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DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS WITNESSTH That :- We, 1) **SMT. KAMALA RANI SAHA PAN: AMAPS3575L**, Wife of Late Sudhamoy Saha and Daughter of Late Pran Ballav Saha, by Occupation-Housewife, **Presently residing at 107A/4, Regent Park, P.S. Jadavpur, P.O. Regent Park, Kolkata-700040**, and 2) **SMT. SUBARNA SAHA PAN: ALXPS1249K** Daughter of Late Sudhamoy Saha, by Occupation-Business, both by Faith-Hindu, Nationality-Indian, **Presently residing at Harish Chandra Dutta Road, P.O. Panihati P.S. Kharda, Kolkata-760114, District:North-24Parganas** both here-in-after called or referred to as the **LAND OWNERS/PRINCIPALS**(which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their legal-heirs,

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Kamala Rani Saha

Subarna Saha

03 DEC 2018

S.L. No. 1429 Date
Name ^{Smt.} Kamala Rani Saha & another
Address 107 A/4, Regent Park, P.S. Jadavpur,
Value 100/- Kolkata - 700040.

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D. S.R.O., Kol.-150



Sajit Kumar Bhattacharyya
S/o. Lt. Lalit Ch. Bhattacharyya
Profession - Advocate,
Belpare Police Court,
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successors, executors, survivors, claimants, legal representatives and assigns) **here-in-after called or referred to as the EXECUTORS** of these presents, do hereby appoint, engage, nominate, constitute and authorize and **have given exclusive power to or in favour of PACIFIC CONSTRUCTION PAN: ADYPG4183B**, a sole Proprietorship Firm, **having its registered Office Address at: 395, Boral Main Road, Rangkal, P.S. Sonarpur, Kolkata-700084, Represented by its sole-Proprietor SRI BIJOY GHOSH** Son of Late Lalmohan Ghosh, by faith Hindu, Occupation-Business, **residing at: C/9, Rajnarayan Park, P.O. & Village: Boral. P.S. Sonarpur, Kolkata-700154, District: South-24Parganas**, by Nationality:- Indian, occupation: Business, here-in-after called or referred to as the **DEVELOPER / BUILDER as our true and lawful Attorney**, on our behalf who may do or perform all or any inter-alia acts, Deeds and things including Development of our below Schedule land in the form of new multistoried Building as per Sanctioned Building Plan, be obtained from Concerned Authority of the Kolkata Municipal Corporation, demolishing existing Tile Shed structure and dispose of all or any Developer's Allocated portion by virtue of any registered-Deed or deeds and may make registered or unregistered Agreement for Sale and/or any other Deeds time to time needful for new Construction thereon and also this Power shall be valid up for absolute sale of all of the Developer's Allocated Portions, clearly described in the herein before executed **DEVELOPMENT AGREEMENT**, registered at the Office of the A.D.S.R. Alipore Being No. 0.7.9.8.9/18 dated 14/12/18. which **We**, the executants of these Presents are now Sixteen Anna's lawful owners and **our said Attorney may cause to do any more for betterment and benefit of us.** A brief recital of land hereunder given.

WHEREAS One Rabejan Bibi, the mother of Miyajan Bibi and wife of Late Meher Ali Mistry, purchased all that piece and parcel of land measuring areas 21(twenty One) Decimal on 27/10/1943, from then Owner



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Golam Soban Safui, son of Late Natabar Safui of Kamdahari, Police Station Sadar Tollygunge against a reasonable consideration which was registered at the Office of D.R. Alipore, South-24Parganas and duly recorded in Book No.1, Volume No.92, Pages from 65 to 67, Being No.4411 for the year 1943 and thus, said Rabejan Bibi become the lawful absolute owner of the aforesaid land which is lying and situates at Mouja-Kamdahari, J.L.49, Touji No.14, Pargana-Magura, Dag No.944, Khatian No. sabek 144, Hall Khatian-477, P.S. formerly Tollygunge, thereafter Jadavpur, then Regent Park now **Bansdroni** under the District Collectorate South-24Parganas, now within the limit of the Kolkata municipal Corporation, ward No.111, A.D.S.R. Office Alipore, South-24Parganas.

AND WHEREAS After being the absolute owner with every right, title and interest of the aforesaid land mentioned in the preceding Para , said Rabejan Bibi mutated her name in respect of aforesaid Property with the records of the Government Authority and had been paying rent, rates, taxes and other levies of same on regular basis.

