colony, Palta, P.O.-Bengal Enamel, P.S.-Noapara, District- North 24 Parganas, Pin-743122, West Bengal, (5) SRI NITAI KUNDU, (PAN-AHIPK6523H) son of Late Radha Krishna Kundu, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Old Ambagan Link Road, Palta, P.O.-Bengal Enamel, P.S.-Noapara, District- North 24 Parganas, Pin-743122, West Bengal, as the Developer of the Other Part. We have agreed to develop the said property morefully and particularly described in the schedule hereunder written upon the term and conditions contained in the said registered agreement, duly registered at the office of A.D.S.R., Barrackpore on ...15.05.2019... Vide Deed No. 150502306 for the year 2019.

**AND WHEREAS** as per the said agreement dated ...15.05.2019 we have agreed to give a power of attorney in favour of the Developer as they may direct to enable them to get the necessary building plan sanctioned by the North Barrackpore Municipal Authority and to do all other acts, things necessary in connection with the Development of the said property for the proposed building scheme.

**NOW KNOW YE AND THESE PRESENTS WITNESS** that, we, the **Land Owners** herein do hereby nominate, constitute and appoint (1) **SRI SUDIP DEY** (PAN-BCIPD1801P), son of Late Chittaranjan Dey, by faith- Hindu, by occupation-Business, residing at 19, Railway Gate, Old

Jiban Paul  
Partner

Sanjay Paul  
Partner

Goutam Ghosh  
Partner

ADARSH DEVELOPERS

Ambagan, Palta, P.O.- Bengal Enamel, P.S-Noapara, Distict- North 24 Parganas, Pin-743122, West Bengal (2) SRI SURAJIT PAUL, (PAN-BIVPP6882M) son of Sri Jiban Paul, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Ambagan Colony, Palta, P.O.- Bengal Enamel, P.S.-Noapara, District- North 24 Parganas, Pin-743122, West Bengal, (3) SRI GOUTAM GHOSH, (PAN-AFIPG3003Q) son of Late Gopal Chandra Ghosh, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Udayan Pally, Chowmatha, P.O.- Ichapore-Nawabganj, P.S-Noapara, Distict- North 24 Parganas, Pin-743144, West Bengal (4) SRI SANJAY PAUL, (PAN-BJBPP2988R) son of Sri Jiban Paul, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Ambagan Colony, Palta, P.O.-Bengal Enamel, P.S.-Noapara, District- North 24 Parganas, Pin-743122, West Bengal, (5) SRI NITAI KUNDU, (PAN-AHIPK6523H) son of Late Radha Krishna Kundu, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Old Ambagan Link Road, Palta, P.O.-Bengal Enamel, P.S.-Noapara, District- North 24 Parganas, Pin-743122, West Bengal, all the partners of AADRISH DEVELOPERS (PAN-ABMFA3392A), a Partnership firm having its office at Link Road, Palta, P.O.- Bengal Enamel, P.S-Noapara, Distict- North 24 Parganas, Pin-743122, West Bengal, to be our true and lawful attorney to do and execute and perform all or any of the following acts, deeds, matters and things V I Z.

1. To prepare plans for development of the said property described in the schedule hereunder written and to sign and submit the same before the Chairman, North Barrackpore Municipality for obtaining approval of the same and also to apply from time to time for modification of the building plans in respect of the building to be constructed on the said property and also to sign and submit the same before the Chairman, North Barrackpore Municipality.
2. To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required

AADRISH DEVELOPERS  
Sanjay Paul

Partner

by the said Attorneys, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.

3. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.
4. To pay various deposits to the municipal corporation and other concerned authorities as may be necessary for the propose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits paid by our said attorneys and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.
5. To approach different authorities and office for the purpose of obtaining various permission and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon.
6. To appear before the Government departments as also for the Municipal Corporation and all concerned authorities for the purpose of obtaining necessary "No-Objection Certificate" and/or permission and/or sanction in regard to the carrying out construction of the said building and completion thereof.
7. To appear before the office of the B.L. & L.R.O. for mutation in the name of the land owners and to sign all documents and to submit before the concerned authorities for mutation and also to collect mutation certificate from the concerned authorities on our behalf.
8. To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully described in the schedule hereunder written.

9. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several flats and shops to be constructed and to receive consideration from the intending purchasers thereof and to give proper and lawful discharge for the same **SAVE AND EXCEPT** the owners' allocation stated in the agreement dated .....15.05.2019.....

10. To sign and execute Sale Deed and Agreement for Sale or any other deed of deeds in respect of my under mentioned schedule of property **SAVE AND EXCEPT** the owners' allocation stated in the agreement dated .....15.05.2019..... and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on our behalf.

11. To appear and to act in any court or any Govt. Departments or Local Municipality and to sign, execute, verify and file plaints, written statements and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engaged Pleaders, Advocates, Solicitors and to discharge or terminate their appointments.

