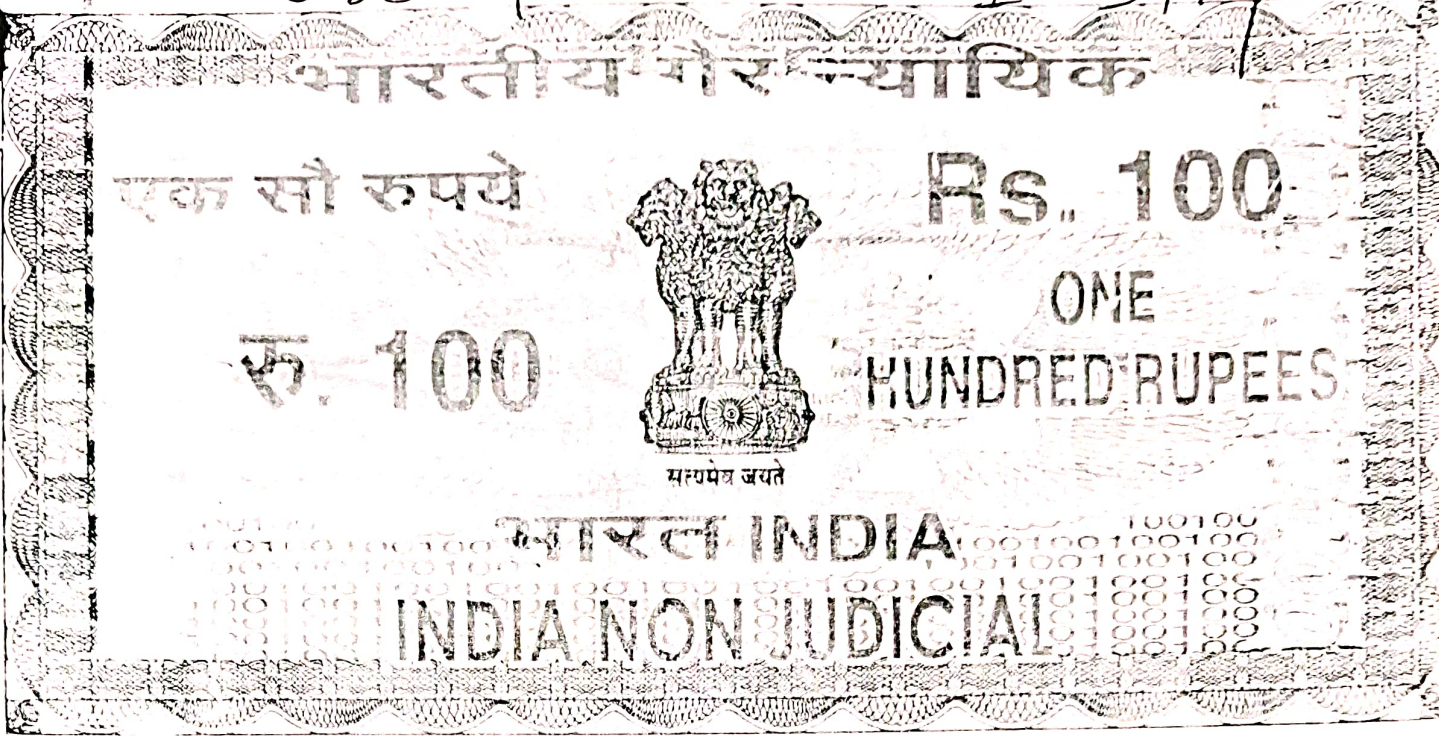


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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with document are the part of the document.

