

STAMP AFFIXED BY
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN I, SMT.
SIKHORINI MUKHERJEE, having OCI No.A2071777, Passport
No.464556544, wife of Sri Raghunath Mukherjee and daughter
of Late Ramendranath Ganguli, by faith : Hindu, by occupation
: House-Wife, residing at 8260 Bentwood Circle E Dr. Apt 1B,
Indianapolis, Indiana 46268, United States of America,
hereinafter called and referred to as "the PRINCIPAL", SEND
GREETINGS :-



WHEREAS I, the Principal herein along with Partha Ganguli, Dipankar Ganguli, Rahul Ganguli, Debasis Ganguli and Smt. Bharati Bhattacharyya are the joint Owners of **ALL THAT** piece and parcel of land measuring about 9 (Nine) Cottahs 7 (Seven) Chittacks 3 (Three) Square Feet more or less together with structure measuring more or less 6798 (Six Thousand Seven Hundred Ninety-Eight) Square Feet standing thereon, being known and numbered as Municipal Premises No.9C, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83, entered into a registered Development Agreement on 25th November, 2025 with **CALCUTTA CONSTRUCTION**, having its registered Office at 57A, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 and operating Office at 7B, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, having represented by its Partners namely, (1) **SRI GAUTAM BANERJEE**, son of Late Kashi Nath Banerjee of 1C, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, (2) **SRI TRISIT CHAKRABORTY**, son of Late Debojit Chakraborty of 7A, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata :



700026 and (3) **SMT. SWAPNA CHAKRABORTY**, wife of Late Debojit Chakraborty of 7A, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, morefully and particularly described in the **SCHEDULE** - "A" hereunder written and hereinafter referred to as "the **SAID PREMISES**", which was duly registered this day in the Office of the District Sub-Registrar - II at Alipore, South 24 Parganas vide Being No.160216486 for the year 2025 as per terms and conditions clearly set forth therein.

AND WHEREAS in the said registered Development Agreement it was inter-alia stated that in lieu of development what will be the allocation of the Owners and their consideration.

AND WHEREAS in pursuance of the Development Agreement entered between myself along with said Partha Ganguli, Dipankar Ganguli, Rahul Ganguli, Debasis Ganguli and Smt. Bharati Bhattacharyya and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for me to appoint to look after my share in the aforesaid property affairs during my absence in respect of **ALL THAT** piece and parcel of undivided land measuring about **276.970** Square Feet more or less out of total land measuring



:: 4 ::

about 9 (Nine) Cottahs 7 (Seven) Chittacks 3 (Three) Square Feet more or less together with undivided structure measuring about **276.970** Square Feet more or less out of total structure measuring more or less 6798 (Six Thousand Seven Hundred Ninety-Eight) Square Feet standing thereon, being known and numbered as Municipal Premises No.9C, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83, morefully and particularly described in the **SCHEDULE - "B"** hereunder written and hereinafter referred to as "the **SAID PROPERTY**".

NOW KNOW ALL BY THESE PRESENTS I, the above named Principal do hereby and hereunder nominate, constitute and appoint **CALCUTTA CONSTRUCTION**, having PAN : AADFC9887C, a Partnership Firm, having its registered Office at 57A, Gurupada Halder Road, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 and operating Office at 7B, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, having represented by its Partners namely, (1) **SRI GAUTAM BANERJEE**, having PAN No.AEHPB1254N, Aadhaar No.7848 7995 9507, son of Late



Kashi Nath Banerjee, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 1C, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, (2) **SRI TRISIT CHAKRABORTY**, having PAN : BJAPC9801R, Aadhaar No.9368 9981 5611, son of Late Debojit Chakraborty, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 7A, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026 and (3) **SMT. SWAPNA CHAKRABORTY**, having PAN : ANWPC2648B, Aadhaar No.8537 3586 6984, wife of Late Debojit Chakraborty, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 7A, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, as my true and lawful Attorney in my name and on my behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To hold and defend possession of the said premises/ property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.



:: 6 ::

2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or an account of the said premises or any portion thereof and to ensure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.
3. To enforce any covenant/s, any Agreement/s, Declaration Deed/s or any other document/s relating to the said property or any part thereof except the Owners' allocation as mentioned in the Agreement and to enforce every right/s to that effect.
4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required on my behalf as my constituted Attorney.



:: 7 ::

5. To build upon and exploit commercially the said premises by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
6. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by the Attorney at its own discretion as if I do the same personally.
7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of the said property in terms of the Agreement/s or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions.
8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity

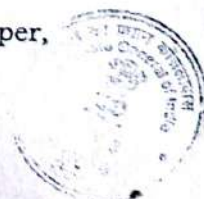


connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be constructed and to enter into any Agreement or Agreements with any Party or Parties for the same.

9. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the **DEVELOPER'S ALLOCATION** specifically mentioned in the Development Agreement.
10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities, which the Attorney shall consider necessary and as may be required to complete the proposed Building at the said property.



