

07/20/2024

D-06946/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AR 544308

21/06/2024

G-500154011A/2024

Notarized by the Registrar of the District of West Bengal, the Registrar has to be the one who is to be registered with the document at the date of its execution.

*(Signature)*

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act, 1908  
21 JUN 2024

DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT

**KNOW ALL MEN BY THESE PRESENTS I, SMT. ANJANA PATWARY ALIAS ANJANA MANDAL,** wife of Sri Tushar Ranjan Mandal and daughter of Binoy Kumar Patowary, (**PAN - AOIPM9726R**), (**Aadhaar No.5790 8237 6181**), by faith Hindu, by Nationality - Indian, occupation - Retired, residing at 5, Harisadhan Eastern Park, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24 Parganas, West Bengal, hereinafter referred to as the **OWNER/PRINCIPAL** do hereby **SEND GREETINGS:**

**WHEREAS** I am the Principal/Owner herein, is are seized and possessed of and/or otherwise sufficiently entitled All that piece and parcel of land measuring about 3(Three) Cottahs 6(Six) Chittaks 5 (Five) Sq.ft. be the same little more or less together with the 400 Sq.ft. Tile shed structure standing thereon lying and situated at Mouza -Garfa, J.L. No.19, Pargana-Khaspur, R.S. No. 2, Touzi No. 56, comprised in R.S. Dag No. 2338, appertaining to R.S. Khatian No. 838, within the limits of the Kolkata Municipal Corporation being premises No. 144, Patoary Para, Police Station - formerly Tollygunge then Kasba now Survey Park, Kolkata - 700 075, having Assessee No.31-104-32-0144-3 under Ward No. 104, District South 24 Parganas, together with all easement right thereto as morefully described in the schedule hereunder written and hereinafter for the sake of brevity is referred to as the **"SAID PROPERTY"**.

**AND WHEREAS** I am the principal/owner entered into a Development Agreement of the said Schedule mentioned

property herein and the said Development Agreement registered on 21/06/2024 at D.S.R.-IV Alipore, District South 24 Parganas and recorded in Book No. I, being No. 160406924 for the year 2024.

**AND WHEREAS** I, due to busy schedule of work am unable to look after and manage the said property and that is why it have now become necessary for me to appoint a Constituted Attorney on behalf of our who could be able to look after and manage the said property or any portion thereof for and on behalf of me, the said owners herein.

**NOW KNOW YE ALL MEN BY** these present witnessed that I, **SMT. ANJANA PATWARY** do hereby nominate constitute and appoint **SRI KUNTAL KUMAR** DAS, son of Sri Kushal Kanti Das, (**PAN-EOQPD5089N**), (**Aadhar No 2984 4897 0262**), by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 3, Raj Krishna Pal Road, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700 075, District - South 24 Parganas, who is a sole proprietor of **M/S. K. ASSOCIATE**, a proprietorship Firm, having its office 126/4, Garfa Main Road, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700075, District - South 24 Parganas, West Bengal for me and in my name as my **TRUE AND LAWFUL ATTORNEYS** for me and in my names and on my behalf to act, make, perform, execute and exercise all or any of the several acts, deeds, power, authorities, matters and things herein below mentioned that is to say:-

- 1) To enter upon any such understanding, agreement and/or arrangement with the other co-owner and/or co-sharers of the said property Developer Allocation as the said Attorney on my behalf may deem fit and proper.
- 2) To pay all rates, taxes, maintenance and other charges expenses and other outgoings whatsoever payable for and on account of the said Schedule property Developer Allocation of them and to claim, receive, refund, and reimburse any other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.
- 3) To ask, demand, sue for, recover, realize, claim, collect and receive further or other consideration from new buyers and also any other amounts receivable in respect of the said property of Developer's Allocation which is or may be due payable or recoverable from any person or persons or authority or authorities by Cheques or Pay Orders or Demand Drafts drawn in the name of the Attorney and/or in cash and to grant valid receipts and discharges therefore.
- 4) To sell, convey and transfer and/or complete the sale and transfer of the said property of the Developer's Allocation thereof to any new purchaser or purchasers and to do all acts deeds and things with regard to registration any of sale or transfer before the competent authority.

- 5) To produce and deliver all title deeds documents and papers relating to the said property to the buyers of the same and to answer and comply with all requisitions that may be made out by such intending buyers / transferees.
- 6) To apply for, obtain and submit all clearances certificates forms declarations and/or permissions if so and as be required for or in relation to the otherwise transfer of the said property of the Developer's Allocation.
- 7) To enforce all or any of the terms and conditions or covenants of any agreement deed or document executed or that may be hereafter executed in respect of all or any of the affairs relating to the acquiring, holding, user, sale, transfer, of the said property of the Developer's Allocation any of them or any part or share thereof or in any other way relating to the said property or any of them or any part or share thereof and to exercise all my rights in respect thereof.
- 8) To appear, sign represent and submit the before the Kolkata Municipal Corporation, all papers including building plans applications and documents for having the said property of the any of them or any part or share thereof separately assessed and of obtaining the sanction building plan from the Kolkata Municipal Corporation and also sign and submit the Water connection, drainage connection, Completion Plan, and Occupation Certificate in the respect of the said Multi storied Apartments/Buildings, Electricity Connection water sewerage,

water connection, plan and any other type of Municipal matter or of CESC on my behalf.