District Sub-Registrar-V
Alipore, South 24 Parganas

15 DEC 2021

DEVELOPEMENT POWER OF ATTORNEY AFTER

REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We, 1) **K. PIYALI**, having PAN – **CTJPP3113K**, Aadhaar No. **7334-5407-6032**, wife of Sri K. Vickey Kumar , by Nationality – Indian, by faith Hindu, by Occupation – Business, residing at No.1, Moukhali Chand Para, GIP Colony , Post Office and Police Station – Jagachha , Pin – 711112, District – Howrah AND (2) **SMT. SONU BURANWALLA** having PAN – **AULPB7669K**, Aadhaar No. **6241-0511-4946**,

wife of Sri Amarnath Buranwalla , by religion – Hindu, by Nationality – Indian, by Occupation – Business , residing at 92, Ramkrishna Pally , Near Ujjwal Park , Brahmapur, P.S - Bansdroni, Kolkata – 700096, are the joint owners of **ALL THAT** piece and parcel of measuring more or less **6Cottahs more or less** Bastu Land together with 12feet wide common passage on the Western side of the premises comprised in Touzi No.14, J.L.No.48, Revenue Survey No.176 , of Mouza Brahamapur, Pargana – Magura, lying and situated under R.S Dag No. 1034 and R.S Khatian No. 809, within the limits of the Kolkata Municipal Corporation being K.M.C Premises No. **84, Panchanantala Road** , Ward No-111, under Police Station- **Bansdroni** , Kolkata - 700096, Assessee No. 31-111-16-0084-7 , District - South 24 Paraganas, Sub-Registry Office at Alipore, by virtue of a Deed of Conveyance registered on 27th Day of July, 2020 and recorded in Book No. 1, Volume No. 1601-2020, page from 43681 to 43711, being No. 160100847 for the year 2020.

AND WHEREAS we have entered into a registered DEVELOPMENT AGREEMENT on 15-12-2021 for construction of a **straight 3(three) Storeyed Building** upon our said premises with **M/S FRIENDS CONSTRUCTION**, (PAN- **AAHFF9120D**) , a Partnership Firm , having its office at Premises No. 268, New Shibtala Road , P.O.&P.S- Bansdroni, Kolkata – 700070, in the District South 24 Parganas , being represented by its partners namely 1) **SRI SUSANTA SEAL**, having PAN – **APWPS8945P** , Aadhaar No. **9552-0251-2336**,

Susanta Seal

son of Late Jitendra Kumar Seal , by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 2/3, Saradamoni Park , Pir Pukur Road , P.O. & P.S- Bansdroni, Kolkata - 700070, in the District South 24 Parganas , 2) **SRI BIJOY GOCHHAYAT**, having PAN - **ALKPG7961P** , Aadhaar No. **3267-7082-9506**, son of Late Biswanath Gochhayat , by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 2nd Lane , Vidyasagar Park, Pirpukur Road , P.O. & P.S- Bansdroni, Kolkata - 700070, in the District South 24 Parganas , 3) **SRI SUVENDU CHAKRABORTY** having PAN - **AKXPC6901D**, Aadhaar No. **2064-9800-0681**, son of Binoy Chakraborty , by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 5th Lane , Vidyasagar Park, Pirpukur Road , P.O. & P.S- Bansdroni, Kolkata - 700070, in the District South 24 Parganas, AND the said **Development Agreement** was duly registered on 15.12.21 at the Office of **D.S.R.V.**....., South 24 Parganas and recorded at Book No. I, Being No. **5724**.....for the year 2021.

AND WHEREAS we , do hereby nominate, constitute and appoint said **M/S FRIENDS CONSTRUCTION**, (PAN- **AAHFF9120D**) , a Partnership Firm , having its office at Premises No. 268, New Shibtala Road , P.O.&P.S- Bansdroni, Kolkata - 700070, in the District South 24 Parganas , being represented by its partners namely 1) **SRI SUSANTA SEAL**,