AND WHEREAS thereafter, said Rabejan Bibi executed a 'Hebanama' or called as 'Mohammedan Gift-Deed' on 12-03-1980 in respect of areas of land measuring 07(Seven)Cottahs more or less, out of her total landed properties in favour of her son Miajan Ali Mistry son of Late Meher Ali Mistry which was duly registered at the Office of the District Sub-Registrar, Alipore, South-24Parganas and recorded in Book No.1, Volume No.81, Pages from 1 to 4, Being No.1090 for the year 1980. Thus, said Miajan Ali Mistry became lawful absolute owner of aforesaid areas of land measuring more or less 07(Seven)Cottahs, out of above mentioned land recited in the beginning Para.

AND WHEREAS said Rabejan Bibi, further announced to sell an another piece and parcel of land measuring more or less 2(Two)Cottahs 08 (Eight) Chittacks 13(thirteen)Sq. Ft. more or less, out of her remaining landed Properties, due to her urgent need of money and her said son Miajan Ali



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Mistri purchased said areas of land from her mother named above, against a valuable consideration by virtue of a Bengali Deed of Sale or Saff-Kobala executed on 19/06/1980, duly registered at the Office of the District Sub-Registrar Alipore, South-24Parganas, recorded in Book No.1, Volume No.127, Pages from 185 to 188, being No.5083 for the year 1980. Thus, Miajan Ali Mistri became the absolute lawful Owner and possessor of the aforesaid landed property.

AND WHEREAS said Miajan Ali Mistri, by way of 'Hebanama' or 'Mohammedan Deed of Gift' and also by way of lawful purchase, both mentioned above, became the lawful absolute owner of all that piece and parcel of land measuring more or less 9(Nine)Cottahs 08(Eight) Chittack 13(thirteen) Sq. Ft. by virtue of Deed of Gift (Hebanama) and Deed of Sale (Saff Bikroy Kobala) who thereafter mutated his name in the records of Government authorities and also then in Calcutta Municipal Corporation, subsequently paying rates, taxes and levies thereof regularly.

AND WHEREAS while said **Miajan Ali Mistri** had been enjoying the aforesaid areas of land with every right, title, interest and possession thereof with free, fair and unencumbered condition, owing to his need of cash, he sold, conveyed an areas of land measuring more or less 04(Four) Cottahs 12(Twelve) Chittack 6.5(Six Point Five)Sq. Ft. out of his aforesaid total landed property, lying and situates at Mouja -Kamdahari, J.L.49, Touji No.14, R.S. Dag No.944,old Khatian No.144, Hall Khatian-477, P.S. formerly Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under the District Collectorate South-24Parganas, now within the limit of the Kolkata Municipal Corporation, ward No.111, A.D.S.R. Office Alipore, South-24Parganas unto or in favour of one named **Kalachand Saha** (since deceased), by virtue of a Bengali Sale Deed, executed on 7-10-1987, recorded at the Office of the Addl. District Sub-Registrar at Alipore, South-24Parganas Vide Book No.1, Volume No.44, Pages from 75 to 83, being No.1780 for the year 1987. Thus, said Kalachand Saha, now deceased



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became lawful absolute owner with every right, title and possession of said areas of land 4(Four)Cottahs 12(twelve)Chittacks 6.5(Six Point Five)Sq. Ft. or a little more or less, free from all encumbrances.

AND WHEREAS after lawful transfer of the aforesaid land, said **Miajan Ali Mistri** remained in possession an areas of land measuring more or less 04(Four) Cottahs 12(Twelve)Chittack 6.5(Six Point Five)Sq. Ft. and further, due to his urgent necessity of cash sold, conveyed and forever transferred his aforesaid remaining portion of land measuring more or less **04(Four) Cottahs 12(Twelve)Chittack 6.5(Six Point Five) Sq. Ft.** unto or in **favour of Smt. Kamala Rani Saha** wife of Sudhamoy Saha then of 107A/4, Regent Park, Kolkata-700040, District: South-24Pargans by virtue Bengali Deed of Saff vicroy Kobala, registered at the office of the District Registrar Alipore, South-24Parganas, Alipore, Book No.1, Volume No.296, Pages from 211 to 219, Being No.14905 for the year 1987. Thus, Kamala Rani Saha, herein the Land Owner No.1, became the lawful owner of the said land **04(Four)Cottahs 12(Twelve)Chittack 6.5(Six Point Five) Sq. Ft** or a little more or less.

