

03252/22 VC-984/22

1- 3317/2022



पश्चिम बंगाल WEST BENGAL

AG 703404

Certified that the above document is
registered. ~~Witnessed by~~
the ~~Registrar~~
at ~~Alipore~~

~~Signature~~
Alipore, ~~West Bengal~~

07-03-22

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, SRI HARAN CHANDRA NASKAR, (PAN - ABFPN2895J) son of 'Late' Dasarathi Naskar, by faith Hindu, Indian, by occupation- Self - Employed, residing at 37/1, Arya Vidyalaya Road, P.O. Haltu, P.S. Kasba now Garfa, Kolkata -700078, hereinafter referred to as the OWNER/PRINCIPAL send greetings.

25 FEB 2022

14344

Date _____
Case No. _____
Page No. _____
Impress 110

ALOK SAFUI
Advocate, Alipore Police Court
Kolkata - 21


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs. 1107

Kentisafi

 1058

Kentisafi

 1059

Rechi Sofui
Partner
 1056



Haranath Nasker

 1057

District Sub-Registrar-III
Alipore, South 24 Parganas

Alor Sofui
Alipore Police Court
25 FEB 2022

WHEREAS the owner herein seized and possessed of the said land measuring Bastu land measuring 4(four) Cottah 3 (three) Chittak 25(twenty five) sq.ft. be the same a little more or less, along with 100 sq.ft. structure standing thereon situated at Mouza-Garfa, J.L. No.19,Pargana-Khaspur,R.S. No.2,Touzi No.10, 12, 13 comprised in Dag No.911, appertaining to R.S. Khatian No.531, being KMC Premises No.37/1, Arya Vidyalaya Road, Kolkata-700078, now within the limits of the Kolkata Municipal Corporation, Ward No.105, under P.S. formerly Tollygunge then Kasba now Garfa, Sub-Registry/A.D.S.R. at Sealdah, in the District of south 24-Parganas, fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS with a view to develop the said land by constructing a building, the owner/principal herein entered into an agreement for development, dated 21.01.2022, registered in the office of D.S.R.-III Alipore, vide Book No. I, Volume No. 1603-2022, page from 39338 to 39367, Being No. 160301070 for the year 2022, with the Developer namely R.S. CONSTRUCTION, (PAN- ABAFR6912P) a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Partners namely (1) MISS KRITI SAFUI, (PAN-ERYPS3339M & Aadhar No. 4153 9728 9840), daughter of Late Rana Safui, by faith-Hindu, Nationality-Indian, by occupation-Business and (2) MISS REETI SAFUI (PAN-JKLPS3714P & Aadhar No.24662972 3566), daughter of Late Rana Safui, by faith Hindu, by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, in

respect of the said land as mentioned in the Schedule hereunder written under certain terms and conditions contained therein.

AND WHEREAS among other terms and conditions in the said Development Agreement, it is mutually settled and agreed by and between the Owner/Principal herein and the Developer, that the Owner herein will be entitled to get ALL THAT 50% constructed and/ or F.A.R. i.e of the proposed G+III storied building, i.e. **Entire First floor** and 50% of Top floor (North-East side) and 50% **car parking space** on the Ground floor of the said newly proposed building together with undivided proportionate share in equally(should be demarcated each garage space clearly) in the said land with right to use and use the common areas and facilities to be provided in the said building and Developer will get 50% of the constructed area and/or F.A.R. of the proposed G+III storied building, i.e. **Entire Second floor** and 50 % of Top floor (South-East side) and 50% car parking space in equal share (should be demarcated each garage space clearly) on the Ground floor of said newly proposed building together with the said land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

AND WHEREAS for the purpose of construction of the proposed multi storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, the Owner/Principal herein does hereby nominate, constitute, authorise and appoint the said Developer **R.S. CONSTRUCTION**, (PAN- ABAFR6912P) a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Partners namely (1) **MISS KRITI SAEUI**, (PAN-ERYPS3339M &

Aadhar No.4153 9728 9840), daughter of Late Rana Safui, by faith-Hindu, Nationality-Indian, by occupation-Business and (2) MISS REETI SAFUI (PAN-JKLPS3714P & Aadhar No.24662972 3566), daughter of Late Rana Safui, by faith Hindu, by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, as my true and lawful Attorney to do and execute inter alia the following acts, deeds and things .

- 1 On my behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- ✓ 2 To sign, execute and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing his name on the said plan or plans on my behalf and in my name and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto all paid by the Developers.
- 3 To sign, execute and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in my name and on my behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc. All paid by the Developers.
- 4 To sign, execute and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and, also, appear before the K.M.C.

settled by my Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on my behalf.

- 9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.
- 10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as my acts deeds and things as I was personally present and done the same myself.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which will be done by virtue of this Power of Attorney.

SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of Bastu land measuring **4(four) Cottah 3 (three) Chittak 25(twenty five) sq.ft.** be the same a little more or less, along with 1250 sq.ft. Covered structure standing thereon situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, R.S. No.2, Touzi No.10, 12, 13 comprised in Dag No. 908 & 911, appertaining to R.S. Khatian No. 585 & 531 respectively, being KMC **Premises No.37/1, Arya Vidyalaya Road, Kolkata-700078**, now within the limits of the Kolkata Municipal Corporation, Ward No.105, under P.S. formerly Tollygunge then Kasba now Garfa, Sub-Registry/A.D.S.R. at Sealdah, in the District of south 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : Land of Gour Chandra Naskar.

On the South : 16ft. Wide road and Land of Jaydeb Naskar

On the East to West : 16 ft. Wide road.

On the West : Land of Haran Chandra Naskar



IN WITNESS WHEREOF I, the Principal /Owner named above, have hereunto set and subscribed my hand on the 25/5 day of February 2022.

SIGNED & DELIVERED

In presence of:-

1. Ally Sofo
AO

Haran Ch. Nasker

PRINCIPAL/OWNER

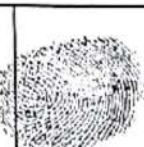
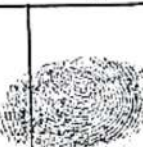
This Power accepted by us.

2. Priya Sarkar
Dipam govtce
advt

Keerthi Safi ^{ION} R. ...
Partner

DEVELOPER

Drafted by:-
Ally Sofo
Advocate,
Alipore Police Court,
Kolkata-700 027
7464/99

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *Haran Ch. Waskas*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... *KRITI SAFUI*

Signature..... *Kriti Safui*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... *REETI SAFUI*

Signature..... *Reeti Safui*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *Abh Seta*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 114323 to 114341
being No 160303317 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2022.03.07 19:37:21 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2022/03/07 07:37:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)