

H 4294/24

STAMP AFFIXED BY

M. G. M.
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



Saptarshi Mukherjee



DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Saptarshi Mukherjee (PAN.CULPM5637E, AADHAAR NO. 309358810555, PASSPORT NO. S7334506), son of Late Supriyo Mukherjee, aged about 27 years, by faith Hindu, by occupation service, of 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge , Kolkata- 700033, presently residing at Ruppertstrasse 24, 80337, Munich, Germany, hereinafter do hereby referred to as "**OWNER**", **SEND GREETINGS :**

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WHEREAS I am the undivided 1/3rd Owner of the land and property and/or well and sufficiently entitled to the Premises no. at 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033 more particularly described in the Schedule hereunder written (hereinafter referred to as the 'said property').

AND WHEREAS I have engaged 1) **SRI PALASH MAZUMDER**, (Holder of PAN AHKPM6085G, AADHAAR NO. 967873176994), son of Late Bijan Bandhu Mazumder, aged about 50 years, by faith Hindu, residing at "Roopkatha", Block-A, Flat-3B, 27, Prantik Pally, P.S.- Kasba, Post Office- Bosepukur, Kolkata-700042 carrying on business from Skyline Profulla, 1st Floor - 1B, 3A P. C Sorcar Sarani, P.S.- Gariahat, P.O.- Ballygunge, Kolkata-700019, and (2) **SRI LALIT BAID** (Holder of PAN AEBPB4890E, AADHAAR NO. 574504847204), son of Late Sampat Mull Baid, aged about 56 years, by faith Hindu, residing at 117, Southern Avenue, P.S.- Rabindra Sarobar previously Lake, Post Office- Sarat Bose Road, Kolkata-700029, carrying on business from Skyline Profulla, 1st Floor - 1B, 3A P. C Sorcar Sarani, P.S. - Gariahat, P.O.- Ballygunge, Kolkata-700019, both partners of **M/S SKYLINE PROJECTS** (Holder of PAN ABWFS3367H), a partnership firm having it's office at Skyline Profulla, 1st Floor - 1B, 3A P. C Sorcar Sarani, P.S.- Gariahat, P.O.- Ballygunge, Kolkata-700019, who have agreed to develop and construct a building on the said land morefully and particularly described in the Schedule 'A' hereunder written by investing their expertise and funds for the erection, construction and completion of the

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said building according to the building plan sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS on 14.05.2024 I have entered into a registered agreement for Development with the said **1) SRI PALASH MAZUMDER**, son of Late Bijan Bandhu Mazumder, aged about 50 years, by faith Hindu, carrying on business from Skyline Profulla , 1st Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019, and **(2) SRI LALIT BAID**, son of Late Sampat Mull Baid, aged about 56 years, by faith Hindu, carrying on business from Skyline Profulla , 1st Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge, Kolkata-700019, both are the Partners of **M/S SKYLINE PROJECTS**, a partnership firm having it's office at Skyline Profulla , 1st Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata-700019 , relating to the property at Premise no. 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge , Kolkata- 700033 , District of 24 Parganas (South), within ward No. 94 of the Kolkata Municipal Corporation, morefully and particularly described in the Schedule A hereunder written. The said agreement has been registered in the office of the District Sub Registrar II at South 24 Parganas, West Bengal on 14.05.2024 Being no 160206845 for the year 2024.

AND WHEREAS I am not in a position to appear and be present at all places and/or at all times, due to my pre-occupation, and as such I feel that for smooth execution of the work of construction and completion of the building on the land comprised in the said premise, it is necessary to

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appoint my constituted attorneys to look after and manage the affairs mentioned hereinafter relating to the said premise and proposed project at Premises no. 38, Jubilee Park, P.S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033, District of 24 Parganas (South), within ward No. 94 of the Kolkata Municipal Corporation, morefully and particularly described in the Schedule 'A' hereunder written and to implement the terms and conditions of the said agreement for development.

I do hereby nominate, constitute, authorize and appoint

1) **SRI PALASH MAZUMDER**, son of Late Bijan Bandhu Mazumder, aged about 50 years, by faith Hindu, carrying on business from Skyline Profulla, 1st Floor - 1B, 3A P. C Sorcar Sarani, P.S.- Gariahat, P.O.- Ballygunge, Kolkata-700019, (2) **SRI LALIT BAID**, son of Late Sampat Mull Baid, aged about 56 years, by faith Hindu, carrying on business from Skyline Profulla, 1st Floor - 1B, 3A P. C Sorcar Sarani, P.S.- Gariahat, P.O.- Ballygunge, Kolkata-700019, both are the Partners of **M/s SKYLINE PROJECTS**, a partnership firm having it's office at Skyline Profulla, 1st Floor - 1B, 3A P. C Sorcar Sarani, P.S.- Gariahat, P.O.- Ballygunge, Kolkata-700019, as my **ATTORNEYS**, jointly or severally, in my joint and/or collective name and on my behalf to execute or do all or any of the acts deeds or things hereinafter mentioned that is to say --:

1. To sign, execute, cancel, alter, draw, and approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may be required to be so done, for and in connection with the development of the said premises, on my behalf.