AND WHEREAS aforesaid **Kalachand Saha** Son of Late Amar Chand Saha lawfully seized and possessed of or sufficiently entitled to every right, title and possession of aforesaid areas of land measuring more or less 04(Four) Cottahs 12(Twelve) Chittack 6.5(Six point Five) at Mouja -Kamdahari, J.L.49, Touji No.14, Dag No.944, old Khatian No.114, Hall Khatian-477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under the District Collectorate South-24Parganas, now within the limit of the Kolkata Municipal Corporation, ward No.111, Kolkata-700084 and said **Kalachand Saha** was a Hindu governed by the Dayabhaga School of law, died intestate on 27-02-1995, leaving behind him his widow wife named Chandana Saha and three daughters Viz. Smt. Santana Saha, Smt.Swikriti Hazra nee Saha and Smt. Bijoya Saha as his legal heirs and successors as per provision of Hindu Succession Act.1956.

 Kamala Rani Saha
Suhama Saha



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AND WHEREAS said Chandana Saha and her three daughters namely Smt. Santana Saha, Smt. Swikriti Hazra nee Saha and Smt. Bijoya Saha lawfully seized and possessed of all that aforesaid land mentioned in the preceding clause and sufficiently entitled to every right, title, interest and possession of the same as per law of inheritance and Hindu Succession Act-1956.

AND WHEREAS thereafter, said Chandana Saha and her three daughters namely Smt. Santana Saha, Smt. Swikriti Hazra nee Saha and Smt. Bijoya Saha gifted, transfer with possession all that said land measuring more or less **04(Four)Cottahs 12(Twelve)Chittack 6.5(Six point Five) Sq.Ft.** at Mouja -Kamdahari, J.L.49, Touji No.14, R.S. Dag No.944, old Khatian No.144,Hall Khatian-477, P.S. before Tollygunge, then Jadavpur , thereafter Regent Park, at present P.S. Bansdroni in the District Collect-orate South-24Parganas, now within the limit of the Kolkata Municipal Corporation, ward No.111, Kolkata-700084 unto or in favour of **Smt. Rakhi Saha** daughter of **Sudhamoy Saha** , then of 107A/4,Regent Park,Kolkata-700040,District:South-24Pargans, by virtue of registered **Deed of Gift** or Bengali Danpatra Dalil executed on 23-12-1998 A.D. which was registered at the Office of the **Addl. District Sub-Registrar Alipore, South-24Pargans dated:14.01.1999, recorded in Book No.1, Volume No.5, Pages from 147 to 156, being No.130 for the year-1999.** Thus, said Rakhi Saha became the lawful absolute owner and possessor of the said land.

AND WHEREAS thereafter, Rakhi Saha daughter of Sri Sudhamoy Saha constructed thereon an Asbestos Shed House measuring 300 Sq. Ft. more or less as a service areas of the said land and mutated her name in respect of the said land Together-with 300 Sq. Ft. R.T. Shed structure in the record of the Kolkata Municipal Corporation ward No.111 which has been identified as Premises No.460, Boral Main Road, Assessee No. 31-111-05-0460-7.



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Sudhamoy Saha



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AND WHEREAS thereafter, **Rakhi Saha** daughter of Sri Sudhamoy Saha gifted, transferred and released with peaceful possession of the said land unto or in favour said **Kamala Rani Saha** wife of Sri Sudhamoy Saha(Daughter of Late Pran Ballav Saha) all that aforesaid land measuring more or less 04(Four) Cottahs 12(Twelve) Chittack 6.5(Six point Five) at Mouja -Kamdahari, J.L.49, Touji No.14, Dag No.944, old Khatian No.144, Hall Khatian No.477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni Together-with 300sq. Ft. R.T. Shed structure as recorded in the Kolkata Municipal Corporation, ward No. 111 which has been identified as **Premises No.460, Boral Main Road, Assessee No.31-111-05-0460-7**, by virtue of a **Deed of Gift, executed on 02/08/2013 and registered at the Office of D.S.R.1, South-24Parganas, recorded in Book-1, CD Volume No.14, Pages from 3720 to 3733, being No.03236 for the year 2013.** Thus, said Kamala Rani Saha became the lawful absolute Owner of the said land with Asbestos Shed Structure with every right, title and interest of the same.

