

5166/18

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I-4387/18

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 409927

Certified that this document is  
admitted to Registration. The  
signature sheet and the  
Endorsement sheet attached to the  
document are part of this document

28 SEP 2018  
Additional District Sub Registrar  
Saidpur

DEVELOPMENT POWER OF ATTORNEY

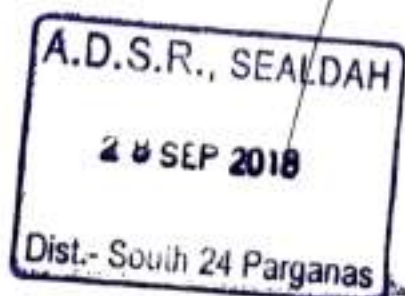
KNOW ALL MEN BY THESE PRESENTS We, (1) **SMT. SUNITI DAS** (PAN-DZNP8038L), wife of Late Shib Chandra Das, by faith-Hindu, by occupation-Housewife, residing at 9A, Manmotho Dutta Road, Kolkata-700 037, Police Station- Tala, Post Office- Begachia, (2) **SMT. MOLLY KUNDU** (PAN-BTIPK6067P), wife of Sri Rabindra Nath Kundu and daughter of Late Chandi Charan Das, by faith-Hindu, by occupation- Housewife, residing at 25/5, Kaliprasad Banerjee Lane, Police Station- Bantra, Post Office- Kadamtala, District- Howrah, Pin-711101 and (3) **SMT. RUPA DAS** (PAN-BZWPD1961P), wife of Sri Sati Nath Das and daughter of Late Chandi Charan Das, by faith- Hindu, by occupation- Business, residing at 7P, Gour Sundar Sett Lane, Police Station and Post Office- Sinthee, Kolkata-700 050, state as follows:

Contd...

4370. Value 500.  
No. ....  
Date 25.08.2018  
Sd/- to B.L. Brajesh & Enterprises  
Address 32K/1, Palikane. P.M. He. ne 32  
Vendor..  
Sealdah Civil Court  
(ALOKA MUKHERJEE)



Rita Shaw  
Adv.  
Sealdah Civil Court  
Kol-14  
P.S. Entally





**WHEREAS** we are the joint owners of **ALL THAT** piece and parcel of a plot of land measuring about 3 Cottahs 9 Chittaks and 11 Sq. Ft., be the same a little more or less, togetherwith partly three storied building standing thereon situate lying at and being Municipal premises no. 9A, Monmotho Dutta Road, Kolkata-700037, Police Station-Chitpore, District- South 24-Parganas, within the Municipal limits of the Kolkata Municipal Corporation under the Ward no. 005, having Assessee no. 110051100116, which is morefully described in the Schedule hereunder written.

**AND WHEREAS** owing to develop our said scheduled property we have already entered into an Development Agreement Dated 28.09.2018 with **B. L. PROJECT & INFRASTRUCTURES**, a partnership firm, duly incorporated under the provisions of the Indian Partnership Act, 1936, having PAN-AALFB0210G, having its registered office at 37K/1, Paikpara Raja Manindra Road, Post Office-Belgachia, Kolkata-700037, Police Station- Tala, represented through its partners **(1) SRI MINTU DAS**, son of Late Babu Lal Das, having PAN-AEVPD2843R, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 49B, Indra Biswas Road, Post Office-Belgachia, Kolkata-700 037, Police Station- Tala, **(2) SRI DEBABRATA CHAKRABORTY**, son of Late Amal Bikash Chakraborty, having PAN-ACIPC5882E, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 56/1C, Anath Nath Deb Lane, Post Office- Belgachia, Kolkata-700 037, Police Station- Tala, which was duly registered with the office of the Additional District Sub-Registrar, Sealdah and recorded therein in Book no. I, Being no . **1606 04373** for the year 2018.

