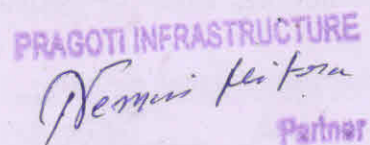


1796/20



KNOW ALL MEN BY THIS PRESENTS, that We **1. SMT. GAYATRI SAHA (PAN NO.:- ALRPS3066L)**, widow of Late Indra Bhushan Saha, by faith- Hindu, by occupation- housewife, **2. SRI HIMADRI SAHA (PAN NO.:- AKZPS9304E)**, son of Late Indra Bhushan Saha, by faith- Hindu, by occupation- business, both are residing at GC 143 Salt Lake City, Sector- III, Post Office- IB Block, Police Station- Bidhannagar (South), District- North 24 Parganas, Kolkata- 700 106, and **3. SMT. MERUNA SAHA (PAN NO.:- AMGPS9821B)**, wife of Sri Debasish Saha, by faith- Hindu, by occupation- housewife, residing at 82A, Orbit City, Wing 2/5E, Raja S.C. Mollick Road, Post Office- Naktala, Police Station- Patuli, Kolkata- 700047, herein after called and referred to as the PRINCIPALS are the absolute owners of **ALL THAT** undivided share or interest in all that ground plus two (G+2) storied building on the front side and ground plus one (G+1) storied building on the back side together with piece and parcel of plot of land measuring by estimation an area of about 1337.35 square meters or 19 (nineteen) Cottahs 15 (fifteen) chittacks and 36 (thirty six) square feet be the same little more or less whereof on part whereof the same is built or erected situate and lying at and being premises no. 157B, Lenin Sarani, Police Station- Bowbazar, Kolkata- 700 013 within the limits of the Kolkata Municipal Corporation together with all rights of easements over a long and under common passage, more fully and particularly described in the schedule hereunder written and hereafter referred to as the said premises is free from all encumbrances and charges.

AND WHEREAS We being the owners entered into a registered Development Agreement with **M/S PRAGOTI INFRASTRUCTURE (PAN NO.:- AAYFP2604H)**, a partnership firm having its office at 40, Shri Aurobindo

PRAGOTI INFRASTRUCTURE
Nirman Mitra
 Partner

Sarani, Ground Floor, Post Office and Police Station- Bartola, Kolkata- 700 005, West Bengal, represented by its Partners namely **1. SHRI RATAN BISWAS, (PAN- AEAPB0938A)**, son of Late Monomohan Biswas, by faith - Hindu, by occupation- Business, residing at GC-163, Salt Lake City, Sector- III, Police Station- Bidhannagar (South), District- North 24 Parganas, Kolkata- 700106, **2. SHRI AMIT DASGUPTA (PAN- AGGPD5790E)**, son of Late bimal Kumar Dasgupta, by faith - Hindu, by occupation- Business, residing at 5, Despran Sasmal Avenue, Police Station- Baranagar, Post Office- ISI, District- North 24 Parganas, Kolkata- 700108, **3. SHRI NEMAI MITRA (PAN- AEKPM9896E)**, son of Late Bijoy Kumar Mitra, by faith - Hindu, by occupation- Business, residing at 101/C, Mazid Bari Street, Police Station- Bartola, Post Office- Beadon Street, Kolkata- 700006, the Developer for construction" of a multistoried building on the aforesaid land on dated 03.07.20 and the said document was duly registered in the office of the Registrar of Assurance II and recorded in Book No. I, CD Volume No..... from pages.....to....., being no. 1791 for the year, 2020.

AND WHEREAS due to our business, pre-occupations and other reasons we could not look after and maintain the share in allocation mentioned in the below with undivided share of the above mentioned landed property, so We do hereby nominate, constitute and appoint **1. SHRI RATAN BISWAS, (PAN- AEAPB0938A)**, son of Late Monomohan Biswas, by faith - Hindu, by occupation- Business, residing at GC-163, Salt Lake City, Sector- III, Police Station- Bidhannagar (South), District- North 24 Parganas, Kolkata- 700106, **2. SHRI AMIT DASGUPTA (PAN- AGGPD5790E)**, son of Late bimal Kumar Dasgupta, by faith - Hindu, by occupation- Business, residing at 5, Despran

PRAGOTI INFRASTRUCTURE
Nemai Mitra
Partner

Sasmal Avenue, Police Station- Baranagar, Post Office- ISI District- North 24 Parganas, Kolkata- 700108, **3. SHRI NEMAI MITRA (PAN- AEKPM9896E)**, son of Late Bijoy Kumar Mitra, by faith - Hindu, by occupation- Business, residing at 101/C, Mazid Bari Street, Police Station- Bartola, Post Office- Beadon Street, Kolkata- 700006, are to be our true and lawful **ATTORNEY** for ourselves jointly and also individually to do and execute and perform of the -following acts, deeds matters, and things to hereunder in respect of the "**SAID PROPERTY**".

