

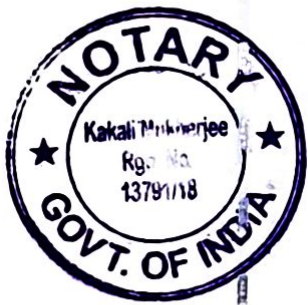


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Notary Public of India

31AA 697844

S.L. No. 91
Date 11.03.2025



GENERAL POWER OF ATTORNEY

This Agreement is executed on this 11th day of March, 2025.


KAKALI MUKHERJEE
NOTARY
Regn. No.- 13791/18
Chandannagar
Hooghly-72130

11 MAR 2025

BETWEEN

1. **Mr. SWAPAN GHOSH**, PAN No- AXRPG9760D, S/o Lt. Sambhu Charan Ghosh, by faith- Hindu, by profession- Retired, Resident of Dharapara Post & Police Station- Chandannagar, Dist. Hooghly, WB-712136
2. **Smt. LAKSMIRANI BOSE**, PAN No- FXMPB2991F, D/o Lt. Sambhu Charan Ghosh, by faith- Hindu, by profession House wife, Resident of Dharapara, Post & Police Station- Chandannagar, Dist Hooghly, WB-712136
3. **Smt. ARUNDHATI ROY**, PAN No- APLPR6285E, D/o Lt. Sambhu Charan Ghosh by faith Hindu, by profession House wife, Resident of Boroichanditala Road, Laxiniganj Bazar, Jagannath Bati, Post & Police Station- Chandannagar, Dist Hooghly, WB-712136, hereinafter collectively called and referred to as the one of the **LAND OWNERS or FIRST PARTY**. (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, successors, administrators, representatives and assigns) of the **1ST PART**.

AND

1. **1.Mr. ABHISEK GUPTA**, Director of **GUPTO CIVIL & ENGINEERING SERVICES PVT. LTD.** PAN NO. AUYPG0587G, S/O. Lt. Utpal Gupta, Subhaspully(West), Chandannagar, Dist.-Hooghly, P.O- Khalisani, P.S. Bhadreswar, WB, 712138 referred to the **ATTORNEY or SECOND PARTY**.

WHEREAS the Registered Development Agreement was made on 9th August, 2023 with book no. 1, volume no. 0604-2023, being no. 060402721 and the land lying under R.S. Dag No. 255 (P), R.S. Khatian No. 149, L.R. Dag No. 373 (P), , L.R. Khatian No. 22,354,419, Sheet No. 7, Mouza& P.S. Chandannagar, J.L No. 1, Borough No. 2, Holding No. 689, Ward No. 7 at Dharapara Lane, Dharapara under Chandannagar Municipal Corporation, Dist. Hooghly, West Bengal, Pin 712136.

WHEREAS FIRST PARTY is giving entire power of this project to SECOND PARTY and giving the signing authorities to SECOND PARTY.



Simultaneously with the execution hereof, the Land owners are also appointing MR. ABHISEK GUPTA, S/O. Lt. Utpal Gupta, by faith Hindu and Indian Citizen, by profession business, residing at Subhaspully(West), Chandannagar, P.O Khalisani, P.S Bhadreswar, Dist. Hooghly, Pin. 712138, PAN NO AUYPG05870. WB. as there true and lawful attorney conferring all powers like all necessary permission and approvals from the different authorities in connection with construction of the building and electricity and water supply connections and all proposed other connections including drainage and sewerage connection from the Chandernagore Municipal Corporation authorities and dealing with all authorities in and other respect of execution of the Project on behalf of the Land owners to apply for and obtain quotas, entitlements and cement, steel, bricks and other building materials allocable other for allocations or to the land owner for the construction of the schedule mentioned property enumerated in the First schedule herein below and to apply for and obtain temporary connections of water, electricity, powers and permanent drainage and sewerage connection to the new building(s) and


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other inputs and facilities required for the construction of enjoyment of the building including the power to sale, gift, mortgage, lease and any kind of transfer of schedule mentioned property in favour of the buyer(s) / purchaser(s). company/firm whether private or Govt. etc. The main power has been given to the Developers to construct the Multistoried building according to the Building Plan sanctioned by the Local Chandernagore Municipality.

The power and/or authorities granted as aforesaid shall remain irrevocable during the subsistence of this Agreement. The detail powers conferring to the Attorney have been given herein below.

Notwithstanding the grant of the aforesaid Power of Attorney, the Land Owners shall give such co-operation to the Developer and sign such paper(s), confirmation and/or authorities as may be reasonably required by the Developer from time to time, for the project at the costs and expenses of the Developer.

The Land Owners and the Developer shall co-operate with each other to effectuate and implement this Agreement and shall execute and/or register such further documents and papers as may be required by them for giving full effect to the terms hereunder agreed.



SCHEDULE

ALL THAT PIECE AND parcel of Bastu land measuring about 0.0829 Acre situated at Dharapara Lane, Dharapara, P.O. & P.S. chandannagar, Holding no. 689 (new), under Ward No. 7, Mouza & P.S. - Chandannagar, J.L. No. 1, Sheet No. 7, R.S. Khatian No. 149 and R.S. Dag No. 255 corresponding to L.R. Khatian No. 419, 354 & 22 and L.R. Dag No. 373 in the District Hooghly.

THE PROPERTY IS BUTTED AND BOUNDED BY :-

ON THE SOUTH	:	Property of Dag No. - 370
ON THE NORTH	:	Municipal Road
ON THE EAST	:	Property of Chandan Das, Dag No. 372 & 371
ON THE WEST	:	Property of Dag No. 374.


KAKALI MUKHERJEE
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Regn. No. - 13791/18
Chandannagar
Hooghly - 721304

11 MAR 2025

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands seals the day, month and year first above written. Signed, sealed and delivered by the parties in the presence of :-

Witnesses

1. Ranajay Dey

1. Surpan Ghosh

2. Bisnu Pada Das

2. LTJ OF LAKSMIRANI GHOSH BY THE PEN OF ABHINAV BASU

3. Arundhati Roy

Signature of FIRST PARTY
(LAND LORD)

Abhinav

Signature of SECOND PARTY
(ATTORNEY)



Drafted by me
(as per directed by the parties)
Prithankar Bhowmik
Advocate 11.03.2025

Kakali Mukherjee
NOTARY
Regn. No.- 13791/18
Chandannagar
Hooghly-72132

11 MAR 2025