AND WHEREAS Thus, said **Kamala Rani Saha** wife of Sudhamoy Saha, by way of lawful purchase from said **Miajan Ali Mistri** an areas of land measuring more or less **04(Four)Cottahs12(Twelve)Chittack 6.5(Six Point Five)Sq. Ft.** by virtue of registered deed mentioned above, duly recorded her name in the **Kolkata Municipal Corporation identified as Premises No.461, Boral Main Road, K.M.C. ward No.111, Assessee No.31-111-05-0461-9** and also got an areas of land measuring **04(Four)Cottahs 12(Twelve)Chittack 6.5(Six Point Five)Sq. Ft.** more or less, identified as **Premises No.460, Boral Main Road, K.M.C. ward No.111, Assessee No.31-111-05-0460-7**, by virtue of registered deed of Gift from Kumari Rakhi Saha mentioned in the preceding Para, both the aforesaid Plots of land, lying and situates at Mouja-Kamdahari, J.L.49, Touji, No.14, Dag No.944, old Khatian No.144, Hall Khatian-477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under the District



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Collectorate South-24Parganas, now within the limit of the Kolkata Municipal Corporation, ward No.111 and said two plots of land are adjacent to each other which may be treated as one Plot of land and the land Owner, herein the First Part has started proceeding and persuasion to the Kolkata Municipal Corporation to have one Premises No. and One Assessee No treating the said two plots of land as one plot considering both are owned by one, aggregating total land **09 Cottahs 08 Chittak 13(thirteen) Sq. Ft.** more or less belongs to the **FIRST PART** herein. Thereafter, she further constructed a Asbestos-Shed house measuring 1200 Sq. ft. on the **Premises No. 461, Boral Main Road, K.M.C. ward No.111, Assessee No.31-111-05-0461-9** and as the owner of the said two premises i.e **Premises Nos. 460, Boral Main Road, K.M.C. ward No.111, Assessee No.31-111-05-0460-7 and Premises No. 461, Boral Main Road, K.M.C. ward No.111, Assessee No. 31-111-05-0461-9** both are owned by one **Smt. Kamala Rani**, the Concerned Authority of the K.M.C was pleased to allot one Premises and one Assessee being **Premises No.461, Boral Main Road, K.M.C. ward No.111, Assessee No.31-111-05-0461-9.**

AND WHEREAS thereafter said **Kamala Rani Saha** wife of Sudhamoy Saha, by virtue of a **Deed of Gift**, executed on **11th day of May-2018**, absolutely transferred with possession **All that** an undivided and un-demarcated areas of land **4(Four) Cottahs 12(Twelve)Chittack 6.5(Six Point Five)Sq. Ft. along-with** undivided areas of asbestos Shed Structure, measuring about **750 Sq. Ft. out of** the entire land **09 Cottahs 08 Chittak 13(thirteen)Sq. Ft.** more or less **Together-with** 1500Sq. Ft. asbestos structure at Mouja - Kamdahari, J.L.49, Touji No.14, Dag No.944, old Khatian No.144, Hall Khatian-477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under the District Collectorate South-24Parganas, now within the limit of the Kolkata Municipal Corporation, ward No.111, being the said undivided portion of land known as **Premises No.461, Boral Main Road, Assessee No.31-111-05-0461-9, P.O. Garia, P.S. Bansdroni, Kolkata-**



Kamala Rani Saha

Sudhamoy Saha



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700084 unto or in favour of her legitimate daughter named **Smt. Subarna Saha** daughter of Sudhamoy Saha and wife of Surid Ranjan Saha and said **Deed of Gift** was registered at the Office of A.D.S.R. Alipore, District: South-24Parganas, recorded in Book No.1, Volume No. 1605-2018, Pages from 99050 to 99072, Being No. 160503042 for the year-2018. Thus, said **Kamala Rani Saha** remained in lawful physical possession of aforesaid undivided un-demarcated areas of land with structure measuring areas of land 4(Four)Cottahs 12(Twelve) Chittack 6.5(Six Point Five)Sq. Ft. more or less Together-with asbestos Shed Structure, measuring about 750 Sq. Ft. and be it needful to mention here that after the registration of the aforesaid **Deed of Gift**, **Smt. Kamala Rani Saha** and her legitimate daughter **Smt. Subarna Saha**, daughter of Sudhamoy Saha now jointly seized and possessed of **ALL THAT** areas of land measuring more or less **09 Cottahs 08 Chittak 13 Sq.Ft.** more or less Together-with 1500Sq.Ft. asbestos structure, having undivided equal share or interest of each comprised of the **Premises No.461, Boral Main Road, Assessee No.31-111-05-0461-9, ward No.111, P.O. Garia, P.S. Bansdroni, Kolkata-700084.**