1. To look after, manage, maintain, control, supervise and develop our "**SAID PREMISES**", which is morefully and particularly mentioned in the Schedule hereinbelow, on our behalf.
2. To call at as and when necessary, all offices of the Government, the Office of the Kolkata Municipal Corporation and other authorities in connection with the "**SAID PREMISES**" and to sign all applications, affidavits forms, papers and all other documents to be submitted for the said purpose as our said Attorney shall at their/his absolute discretion think fit and proper on our behalf.
3. To appear for and represent us in all Courts, Civil or Criminal or Revenue including Labour Tribunals as also Original Revisional or appellate Courts, in any Registration offices and to sign, execute, verify and file complaints, written statements and petitions and also to present appeals in any Court and to accept services of all summons, registered letters, notices and other process of law relating to or concerning the "**SAID PREMISES**" on our behalf.
4. To appoint, engage, pleaders, advocates or solicitors on our behalf whenever our said attorney shall think proper to do so and to discharge and/or terminate his, her or their appointment,

PRAGATI INFRASTRUCTURE

Nemai Mitra

Partner

5. To compromise, compound or withdraw cases or be non-suited or to refer to arbitration all disputes and differences arising out of the "SAID PREMISES" on our behalf.

6. To withdraw and receive documents or money from any Court and/or offices on our behalf,

7. Our Attorney will be entitled to ^{except owner's allocation} sell all and/or any portion of the proposed multi-storied building i.e All flats, Commercial spaces & car-parking spaces lying and situated on the multi-storied building to be constructed as per sanctioned plan to be sanctioned by the authority concerned, over the said plot mentioned in the schedule herein below, along with proportionate share of impartiable land and use the common amenities excluding the area for rehabilitation of the existing tenants/trespassers/occupants into the said proposed multi-storied building and further an area of 1000 Sq. Ft. solely at the joint choice of the Owners herein, preferably on the third floor for their personal use, situated and lying all that plot of land measuring by estimation an area of about 1337.35 square meters or 19 (nineteen) Cottahs 15 (fifteen) chittacks and 36 (thirty six) square feet be the same little more or less whereof on part whereof the same is built or erected situate and lying at and being premises no. 157B, Lenin Sarani, Police Station- Bowbazar, Kolkata- 700 013 within the limits of the Kolkata Municipal Corporation, (hereinafter referred to as the " SAID PROPERTY ").

8. To sign and execute all agreement for sale and deeds to the prospective buyers and/or purchasers of the "SAID PROPERTY" or part thereof on our behalf as our authorized agent as also shall be entitled to receive the earnest

PRAGATI INFRASTRUCTURE
Nemai Mitra
Partner

Atinodri Saha

money and/or Part payment of the consideration money or full consideration money from such prospective buyers and/or purchasers of the "**SAID PROPERTY**".

9. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers on our behalf.
10. Upon such receipt as aforesaid in our names and as our acts and deeds to sign, execute and deliver any conveyance and conveyances of the "**SAID PROPERTY**" in favour of the said purchaser or purchasers or his/her/their nominee or nominee's assignee or assignees on our behalf.
11. To sign and execute all other deeds, instruments and assurances which they will consider necessary and to enter in to and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as we could do ourselves, if personally present, in connection with "**SAID PROPERTY**".
12. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar, District-Registrar and Registrar of Assurances and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the "**SAID PROPERTY**" to the said purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves.

PRAGATI INFRASTRUCTURE
Vemuri Nitin
Partner

13. This power of Attorney shall remain strictly restricted only with regard to the "SAID PREMISES". Be it noted that this power of Attorney is being granted in favour of the said attorneys without any consideration and no interest or right of the attorney is created of the properties which is the subject matter of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO
(Description of the Property)

ALL THAT undivided share or interest in all that ground plus two (G+2) storied building on the front side and ground plus one (G+1) storied building on the back side together with piece and parcel of plot of land measuring by estimation an area of about 1337.35 square meters or 19 (nineteen) Cottahs 15 (fifteen) chittacks and 36 (thirty six) square feet be the same little more or less whereof on part whereof the same is built or erected situate and lying at and being premises no. 157B, Lenin Sarani, Police Station- Bowbazar, Kolkata- 700 013 within the limits of the Kolkata Municipal Corporation together with all rights of easements over a long and under common passage butted and bounded in the manner following:-

ON THE NORTH :-	By Premises No. 157C, Lenin Sarani, Kolkata.
ON THE SOUTH :-	By Lenin Sarani Kolkata.
ON THE EAST :-	By Premises No. 157A, Lenin Sarani, Kolkata.
ON THE WEST :-	

PRAGATI INFRASTRUCTURE
Hemant Kishore
Partner

IN WITNESS WHEREOF the PARTIES have put their respective signature on the day, month and year first above written.

SIGNED SEALED & DELIVERED by the PARTIES at Kolkata in the Presence of:-

WITNESSES:

1. Biplab Kr. Chakraborty
164A, Uttar Kantha Danga Rd.
KOL-61.

2.

1. Gayatri Saha.

2. Himadri Saha.

3. Meruna Saha.

Signature of the PRINCIPALS

1. Edan Biswas

2. Amit Das Gupta

3. Nemoi Mitra.

Drafted by and Prepared
in the Office of:-

Ankita Das Chakraborty

ANKITA DAS CHAKRABORTY

ADVOCATE.

HIGH COURT CALCUTTA

1941 of 2011

Signature of the
CONSTITUTED ATTORNEY

PRAGATI INFRASTRUCTURE

Nemoi Mitra

Partner