12. To appear and to present the Sale deed and Agreement for Sale or any other deed or deeds for registration and admit execution before the Additional District Sub-Registrar, Barrackpore, North 24 Parganas and District Registrar, North 24 Parganas, Barasat, or Registrar of Assurance, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which our said attorneys shall consider necessary for conveying my under mentioned schedule of property as fully and effectually as we could do the same ourselves.

13. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction work of buildings thereon.

AADRISH DEVELOPERS  
Gangaram Ghosh

AADRISH DEVELOPERS  
Sanjay Paul

14. To appoint pleaders, solicitors, advocate to appear and in any court or any Govt. Departments or local Municipality and to revoke such appointments and to substitute any others in their place and stead.

15. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could do.

16. AND WE HEREBY AGREE to ratify and confirm whatsoever the said attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that we shall enforce this power of attorney within contractual period or its mutually extended period of time.

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of a total plot of land measuring more or less **4 (Four) Cottahas TOGETHERWITH a pucca brick built two storied residential building total measuring 2750 Sq.ft. (Ground floor measuring 1400 Sq.ft. and First floor measuring 1350 Sq.ft.) covered area standing thereon**, lying in Mouza- Ichapore (land measuring 1 Cottaha 14 Chittacks), J.L.No.3, R.S.No.89, Touzi No.617 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No.6303, under R.S.Khatian No.186, corresponding to L.R.Dag No.9548, under L.R.Khatian No. 4526, under the limits of A.D.S.R.O., Barrackpore, within the jurisdiction of North Barrackpore Municipality, under P.S.-Noapara, District- North 24 Parganas and lying in Mouza- Palta (land measuring 2 Cottahas 2 Chittacks), J.L.No.4, R.S.No.37, Touzi No.1070/2834 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No.1124, under R.S.Khatian No.761, corresponding to L.R.Dag No.1456, under L.R.Khatian No.303/3, under the limits of A.D.S.R.O., Barrackpore, within the jurisdiction of North Barrackpore Municipality being Municipal Holding No.351 of Palta Link Road, under Ward No.11, under P.S.- Noapara, District- North 24 Parganas, which is butted and bounded as under: :

ON THE NORTH : H/o. Jadav Chandra Ghosh &  
Madhusudan Ghosh.  
ON THE SOUTH : 16 ft. wide Municipal Road.  
ON THE EAST : 12 ft. wide Municipal Road.  
ON THE WEST : H/o. Mrinal Kanti Hari.

IN WITNESSES WHEREOF, we have hereunto put our respective hands and seals on 15<sup>th</sup> day of May 2019.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF :

1. Sanjay Dey  
Barrackpore,  
P.S. - Titagarh

Subhena Ash.  
Sudeshna Paul.  
Shreosi Aon,  
Subrat Kumar  
Sudip Kundu

Signature of the EXECUTANTS.

2. Asim K. Datta  
Ratha, P.S. - Titagarh

Bud P Dey  
Susmit Paul  
Goutam Ghosh  
Sanjay Paul  
Nitai Kundu

Signature of the ATTORNEY.

Drafted and prepared by

Janshel Kousmae Plakherge  
Lawyer License No. 9  
in dem. at D.S.R. Office,  
Barrackpore,

Typed by:

Sudip Biswas  
(Sri Subinoy Biswas)

AADRISH DEVELOPERS

Sanjay Paul.

Partner



**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS  
D.S.R.-BARASAT & R.A.-KOLKATA**

1. STATUS: PRESENTANT  
LEFT HAND FINGER PRINT NAME SUBHRA ASH

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Subhara Ash



RIGHT HAND FINGER PRINT

2. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE.....



RIGHT HAND FINGER PRINT

3. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Shreasi Ash



RIGHT HAND FINGER PRINT

4. LEFT HAND FINGER PRINT NAME SUBRATA KUNDU

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Subrata Kundu



RIGHT HAND FINGER PRINT

AADRISH DEVELOPERS  
Sanyal Road

**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS  
D.S.R.-BARASAT & R.A.-KOLKATA**

1. STATUS : PRESENTANT  
LEFT HAND FINGER PRINT NAME SUDIP KUNDU

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Sudip Kundu

2. LEFT HAND FINGER PRINT NAME SUDIP DEY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Sudip Dey

3. LEFT HAND FINGER PRINT NAME SURAJIT PAUL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Surajit Paul

4. LEFT HAND FINGER PRINT NAME GOUTAM GHOSH

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Goutam Ghosh

ADRISH DEVELOPERS  
Sanjay Paul

**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS  
D.S.R.-BARASAT & R.A.-KOLKATA**

1. STATUS : PRESENTANT  
LEFT HAND FINGER PRINT NAME SANJAY PAUL

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Sanjay Paul

2. LEFT HAND FINGER PRINT NAME NITAI KUNDU

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Nital Kundu

3. LEFT HAND FINGER PRINT NAME \_\_\_\_\_

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE \_\_\_\_\_

4. LEFT HAND FINGER PRINT NAME \_\_\_\_\_

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE \_\_\_\_\_

ADARSH DEVELOPERS  
Sanjay Paul



*Handwritten signature*

Addl. Dist. Sub-Registrar  
Barrackpore, North 24 Parganas

15 MAY 2019