- 9) To sign execute and admit, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, sale agreements, sale deeds, documents of transfer, rectification's, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, application on my behalf., save and except Owners Allocation.
- 10) To appear, Sign and represent the Principal before the Kolkata Municipal Corporation Collector, statutory bodies and government departments and/or any of their officers and also all other State Govt/Semi Govt Executives, Judicial or Quasi Judicial, and other authorities and also all Courts and Tribunals and also any person, or other persons and deal with them in all manner and sign execute deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of and/or explain all documents of title, accounts, clearances, plan etc. and to do all acts deeds and things as may be required or found necessary or expedient by the said Attorney on my behalf.
- 11) To appear and sign, represent and submit and execute admit before any Registrar, Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, Registrar of Assurances,

Kolkata and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney on my behalf by virtue of the power hereby conferred.

- 12) To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of Attorney, memorandum of appeal or any other document or Court paper in any proceeding as the occasions shall require and/or as the said Attorney on my behalf may think fit and proper.
- 13) To sign the Boundary Declaration, splay corner Gift, common passage in connection with the requisition of Kolkata Municipal Corporation on my behalf.
- 14) To appoint, engage, transfer, suspend, remove, at their discretion, any employee, and/or agent for or from temporary, permanent or special services and to settle the terms and conditions of such appointments/engagements to determine their respective duties and responsibilities as my said Attorney shall think fit and proper.
- 15) To negotiate with the intending purchaser or purchasers and to settle the price of any units and other spaces in the said property of the Developer's Allocation thereof required to be sold

and to receive booking and consideration money as my said Attorney may deem fit and proper.

- 16) To appear and represent the Principal before any Notary Public, other Magistrates and other Govt/Semi Govt officer or officers and authorities in connection with affirmation or notarization of any deed instrument declaration or writing signed or made by the said Attorney on my behalf by virtue of the powers hereby conferred.
- 17) To file and submit all declarations, clearances, permissions, certificates, forms, statements, affidavits and undertakings for having the registration completed of all documents instruments and writings executed by the said Attorney by virtue of the power hereby conferred.
- 18) To accept notices summons and services of papers from any Court Tribunal postal authorities and /or other statutory authorities and/or persons.
- 19) Be it expressly stated that the said Attorney shall construct and/or develop the said Schedule mentioned property and the said Attorney shall sell the constructed building/Flat and Spaces or spaces of the Developer's Allocation to the intending purchaser or Purchasers and such attorney shall receive all the consideration money on behalf of the Principal.

20) I hereby declare that the powers and authorities hereby granted as per agreement for Development and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyance of the land, buildings, flats are conveyed to the purchasers and Association of Apartment Owners are registered and starts functions.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of land measuring about 3(Three) Cottahs 6 (Six) Chittaks 5 (Five) Sq.ft. be the same little more or less together with the 400 Sq.ft. Tile shed structure standing thereon lying and situated at Mouza -Garfa, J.L. No.19, Pargana- Khaspur, R.S. No. 2, Touzi No. 56, comprised in R.S. Dag No. 2338, appertaining to R.S. Khatian No. 838, within the limits of the Kolkata Municipal Corporation being premises No. 144, Patoary Para, Police Station - formerly Tollygunge then Kasba now Survey Park, Kolkata - 700 075, having Assessee No.31-104-32-0144-3 under Ward No. 104, District South 24 Parganas, together with all easement right thereto which is butted and bounded by :-

ON THE NORTH :: Land of Dag No. 2369;  
 ON THE SOUTH :: 12'ft wide Kolkata Municipal Corporation;  
 ON THE EAST :: Land of Dag No. 2369;  
 ON THE WEST :: Land of Dag No. 2371 and 2372.

IN WITNESS WHEREOF the Principal have executed this  
Power of Attorney on this 21<sup>st</sup> day of June, 2024.

**SIGNED, SEALED and DELIVERED**

by the **EXECUTANT** within named in the  
presence of :-

**WITNESSES:**

1. Debashish Kabi  
S/o Late Radha Ramon Kabi  
45/16 v. Sarani KOL-78

2. Biswanup Dey  
Alipore Police Const  
KOL-27

Anjana Mandal  
@ Anjana Mandal  
(EXECUTANT)

K: ASSOCIATE  
Kuntal Kumar Das  
Proprietor

(ACCEPTANT)

Prepared by me :

Nisha Halder  
F/2499/2022  
Advocate,

High Court, Calcutta  
Kolkata - 700 001.

Print at :

S. Pradhan  
Alipore Judges Court  
Kolkata- 700027.

Thumb      1<sup>st</sup> Finger      Middle Finger      Ring finger      Small Finger

	Left hand					
	Right hand					

Name .....

Signature .....

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger



Left hand					
Right hand					

Name ANJANA MAHAPAL  
Signature Anjana Mahapal

Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger



Left hand:					
Right hand					

Name KUNJAL KUMAR DAS  
Signature Kunal Kumar Da

Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger

	Left hand					
	Right hand					

Name .....

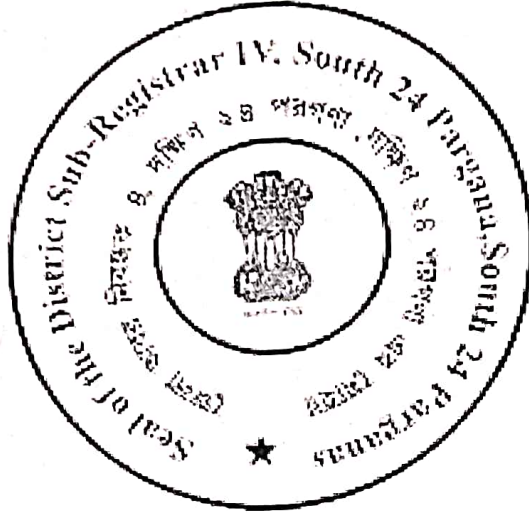
Signature .....

খ ম-জ .

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 201953 to 201973  
being No 160406946 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder  
Date: 2024.06.21 16:13:52 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 21/06/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.