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2. To appear before the Kolkata Municipal Corporation and/or any other authority and government departments and/or officers and also all other State, Executive, judicial or quasi-judicial and other authorities and also all Courts and Tribunals in all matters relating to the development of the said premise, including signing all papers, documents, and applications for mutations at the Premise No. at 38, Jubilee Park, P.S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033 District of 24 Parganas (South), within ward No. 94 of the Kolkata Municipal Corporation and further apply for grant of a sanction plan and/or for modification of the plan already granted on the premises and to do all matters in connection therewith.
3. To pay all outgoings including Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other sums of money in connection therewith.
4. To commence, prosecute, enforce, defend, answer and oppose all actions and/or other legal proceedings, including any suit or arbitration proceeding and demands touching any of the matters relating to the development of the said premise by or against any third party and to compromise, settle, refer to arbitration, abandon, submit to judgment in any such action or proceedings aforesaid before any Civil or Criminal Court.
5. To apply before the Kolkata Municipal Corporation for sanction of building plan and/or revised plans and sign and execute all necessary

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documents in connection therewith, including boundary declaration and/or any other declaration, undertaking and/or any other document as may be necessary.

6. To construct, erect and complete a building on the said Premise No. at 38, Jubilee Park, P.S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033, District of 24 Parganas (South), within ward No. 94 of the Kolkata Municipal Corporation, morefully and particularly described in the Schedule 'A' hereunder, in accordance with the sanctioned plan, and for the purpose thereof to sign all papers and documents in relation thereto.
7. To sign, verify, declare and/or affirm plaints, written statement, petition, affidavit, verification, objection, cross objection, counterclaim, application for execution, revision, review, new trial or stay or of whosoever nature, memorandum of appeal, swear affidavit and to do generally all other acts, deeds and things as the said attorneys or any of them in their discretion shall think fit and proper in any proceedings or in any way therewith so as to defend my possession and title in the said premise and/or in connection therewith.
8. For the purposes as aforesaid, to appoint an advocate and sign and execute vakalatnama or any other documents authorizing such advocate to act and to terminate such authority and to pay fees of such advocate.

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9. To apply for and obtain electricity, water, sewerage, drainage, and/or any other connections or any other utilities in the said premise and also the occupancy/ completion certificate and other certificates from the Kolkata Municipal Corporation, Fire Brigade Authorities, CESC Ltd., Directorate of Electricity, Lift license and/or other authorities and for that purpose, if required, to make alterations therein and/or have disconnection of the same and for that to sign, execute applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by my said attorney to this effect.

10. To negotiate and to agree to and enter into and conclude agreement for sale, convey and transfer and/or lease of the flats/units/spaces of the Developers Allocation as morefully and particularly described in the **SCHEDULE 'B'** hereunder written, and receive payments against sale of flats/units/spaces and car parking spaces of the Developer's Allocation in the building which will be constructed by (1) **SRI PALASH MAZUMDER**, son of Late Bijan Bandhu Mazumder, aged about 50 years, by faith Hindu, residing at "Roopkatha", Block-A, Flat-3B, 27, Prantik Pally, P.S.- Kasba, Post Office- Bosepukur, Kolkata-700042 carrying on business from Skyline Profulla, 1st Floor - 1B, 3A P.C Sorcar Sarani, P.S.- Gariahat, P.O.- Ballygunge, Kolkata-700019, and (2) **SRI LALIT BAID**, son of Late Sampat Mull Baid, aged about 56 years, by faith Hindu, residing at 117, Southern Avenue, P.S.- Rabindra Sarobar previously Lake, Post Office- Sarat Bose Road, Kolkata-700029 carrying on business from Skyline Profulla, 1st Floor -

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1B, 3A P. C Sorcar Sarani, P.S. – Gariahat, P.O.- Ballygunge, Kolkata-700019, both are Partners of **M/S SKYLINE PROJECTS**, a partnership firm having it's registered office at Skyline Profulla, 1st Floor - 1B, 3A P. C Sorcar Sarani , P.S.– Gariahat, P.O.- Ballygunge, Kolkata-700019, in the said premise and to sign and execute and deliver such agreements for sale/transfer of land (undivided proportionate share) thereof or any other agreement for holding/delivering possession of the flats/units, in the Developer's Allocation of the new building at the said premises.