AND WHEREAS the **LAND OWNERS** herein the **FIRST PART**, have intended, decided, settled to develop the said entire landed property mentioned in **Schedule-A**, hereunder written in the form of construction of new multi-storied Building on the said land in accordance with the Sanctioned Plan be obtained from the competent Authority of the Kolkata Municipal Corporation but the Land Owners, Party of the **FIRST PART**, owing to paucity of fund and lack of knowledge in the matter of civil construction failed to materialize their said intention and subsequently approached the **DEVELOPERS' FIRM**, herein the **SECOND PART** of this Agreement and entrusted the Developer and after satisfactory oral discussion between the parties in the matter of construction of a new Building at the cost and convenience of the Developer and duly executed an **AGREEMENT FOR DEVELOPMENT** dated 14.12.2018, registered

Kamala Rani Saha
Subarna Saha



Kamala Rani Saha

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at at the Office of the A.D.S.R Alipore, South-24Parganas, recorded in Book No.1, Being No. 07989.....for the year 2018 and contains of the said Deed is a self-Explanatory and this Development Power of Attorney is a related part of said AGREEMENT FOR DEVELOPMENT or related document of the same.

AND WHEREAS now **We, Kamala Rani Saha and Smt. Subarna Saha the Present Owners**, the executor of these presents have settled on for construction of a multistoried building which will be comprised of several Flats/Car-Parking/Shops etc. be constructed up to completion in the manner of habitable condition on the aforesaid land as per sanctioned Building Plan, be obtained from the Kolkata Municipal Corporation but the said intention has not been materialized due to our paucity of fund and lack of knowledge of Civil Construction and decided to materialize the same, through **Developer Firm** named **M/S. PACIFIC CONSTRUCTION, PAN: ADYPG4183B**, a Sole Proprietorship Firm, having its office **Address at: 395, Boral Main Road, Rangkal, P.O. Garia, P.S. Sonarpur, Kolkata-700084, Represented by its sole Proprietor SRI BIJOY GHOSH PAN: ADYPG4183B**, Son of Late Lalmohan Ghosh, **residing at: C/9, Rajnarayan Park, P.O.&Village: Boral. P.S. Sonarpur, Kolkata-700154, District: South-24Parganas**, by Nationality: Indian, by occupation: Business, here-in-after called and referred to as the **DEVELOPER /BUILDER** as our true and lawful **Attorney or Attorney** and on our behalf who may do or perform all or any infer-alias acts, Deeds and things including Development of our below Schedule land in the form of new multistoried Building as per Sanctioned Building Plan which will be obtained from the Concerned Authority of the Kolkata Municipal Corporation, demolishing existing Asbestos-Shed structure and to dispose of all or any Developer's Allocated portion, by virtue of registered Deed or deeds and may make registered or unregistered Agreement for Sale and any other deed clearly



Kamala Rani Saha

Subarna Saha



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described in Development Agreement which was executed on 14/12/2018 and duly registered at the Office of the A.D.S.R Alipore, South-24 Parganas, recorded in Book No.1, Being No. 7989 for the year 2018.

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Subarna Saha

Now, We send greetings that including aforesaid power and authority, our Attorney are entitled and empowered on behalf of us to do or perform all other acts, deeds and things on our behalf as time to time necessary for the construction of new Building and to hand over Land-Owners allocated portion and also to sell or dispose of Developers' allocation lawfully as Our Attorney deem fit and proper or as lawfully and reasonably required as follows :-

1. To look after, supervise, Administer, manage, maintain, control, enter, take measurement, demolish existing asbestos shed, Administer, construct new Building and/or open out our below schedule property and make multistoried Building thereon as per Building Plan on our behalf.

2. To sell, let out, lease and mortgage to any authenticated Bank or financial Institution of the Developer's Allocations only and also may collect monthly rent and premium thereof and also make agreement or agreements with one and more purchasers including absolute right and authority to sell Developer's Allocated Portion without any obstruction **Together-with** undivided proportionate share or interest of the land by signing on the all Deeds, documents and others whatsoever on our behalf as per Development Agreement dated 14.12.2018 registered at A.D.S.R. Alipore South - 24 Pgs (3) Being No. 7989/2018

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3. To Pay all rents, taxes, including all other payments and submit all documents, papers plans, Affidavit, application, forms whatsoever to the concerned Authority of the Kolkata Municipal corporation B.L.R.O/ Government Serestha, K.M.C or any other competent Authority of Govt.

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of West Bengal for mutation and other purposes and sign the same and take receipts against those payments on our behalf.

4. To file, suit, appeal, revision and withdraw any case of civil, criminal, or any nature at any court of Junior to senior and/or higher revenue including labour tribunal, original and revisional jurisdiction and to sign, execute verify complaints, written statements, objection and contest against all suits of any nature for our landed property and other purposes and may appoint lawyer, Barrister of its choice in our names for the protection of our schedule property on our behalf.