**AND WHEREAS** to avoid disputes and litigations and also to facilitate the said construction work in terms of the said Development Agreement dated 28.09.2018 being no. **4373** for the year 2018 we think it necessary to appoint agent or agents to look

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after the scheduled property and the construction work and accordingly We, **(1) SMT. SUNITI DAS (PAN-DZNP8038L)**, wife of Late Shib Chandra Das, by faith- Hindu, by occupation- Housewife, residing at 9A, Manmotho Dutta Road, Kolkata-700 037, Police Station- Tala, Post Office- Begachia, **(2) SMT. MOLLY KUNDU (PAN-BTIPK6067P)**, wife of Sri Rabindra Nath Kundu and daughter of Late Chandi Charan Das, by faith- Hindu, by occupation- Housewife, residing at 25/5, Kaliprasad Banerjee Lane, Police Station- Bantra, Post Office- Kadamtala, District- Howrah, Pin.-711101 **and (3) SMT. RUPA DAS (PAN-BZWPD1961P)**, wife of Sri Sati Nath Das and daughter of Late Chandi Charan Das, by faith- Hindu, by occupation- Business, residing at 7P, Gour Sundar Sett Lane, Police Station and Post Office- Sinthee, Kolkata-700 050, do hereby nominate, constitute and appoint said **B. L. PROJECT & INFRASTRUCTURES**, a partnership firm, duly incorporated under the provisions of the Indian Partnership Act, 1936, having PAN-AALFB0210G, having its registered office at 37K/1, Paikpara Raja Manindra Road, Post Office- Belgachia, Kolkata-700037, Police Station- Tala, represented through its partners **(1) SRI MINTU DAS**, son of Late Babu Lal Das, having PAN-AEVPD2843R, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 49B, Indra Biswas Road, Post Office- Belgachia, Kolkata-700 037, Police Station- Tala, **(2) SRI DEBABRATA CHAKRABORTY**, son of Late Amal Bikash Chakraborty, having PAN-ACIPC5882E, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 56/1C, Anath Nath Deb Lane, Post Office- Belgachia, Kolkata-700037, Police Station- Tala, as our true and lawful Constituted Attorney to do all of or any of the following acts, deeds and things that is to say.

1. To enter into hold and defend possessions of the said property and also to manage maintains and administer the said property in



respect of our undivided share in the said premises or any part thereof for construction of a multi-storied building.

2. To sign, execute and submit site plan, building plan, structural plan, all documents, statements, papers, undertakings, declarations as may be required for having the sanctioned of a multistoried building.
3. To represent us before the necessary authorities including Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade, Kolkata Police, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction and modification and / or alteration of plan.
4. To pay fees, obtain sanction site plan, building plan, structural plan, modification and such other orders and permissions from the necessary authorities as be expedient sanction / modification and / or alteration of the site plan, building plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architect and other agents and Sub-Contractors for the aforesaid purpose and the said attorney shall think fit and proper.
5. To pay fees obtain sanction modification and such other orders and permissions from the necessary authorities as be expedient for sanction / modification and/or alteration of the plans and also to submit and taken delivery of the title deeds concerning the said premises and other documents and as be required by the necessary authority or authorities.
6. To receive the excess amount of fees, if any paid for the purpose of sanction / modification and / or alteration of the plans to any authority or authorities if required.
7. To develop the said premises by making construction of such type of building or buildings thereon as the said attorney plans and

for that purpose to take down demolish and/or remove any house building and or structure of whatsoever nature on the premises.

8. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other connection of any other utility of the said premises and for that purpose to sign, execute and submit all papers, applications, documents and plan to do all other acts, deeds and things as may be deemed fit and proper by the said attorney.

9. To apply for obtain building materials for the concerned authorities for construction of the building on the said premises as aforesaid.

10. To utilities or shift or have connected the existing electricity connection if any in the premises in such matters as the said attorney may deem fit and proper.

11. To pay all rates, taxes, charges expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof.

12. To appear and represent us before all authorities including those under the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation in respect of our undivided share in the said premises or any part thereof and for that purpose to sign, execute and submit, act, deeds and things as the said attorney may deemed fit and proper.

13. To negotiate and enter into agreement with any person or persons, organization for sale of the all flats, shop and parking spaces in the proposed building on the said premises togetherwith proportionate share or interest over the land underneath the building as the attorney shall think fit and proper except Owners' Allocation as mentioned in the said registered Development Agreement Dated 28.09.2018.

14. To collect and receive advance, part payment or full consideration from the intending purchaser or purchasers of aforesaid all flats, shop, parking spaces and register the deed of



conveyance in favour of the intending purchaser or purchasers on our behalf as our said attorney shall think fit and proper except Owners' Allocation as mentioned in the said registered Development Agreement Dated 28.09.2018.

15. To file and submit declaration, statements, applications and / or returns to the competent authorities or any other necessary authority or authorities in connection with the matter herein contained.

16. To commence prosecute, enforce, defend, answer and oppose and actions other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof including relating to acquisition and/or for requisition and/or in respect of the said estate and now or any hereinafter be interested or connected and if think fit to act or proceeding as aforesaid before any Court Civil or revenue including the rent controller.