11. In respect of the Developer's Allocation, to sign and execute and deliver deed(s) of conveyance or sale and all other instruments of transfer, undertakings, declarations, confirmations and to present the same and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Additional District Sub-Registrar having jurisdiction concerning the said premises or before any Notary Public.
12. In respect of the Developer's Allocation, to deliver possession and/or make over the flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale. To receive all sums of money, advances and also the balance of the purchase money from the purchaser(s) and grant proper receipts in respect of the amounts to be received on sale and disposal of flats/portions etc. in respect of the Developer's Allocation in connection with the flats/apartments/car parking spaces in the new building at the Attorneys' own responsibility.

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13. In respect of the Developer's Allocation, to sign all documents that may be required to raise loans for the construction of the building by mortgaging the Developers' Allocation with any Bank or Financial institution or organization.
14. To retain and appropriate all money received by the attorneys for themselves in relation to the matter aforesaid and all other matters relating to the property morefully and particularly described in the Schedule B hereunder written at the Attorneys' own responsibility.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the said premises which I could have done lawfully under my own hand and seal if personally present.

AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorneys shall lawfully do or cause to be done in or about the said premises as contained hereinabove.

AND I do hereby agree that all acts, deeds and things lawfully done by my said attorneys shall be construed to as the acts, deeds and things done by the Owner and the Owner undertake to ratify and confirm all and whatsoever that my said attorneys shall lawfully do or cause to be done for and on behalf of the Owner in terms of the said Development Agreement by virtue of this power of attorney and also to perform the terms and conditions and to implement the said Development Agreement.

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SCHEDULE 'A' ABOVE REFERRED TO AS:

(Premises Details)

ALL THAT undivided one third share in the piece and parcel of land measuring an area of 5(Five) Cottahs 1 (One) Chittaks and 5 (Five) Square Feet be the same a little more or less together with two storied brick built building measuring about 4466 (Four Thousand Four Hundred Sixty Six) Square Feet covered area, more or less, i.e 2233 (Two Thousand Two Hundred Thirty Three Only) Square Feet each in the ground and first floors, lying and situated at Mouza Chandpur, J.L. No.41, R.S. Khatian No.866, Dag No.1111 and 1112, being Kolkata Municipal Premises No.38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata - 700033, Assessee No.210940600560 within Ward No.94 of the Kolkata Municipal Corporation, District South 24 Parganas and the said property is butted and bounded by:-

ON THE NORTH : By Premise No.40, Jubilee Park

ON THE EAST : By Premise No.38A and 27, Jubilee Park

ON THE SOUTH : 16 feet wide K.M.C Road

ON THE WEST : By Premise No. 7, Jubilee Park



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SCHEDULE B ABOVE REFERRED TO AS :

(Developer's Allocation)

- I) Developer's allocation shall mean one flat on the fourth floor (front side) covering half the area of the entire fourth floor in the said proposed building lying situated at and being Premise no. 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033.
- II) The Developer shall be entitled to 50% of the open car parking spaces, if any.
- III) The Developer's allocation mentioned herein is based on the sanction of a ground plus four storied building by the Kolkata Municipal Corporation. However, in case the Kolkata Municipal Corporation grants sanction of a ground plus three-storied building, the Developer shall be allocated one flat on the second floor (front side) covering half the area of the entire second floor.

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IN WITNESS WHEREOF the Executants hereto has set and
subscribed his hands and seals on this 02 day of August 2024.

SIGNED, SEALED AND DELIVERED

in the presence of :

1. NIKHIL UNNI
Merianstraße 9
MÜNCHEN, 80637
Passport : R7308982

Nikhil

2. ABIN MATHEW
RUPPERTSTRASSE 24
80337 MÜNCHEN
PASSPORT: 24667039

Abin Mathew



Saptarshi Mukherjee

Saptarshi Mukherjee

SIGNATURE OF THE OWNER

Kumar

Abhinav Kumar
Consul (CPV)
Consulate General of India
Widenmayerstr. 15 - 80538 Munich

Subscribed before me by Saptarsshi mukherjee
on this 02nd day of August 2024.
He said Saptarsshi mukherjee
identified by his Indian Po No S-7334506
issued on 10/09/2018 at Kolkata
and No MUN/CONS/910/2024 dated 02/08/2024



Consulate General of India
Munich
Germany

Notarized by _____
day of _____ 20____
at _____
witnessed by _____
and _____
Notary _____

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File Nr.

I hereby certify, that the above is the true signature, respectively
acknowledged in my presence, of

Mr. Saptarsshi Mukherjee,
born on 30th December 1996,
resident address:
80337 Munich, Ruppertstr. 24,
identified by his passport.

Munich, the 26th August 2024




Sebastian Herrler,
Notary