5. To appear before any office of Government, semi Govt., private or statutory body/ Bodies, Board of Revenue, Collector of any District, Sub-Divisional office, Magistrate, Judges of any Court, Police Station, the Kolkata Municipal Corporation and submit or withdraw and sign any affidavit, papers, plans documents, deposit and withdraw money in all aforesaid and others Offices all over India, mainly in West Bengal for the interest of us in respect of the Schedule Property on our behalf.

6. To appear before the office of the A.D.S.R/D.R Alipore, South-24 Parganas, Registrar of Assurance, Kolkata or such other lawful registration Authority time to time come under the Jurisdiction of the Building Project hereafter for the registration of Agreement, Deed of Conveyance /Sale or any Deed of transfer of any constructed areas of Shop/Flat/Flats/unit, Car-Parking and others constructed areas/ Portions whatsoever under Developer's control allocated areas except the Owners' allocation Together-with undivided proportionate share of Land, described hereunder Schedule and admit, execute sign on the aforesaid Deed/s of any nature for sale any portion/s of said property, receive earnest, advance, balance or full Consideration Value from the intending Purchaser/s and give him/her/them valid receipt and deliver possession or accommodation against the Consideration money and also execute any



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Sudarna Saha



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others deeds and Declaration Etc. as our Attorney thinks fit and proper according to Development Agreement .

7. To create equitable mortgage by depositing the Purchaser's Deed in respect of the areas of Flat/Unit/Car-Parking/Shops and others whatsoever that shall be mortgaged if the Purchaser/s avail Bank loan but in no situation any Flat/Unit Together-with proportionate share of land shall not be mortgaged by the Developer that under Land Owner's Allocation .

8. To Submit the said Building Plan or modification, alteration Plans before the authority Concerned authority of the KMC or any other Competent authority or authorities time to time needful for obtaining approval or sanction of the Building Plan and regularize the same by signing on the said plan on our behalf and may execute and registered related deeds as time to time needful for the betterment of both the land owner and the Developer such as Deed Declaration, supplementary deed or any deeds as required for the betterment of both Parties.

9. To Sign, verify, file all applications, Petitions, Affidavits, declaration etc. in our names and on our behalf as to be required to have the plan or plans sanctioned from the competent Authority of the Kolkata Municipal Corporation or others if required.

10. To Submit all papers documents of our bellow schedule property in original or Xerox copies in respect of me in all local authorities, Police Station, all court cases and other authorities for said proposed Project and sign on the Building Plan on our behalf and submit the same to the concerned Authority for the approval of same, in our name and on our behalf for the benefit of both of us .

11. To apply for electricity line, waterline, Drainage Line, sewerage Line and others etc. for the said proposed project before the proper



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authority concerned in our name on our behalf and generally to do everything for the said proposed project as our said Attorneys think fit and proper without violating the terms and conditions of the said Agreement for Development dated 14.12.2018 registered at the Office of the A.D.S.R. Alipore South-24 Pgs. recorded in Book No.1, Being No. 07989 for the year 2018 and this Power of Attorney shall be valid till the Development Agreements is valid.

Kamala Rani Saha
Sulekha Saha

12. To deliver possession and/or make over the Flats to the Purchaser/s or any lawful Owner/s, by issuing letter of possession and to do perform all acts, deeds and things that shall be necessary for completing the sell and also to receive all moneys, advances and balance consideration from the Purchaser/s and give them valid receipt against Agreement and/or Deed of Conveyance and any other deeds whatsoever.

13. To negotiate, conclude any Agreement, meet up disputes or its terms and Condition in respect of sale, transfer or mortgage any Flat/Unit of the said Building and sign on all papers on our behalf in respect of Developer's Allocation only.

14. To receive advance/full consideration money against Developers Allocation sold or be sold as per Sale-Deed or Agreement.

Now, We do hereby agree to ratify and confirm that all acts, deeds and things done by our Attorney shall be supported and considered as our own acts, Deeds and things which We can do ourselves, if We was personally present and also the terms and conditions of the Development Agreement dated 14.12.2018 registered at the office of the A.D.S.R. Alipore, South-24 Parganas, being No. 07989 for the year 2018 which shall not be violated at any stage up to the distribution of Land Owner's and Developer's Allocated Portion at satisfactory manner of the both party or lawfully.