Susanta Seal

having PAN – **APWPS8945P** , Aadhaar No. **9552-0251-2336**, son of Late Jitendra Kumar Seal , by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 2/3, Saradamoni Park , Pir Pukur Road , P.O. & P.S- Bansdrone, Kolkata – 700070, in the District South 24 Parganas , 2) **SRI BIJOY GOCHHAYAT**, having PAN – **ALKPG7961P** , Aadhaar No. **3267-7082-9506**, son of Late Biswanath Gochhayat , by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 2nd Lane ,Vidyasagar Park, Pirpukur Road , P.O. & P.S- Bansdrone, Kolkata – 700070, in the District South 24 Parganas , 3) **SRI SUVENDU CHAKRABORTY** having PAN – **AKXPC6901D**, Aadhaar No.**2064-9800-0681**, son of Binoy Chakraborty , by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 5th Lane , Vidyasagar Park, Pirpukur Road , P.O. & P.S- Bansdrone, Kolkata – 700070, in the District South 24 Parganas to be our true and lawful ATTORNEY to do and execute all or any of the following acts and deeds for me in the name and on our behalf.

- 1) To look after, manage the aforesaid property as particularly mentioned and written in the Schedule below and hereinafter referred to as the “said Property” on our behalf.
- 2) To sign and execute all agreements and/or documents and all other necessary papers and document concerning the

allotted under Developer's Allocation as mentioned in the **Development Agreement** dt. 15.12.2021 for and on our behalf.

- 3) To apply for and obtain on our behalf temporary connections of water, electricity as also to apply for and obtain in our name and on our behalf of permanent drainage, sewerage connections to the said property, and to sign and execute all plans, forms, papers, including "Completion Certificate" to be issued by **Kolkata Municipal Corporation** and other documents in connection therewith for and on our behalf as our authorized agent on our behalf.
- 4) To represent me before all the office / offices concerned and also like such **Kolkata Municipal Corporation** and to sign all papers, documents on our behalf for mutation of our name in respect of relevant papers of the **Kolkata Municipal Corporation** and to appear in all hearing before the authorities of the said **Kolkata Municipal Corporation** for such mutation, filing objections and / or appearing on our behalf against the excess valuation assessed by the **Kolkata Municipal Corporation** and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection or

appeals on our behalf and also to sign building plans thereof.

- 5) To prepare and/or submit the plan or any revision plan or altered building plans have been and agreed by both by the said Attorney on our behalf.
- 6) To apply for and obtain all necessary sanction clearances of the said building for and on our behalf.
- 7) To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the same.
- 8) To appear for and represent me before any competent authorities Tribunal Arbitrator or Revenue , Administrative , Civil or Criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written in the schedule below on our behalf.
- 9) To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on our behalf.
- 10) To appoint and/or engage any legal practitioner, solicitor, auditor , valuer, assessor, arbitrators and/or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrarnamas,

Show-causes petitions etc. for the aforesaid purposes on our behalf.

- 11) To sign execute, submit or deliver all complaints, written statement, objections, memorandum of appeals, applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.*
- 12) To visit on our behalf and represent me before all the West Bengal Government Office or Offices and / or Central Government, Office or Offices concerned and all other Office or Offices concerned for smooth management of our said property as stated and written in the schedule hereunder on our behalf.*
- 13) To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as mentioned and written in the Schedule below.*
- 14) To apply for and obtain electricity, water, sewerage / drainage or any other civil commotion, amenities, telephone and other utilities in the said property and/or make*

alteration thereof and to close down or to disconnect the same on our behalf.

- 15) To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying several properties only of the Developer's Allocation only upon the said premises on our behalf which is mentioned in the Development Agreement dated...15.12.2021
- 16) To sign, make and present any Deed of Conveyance or Conveyances or other documents for registration in respect of the Developer's Allocation as mentioned in the **Development Agreement dt. 15-12-2021** when to be executed by our said Attorney and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such Registrar of District Registrar and /or Assurance at Kolkata or any other such like registering office or officers concerned on our behalf.
- 17) To make any kind of agreement or agreements with any purchaser or purchasers in respect of Developer's Allocation only as mentioned in the said **Development Agreement dt....15.12.2021** on our behalf , in favour of the intending purchaser's or purchasers' name/names and to

Susanta Seal

Susanta Seal

receive all the consideration money, part consideration money thereof for those portions only.