17. To receive compensation payable in respect of any acquisition and/or requisition of the said premises or any part thereof on behalf of the owners and deliver to them.

18. To sign, declare and/or affirm any plaint written statements petition, affidavit, verification, vakalatnamas warrant of attorney, memo of appeal of any way connected herewith

19. To deposit and withdraw fees, documents and from any court or courts and/or other person or persons or authority and give valid receipt and discharge therefore and to apply for occupancy certificate and to get it and to deposit fee if any required for obtaining the C/C and/or to obtain the occupancy certificate from the Kolkata Municipal Corporation and to represent us in all reasons in the Kolkata Municipal Corporation as our constituted attorney.

20. To charges the said premises specifically for the allocated portion of the Developer and so that purpose to sign and execute all deeds, instruments and documents and to obtaining loans and financial accommodation from any bank, financial institution, person

or persons as the case, may be in such terms and conditions as the said attorney shall think fit and proper.

21. For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.

22. To accept, receipt of the agreed sum being the consideration and to give effectual receipt thereof and to execute and delivery in our name and on our behalf necessary Deed of Conveyance or Deed of Lease or any other Deed in respect of the Developers' Allocation and to present the same before, any concerned registering authority for getting the said deed or deeds registered.

23. To negotiate with the tenants and others and to deliver the possession of the tenants, and register the deed of conveyance in favour of the tenants on our behalf.

**AND GENERALLY** to do all acts, deeds and things which are necessary for the purpose of developing the Scheduled property by constructing building therein.

**AND** we do hereby ratify and confirm and agrees or undertake to ratify and confirm all the whatsoever our said attorney appointed under this power in that hereinabove contained shall lawfully do or cause to be done in the right of or by virtue of these presents including in such confirmation and other another works will be treated as we could do if we physically present.

#### **THE SCHEDULE ABOVE REFERRD TO:**

**ALL THAT** piece and parcel of a plot of land measuring about 3 Cottahs 9 Chittaks and 11 Sq. Ft., be the same a little more or less, togetherwith partly three storied building having 1000 Sq. Ft. constructed area on the ground floor and 1000 Sq. Ft. constructed area on the 1<sup>st</sup> floor and 1000 Sq. Ft. on the 2<sup>nd</sup> floor standing thereon situate lying at and being Municipal premises no. 9A, Monmotho Dutta Road, Kolkata-700037, Police Station-Chitpore, District- South 24-Parganas, within the Municipal limits of the



Kolkata Municipal Corporation under the Ward no. 005, having Assessee no. 110051100116 being butted and bounded by

NORTH : By Anath Nath Deb Lane;  
 SOUTH : By 8/2, Manmotho Dutta Road;  
 EAST : By 9/B, Monmotho Dutta Road;  
 WEST : By Manmotho Dutta Road;

**IN WITNESS WHEREOF** we the owners/executants hereto have set and subscribed hereunto our hands and seal on the 28<sup>th</sup> Day of September, 2018.

**SIGNED, SEALED & DELEVERED**

**By the parties IN PRESENCE OF :**

1. Malay, In  
 33/8 Anubh Nathi Deb Lane  
 Kol-37

Jamali Das  
 Mally Kundu  
 Refra Des.

2. Rila Shaw  
 Advocate  
 Sealdah Civil Court  
 Kol-14

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**SIGNATURE OF THE PRINCIPALS /  
 EXECUTANTS**

Drafted & Prepared by me

M. L. Shaw WBFSO2/1981

M. L. Shaw, Advocate  
 Bar Assn. Room no. 301,  
 Sealdah Civil Court,  
 Kolkata-700 014.

**We accept the Power**

L. PROJECT & INFRASTRUCTURES

*(Signature)*

Partner

L. PROJECT & INFRASTRUCTURES

*(Signature)*

Partner

**SIGNATURE OF THE DEVELOPER /  
 ATTORNEY**

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name .....

Signature *Sumita Das* .....

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name *Molly Krishna* .....

Signature .....

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name *Rupa Sin* .....

Signature .....





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

Name MINTU DAS  
Signature



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

Name MINTU DAS  
Signature

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

Name .....  
Signature .....

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2018, Page from 144184 to 144212

being No 160604387 for the year 2018.



Digitally signed by KAUSHIK RAY  
Date: 2018.10.10 16:01:18 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 10-10-2018 16:00:27  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)