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Kamala Rani Saha

Sulekha Saha



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South 24 Parganas
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AND FURTHER We, hereby agree to ratify and confirm whatsoever the said Attorneys shall do or purport to do in respect of aforesaid or below Schedule land or Holding, relating to all the affairs, acts and deeds as stated and further declare that We, shall not do anything inconsistent with this power of Attorney and shall not revoke or cancel the same until distribution of both the Land Owner's and the Developers' Allocation .

AND GENERALLY, to do and perform all acts, deeds, matter and things necessary and convenient for all or any of the purpose as aforesaid, and for giving full effect to the authority hereinbefore contained as fully and effectually as We could do ourselves, if We was personally present.

We, the undersigned Executants, do hereby agree to confirm and ratify that all other acts and deeds whatsoever our Attorney shall do or perform or purport to do under this Power of Attorney in connection with the Scheduled land hereunder describe.

:: SCHEDULE OF THE PROPERTY ::

(Where new Building will be Constructed and all Developers' Allocated Portions be sold as mentioned in registered Development Agreement by virtue of this Power of Attorney)

ALL THAT piece and parcel of land measuring **09(Nine)Cottah 08(Eight) Chittak 13(thirteen)Sq. Ft.** more or less **Together-with** a single Storied asbestos Shed structure measuring about 1500 Sq. Ft.(here-in-after be demolished),lying and situates at situates at Mouja -Kamdahari, J.L.49, Touji, No.14, Old Khatian No.144, Hall Khatian-477, R.S. Dag No.944, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni, A.D.S.R. Alipore, District-South-24Parganas and presently the land is known and identified as **Premises No.461, Boral Main Road, Assessee No. 31-111-05-0461-9 of the Kolkata Municipal Corporation, K.M.C. ward No.111**, Borough-XI, P.O. Garia, P.S. Bansdroni, Kolkata- 700084 which is



Kamala Rani Saha
Sulekha Saha



Add: Jalfari
14 DEC 2018
South 24 Parganas
Kolkata- 700027

-:16:-

the Subject landed property where new Building will be constructed as per Sanctioned Building Plan. The **said land is butted bounded by:-**

ON THE NORTH - 30'(Thirty Feet) wide Boral Main Road.

ON THE SOUTH - Land of Mr. Satish Chandra Saha.

ON THE EAST - Land of Mr. Sankar Kundu.

ON THE WEST - Land & Building of Premises 81, Boral Main Road.

IN WITNESSES WHERE OF We, the executant, herein fully undertake the contents hereof and set, subscribe our hands and Seal on **this 14th Day of December 2018** (Two Thousand Eighteen) **A.D.**

SIGNED, SEALED & DELIVERED

above named Land Owners at Kolkata -700 084,

IN PRESENCE OF WITNESS:-

WITNESS :

1)

Anjana Roy
22/1C, Rani Sankari
Lane, Ko1-26

1) Kamala Rani Saha

2) Sulekha Saha

**SIGNATURE OF THE LAND OWNERS /
EXECUTANTS OF THIS POWER OF ATTORNEY**

FOR PACIFIC CONSTRUCTION


Proprietor

2) Sahadeb Saha.
Nabaysan Garja
P.O. Panchpeta.
KOT-152

SIGNATURE OF THE ATTORNEY.

Accepting this Power of Attorney

Drafted by:

Sajal Kumar Bhattacharyya.

Sajal Kumar Bhattacharyya,

Advocate, EN No.WB-1770/2001.

Alipore Police Court, Kol-27.

Computer Printed by:

Kuntal Bose, Boral, Kolkata-700154



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE:



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: SMT. KAMALA RANI SAHA.

Kamala Rani Saha



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: SMT. SUBARNA SAHA

Subarna Saha



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: SRI BIJOY GHOSH.

SIGNATURE:

Bijoy Ghosh



A long, thin, curved line drawn in blue ink, extending downwards from the bottom of the circular stamp.

Advt. T
14 DEC 2010
South 24 Parganas
Kolkata- 700027


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAMALA RANI SAHA
PRAN BALLAV SAHA

01/05/1945
Permanent Account Number
AMAPS3576L

Kamala Rani Saha
Signature



24082004

Kamala Rani Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBARNA SAHA

SUDHAMOY SAHA

05/03/1970

Permanent Account Number

ALXPS1249K

Subarna Saha

Signature



Subarna Saha



পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

is proof of identity, not of citizenship.

To establish identity, authenticate online.