- 18) To sign all the receipt or receipts which to be registered by our said Attorneys in respect of the Developer's portion stated above in favour of the intending purchaser or purchasers in respect of our said property on our behalf and also to hand over the same to the said purchaser or purchasers on our behalf.
- 19) The Principal herein as mentioned above number 1 to 18 shall keep or remain in force this Power of Attorney until the completion of the project in full form as well as delivery of Owners' allocation as well as the transfer of the Builder's Allocation in terms of the said registered **Development Agreement** dated 15 - 12 - 2021.

AND GENERALLY to do all other acts, deeds, things and matters **as** may be necessary from time to time by our said Attorney in their absolute discretion which he may deem fit and proper and think necessary to do so or perform for the aforesaid purposes without violating any clauses / condition / specification as mentioned in the said registered **Development Agreement** dt. 15 - 12 - 2021.

AND I do hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attorney shall

Susanta Seal

Susanta Seal

lawfully do, execute and cause to be performed by virtue of this General Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO:

(Entire Properly)

ALL THAT piece and parcel of shali land measuring more or less 6Cottahs more or less Bastu Land together with 1750 Sq.ft. more or less asbestos shed with 12 feet wide common passage on the Western side of the premises for ingress and egress comprised in Touzi No.14, J.L.No.48, Revenue Survey No.176 , of Mouza Brahamapur, Pargana - Magura, lying and situated under R.S Dag No. 1034 and R.S Khatian No. 809, within the limits of the Kolkata Municipal Corporation being K.M.C Premises No. 84, **Panchanantala Road** , Ward No-111, under Police Station- **Bansdroni** , Kolkata - 700096, Assessee No. 31-111-16-0084-7 , District - South 24 Paraganas, Sub-Registry Office at Alipore, and which is butted and bounded as follows:-

ON THE NORTH : Part of R.S Dag No.1036.

ON THE SOUTH : R.S Dag No. 1034(P).

ON THE EAST : R.S Dag No. 1035 (P).

ON THE WEST : Part of R.S Dag No. 1034 and 12 ft. wide road.

IN WITNESS WHEREOF I hereto set and subscribed our hand on
this the 15th day of December 2021.

WITNESSES:-

1) Amarnath Bisenwala
92, R. U. Pally, 161-96

K. Rijali
Soni Buranwala

2) Rajesh Chandra Yadav
9, 2nd Lane Vidyasagar
Park. P. P. Rd.
Bans Jhoni Kat-70

SIGNATURE OF THE EXECUTANT
/ PRINCIPAL

For Friends Consultancy

Susanta Seal
Partner

For Friends Consultancy
Sruendu Chakraborty
Partner

SIGNATURE OF THE ATTORNEY

Drafted by me:

Aban Kumar Mishra
()
Advocate

Alipore Police Court,
Kolkata-700027

Computer Type by:

Chandan Chowdhury
Chandan Chowdhury
Alipore police court,
Kolkata -27

Aban Kumar Mishra

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right hand					

Name... K. PIYALI

Signature... K. Piyali

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left hand					
right hand					

Name... SONU BURANWALLA

Signature... Sonu Buranwalla

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right hand					

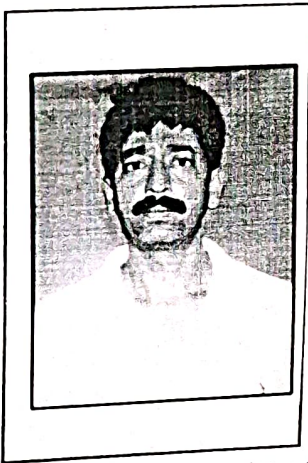
Name... SUSANTA SEAL

Signature... Susanta Seal



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right hand					

Name.....BATJOY GOCHHAJAN.....
 Signature.....*Batjoy Gochhajani*.....



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left hand					
right hand					

Name.....SUVENDU CHAKRABORTY.....
 Signature.....*Suvendu Chakraborty*.....

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left hand					
right hand					

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