11. To represent myself before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.
12. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata Municipal Corporation, which the Attorney shall consider necessary and as may be required to complete the proposed Building at the said property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.
13. To prepare, sign, execute, submit enter into modification, cancel, alter, draw, approve the same and also to present for registration and admit registration of all paper,



documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the Developer's allocation of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the said property and also in connection with observing fulfilling and performing all the terms conditions and covenants on my part to be observed fulfilled and performed under the Development Agreement.

14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which I now or may hereinafter be interested or connected and also if my Attorney think fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.



:: 11 ::

15. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.
16. To appear and represent me before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.
17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment, drainage/sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof.



18. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of me in respect of the Developer's allocation. Be it mentioned that the Attorney shall in all occasions be able to receive against Developer's allocation any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall also be able to issue proper and effectual, receipt or receipts for and on my behalf as my constituted Attorney.
19. To negotiate terms and to sell the Space/s and Flat/s from **DEVELOPER'S ALLOCATION** with proportionate share of land in the premises/said property to any Purchaser/s at



such price which the said Attorney in its absolute discretion think proper.

20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale or sales of Space or Spaces with super structure or Flat/s from the **DEVELOPER'S ALLOCATION** along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.
21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the Developer's allocation.
22. That the Attorney shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for the selling Flat/s and Space/s from the **DEVELOPER'S ALLOCATION** in the proposed Building with easements rights of the common areas of the proposed selling of Space/s and Flat/s along with proportionate



share of land in favour of the intending Purchaser/s or his/her/their nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale, the said Attorney shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in my name and the same shall be treated as receipt by me personally from the intending Purchaser/s.

23. To sign and execute all other deed/s, instrument/s and assurance/s which the Attorney shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the said property and for fully and effectually conveying the said proportionate share of land, Flat/s and Space/s together with the easements right of the common passage and spaces in the property on and for my behalf and it is to be treated as done by me being present myself personally.
24. To observe fulfill and perform all the terms conditions and obligations on my part or to be observed fulfilled and performed according to the said Agreement and to execute all my rights therein by my said Attorney.



:: 15 ::

THIS POWER is involved with interest and is credited for valuable consideration and to be effected under the Contract Act and whatsoever acts, deeds and things concerning the said property to be done by the Attorney shall be deemed to be done on behalf of me and my said Attorney be bound by such acts, deeds and things so done.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the Authorities herein contained which I could have lawfully done under my own hands and seals, if personally present.

THE SCHEDULE - "A" ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PREMISES)

ALL THAT piece and parcel of land measuring an area of 9 (Nine) Cottahs 7 (Seven) Chittacks 3 (Three) Square Feet be the same a little more or less together with structure measuring more or less 6798 (Six Thousand Seven Hundred Ninety-Eight) Square Feet standing thereon, being known and numbered as Municipal Premises No.9C, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83, together with all right, title, interest and right of easement attached thereto and the same is butted & bounded by :-



:: 16 ::

ON THE NORTH : Municipal Corporation Passage ;
ON THE SOUTH : Partly 8/1, Gurupada Halder Road and partly 20B, Deb Narayan Banerjee Road ;
ON THE EAST : Gurupada Halder Road ;
ON THE WEST : Partially 9/6A, Gurupada Halder Road and partially 20B Deb Narayan Banerjee Road.

THE SCHEDULE - "B" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of undivided land measuring about **276.970** Square Feet more or less out of total land measuring an area of 9 (Nine) Cottahs 7 (Seven) Chittacks 3 (Three) Square Feet be the same a little more or less together with undivided structure measuring about **276.970** Square Feet more or less out of total structure measuring more or less 6798 (Six Thousand Seven Hundred Ninety-Eight) Square Feet standing thereon, being known and numbered as Municipal Premises No.9C, Gurupada Halder Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83, morefully described in the **SCHEDULE - "A"** hereinabove written.





:: 17 ::

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the day of _____, 2026 (Two Thousand Twenty-Six).

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-



19 2026

WITNESSES :-

1. *Danley A.*

6022 Peregrine Blvd 46228
Indianapolis Indiana

भारत का प्रधान कंसुलरावास
CONSULATE GENERAL OF INDIA
चिकागो, इ. एस. ए.
CHICAGO (U.S.A.)
दिनांक: 19/03/2026
No. CHIC/PA/2026, Date
भारत का प्रधान कंसुलरावास चिकागो में है
पा. 1
Seen in the Consulate General of
India, U.S.A.
No responsibility is accepted by the
Consulate General for the contents
of this document.

2. *Steven Earl Houpt*
5293 Cuckoo
Philly
Whiteland Pa
46025

Subhash Chandra
Signature of the **PRINCIPAL**

Accepted by me

Manendra Kumar
Vice Consul
Consulate General of India
Chicago, Illinois, U.S.A.

Drafted by me :-

Advocate
Alipore Judges' Court, Kol : 27.

Signature of the **ATTORNEY**

Computer Typed by :-

DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.

Steven Earl Houpt
3/7/2026