- মারা দেশে মান্য।
- ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার

Government of India

ভারতীয় পরিচয় আইডি / Enrollment No. 2010/17527/25633

To
বিক্রম ঘোষ
Bijoy Ghosh
S/O Lalmohan Ghosh
C/9 RAJNARAYAN PARK
Rajpur Sonarpur(m)
Boral
Boral South 24 Parganas
West Bengal 700154

18/06/2014
150412370

ML504123600FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
4079 8352 1391

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রমাণ
Unique Identification Authority of India

ঠিকানা: S/O: Lalmohan Ghosh, C/9, RAJNARAYAN PARK, Rajpur Sonarpur(m), Boral, South 24 Parganas, West Bengal, 700154

Address: S/O: Lalmohan Ghosh, C/9, RAJNARAYAN PARK, Rajpur Sonarpur(m), Boral, South 24 Parganas, West Bengal, 700154

4079 8352 1391



ভারত সরকার
Government of India

বিক্রম ঘোষ
Bijoy Ghosh
পিতা: লালমোহন ঘোষ
Father: Lalmohan Ghosh
সংখ্যা / DOB: 01/04/1987
স্ট্যাটাস: MLE

4079 8352 1391

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIJOY GHOSH
LAL MOHAN GHOSH

01/04/1957
Permanent Account Number

ADYPG4183B

Bijoy Ghosh
Signature



Bijoy Ghosh

यदि कार्ड को खोने / चुराने पर पकड़ा गया है / खोया
जाए तो तुरंत सूचना देना है, एन एस डी एल
की मदद से। संपर्क सूचना
नगर टेलीफोन एक्सचेंज के माध्यम से।
बंगलूर, पुणे - 411 045

If this card is lost / someone's hat card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sappire Chambers,
Near Bharat Telephone Exchange,
Bangalore, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Major Information of the Deed

Deed No :	I-1605-07997/2018	Date of Registration	14/12/2018
Query No / Year	1605-1000322012/2018	Office where deed is registered	
Query Date	14/12/2018 5:28:16 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAJAL KUMAR BHATTACHARYYA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123854440, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs 41,00,000/-	Rs. 1,30,18,600/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160507989/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Boral Main Road, Premises No. 461, Ward No: 111



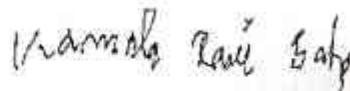


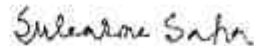
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		9 Katha 8 Chatak 13 Sq Ft	40,00,000/-	1,25,68,600/-	Width of Approach Road: 30 Ft.,
Grand Total :					15.7048Dec	40,00,000 /-	125,68,600 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1,00,000/-	4,50,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1500 sq ft	1,00,000 /-	4,50,000 /-	

Major Information of the Deed :- I-1605-07997/2018-14/12/2018

Principal Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Kamala Rani Saha Wife of Late Sudhamoy Saha Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office			
	14/12/2018	LTI 14/12/2018	14/12/2018	
107A/4 Regent Park, P.O:- Regent Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMAPS3575L, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office				
2	Name Smt Subarna Saha Daugther of Late Sudhamoy Saha Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office			
	14/12/2018	LTI 14/12/2018	14/12/2018	
Harish Chandra Dutta Road, P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALXPS1249K, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office				

Attorney Details :

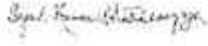
SI No	Name,Address,Photo,Finger print and Signature
1	Pacific Construction 395, Boral Main Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: ADYPG4183B, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1605-07997/2018-14/12/2018

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bijoy Ghosh (Presentant) Son of Late Lalmoohan Ghosh Date of Execution - 14/12/2018, , Admitted by: Self, Date of Admission: 14/12/2018, Place of Admission of Execution: Office	 Dec 14 2018 6:19PM	 LTI 14/12/2018	 14/12/2018
C/9 Rajnarayan Park, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADYPG4183B Status : Representative, Representative of : Pacific Construction (as proprietor)				

Identifier Details :

Name & address	
Mr SAJAL KUMAR BHATTACHARYYA Son of Late LALIT CHANDRA BHATTACHARJEE ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Kamala Rani Saha, Smt Subarna Saha, Mr Bijoy Ghosh	 14/12/2018

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Kamala Rani Saha	Pacific Construction-7.8524 Dec
2	Smt Subarna Saha	Pacific Construction-7.8524 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Kamala Rani Saha	Pacific Construction-750.00000000 Sq Ft
2	Smt Subarna Saha	Pacific Construction-750.00000000 Sq Ft

Endorsement For Deed Number : I - 160507997 / 2018

Major Information of the Deed :- I-1605-07997/2018-14/12/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2018, Page from 255809 to 255835
being No 160507997 for the year 2018.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2018.12.19 14:25:50 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 19/12/2018 14:25:33
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)