

16280/23

J-15499/23

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AG 750821

12/12/23
7.05
8/24/24 383

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

District Sub-Register-III
Alinore, South 24-parganas

03.10.23

DEVELOPMENT POWER OF ATTORNEY

After registration of Development Agreement vide Deed No. 22/09/ of 2023.

TO ALL WHOM THESE PRESENTS shall come We (1) SMT. ARUNDHATI BANERJEE wife of Sri Rahuldeb Banerjee and daughter of Late Rajat Kanti Mukherjee; PAN: AIFPB9636G, Aadhar No. 5140 9386 8018, by faith Hindu, by Occupation- Service, by Nationality Indian,


10 MAY 2022

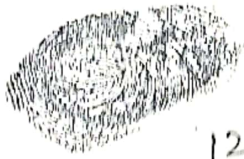
3196

Sl. No. Date
Sold to
of
Rupees

M. K. Pillai
Advocate, Allpore Justice Court
Kerala - 27

Gopal Pramanj


Samiran Das
Stamp Vendor
Allpore Police Court
South 24 Pgs., Kol-27



12294

PARIJAT DEVELOPER

Gopal Pramanj

Partner



12295

PARIJAT DEVELOPER

Pran Krishna Das

Partner



12296

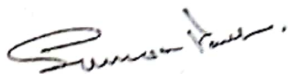
PARIJAT DEVELOPER

Suman Das

Partner



12297





DISTRICT SUB REGISTRAR
SOUTH 24 PGS. KOL-27
22 SEP 2023

residing at C-117, SF, SUNCITY, Sector-54, Gurgaon, P.O. Gurgaon, P.S. Gurgaon, Haryana, Pin: 122011, (2) SRI SUBHRA KANTI MUKHERJEE son of Late Rajat Kanti Mukherjee, PAN: AMJPM6629G, Aadhar No. 846167401810, by faith -Hindu, By Occupation- Service, by Nationality Indian, residing at A-53, Nandan Kanan, Santoshpur, P.O. Santoshpur, P.S. Purba Jadavpur, Kolkata 700 075, SEND GREETINGS:

WHEREAS We the Executants hereof are the Joint Owners of ALL THAT piece and parcel of Land measuring 03 Cottahs more or less togetherwith two storied building standing thereon, comprised in R.S. Dag No.706/774, C.S. Dag No. 706, under R.S. Khatian No. 114, C.S. Khatian No. 10, Touzi No. 351, J.L. No. 22, Mouza- Santoshpur, P.S. Jadavpur thereafter Kasba now Purba Jadavpur, District 24 Parganas, presently within the limits of the Kolkata Municipal Corporation, being KMC Premises No. 193, Survey Park, Kolkata 700 075, Ward No. 109 P.S. Purba Jadavpur, and recorded under Assessee No. 311091301937, postal Address A/53, Nandan Kanan, Kolkata 700 075 ADSR at Sealdah and D.R at Alipore, more particularly mentioned in the FIRST SCHEDULE hereunder written and hereinafter referred to as the "SAID PROPERTY".

BY THESE PRESENT THAT we the Executants of these presents do hereby nominate, constitute and appoint and authorize to the said M/S. PARIJAT DEVELOPER, a Partnership Business, (PAN:

AAWFP6025C), having its registered Office at 56/A, North Purbachal Road, Kolkata 700 078, P.S. Garfa, represented by its Partners (1) SRI SUMON PAUL (PAN – ALFPP4312E, Aadhaar No. 284799887004), son of Late Swapan Kumar Paul, residing at Premises No. 43, Talbagan Main Road, Kolkata 700 122. P.S. Titagarh, P.O. Nonachandan Pukur, District- 24 Parganas (N), (2) SRI SRIKRISHNA SHARMA (PAN- AVWPS4731K, Aadhaar No. 883265783467), son of Sri Dulal Sharma, residing at Premises No. 15, Haltu North Purbachal School Road, Kolkata 700 078, P.S. Kasba at present Garfa, (3) SRI PRAN KRISHNA DAS. (PAN –ALFPD 2394E Aadhaar No. 704304524432), son of Sri Nilkanta Das, residing at Premises No. 42/2, Purbachal Road, North, Kolkata 700 078, P.S. Kasba at present Garfa, (4) SRI GOPAL PRAMANICK alias GOPAL PRAMANIK (PAN – AIDPP 9807H, Aadhaar No. 813509318024), son of Sri Bishnupada Pramanick, residing at Premises No. 1, Garden Road, Haltu North Purbachal, Kolkata 700 078, P.S. Garfa, hereinafter referred to as the "DEVELOPER" as our true and lawful ATTORNEY for us to do in our names, on our behalf, to do exercise, execute and perform all or do any of the following acts in connection with the said property.

1. To appear and represent us in the office of Block Land Reform Office, The Kolkata Municipal Corporation and other appropriate authority for necessary permission in our name in respect of the Schedule Property and to sign all necessary papers and documents and

to do all such acts, deeds and things as may be required for the said purpose.

2. To engage, appoint licensed building surveyor / licensed building architect whatsoever our said attorney shall think proper for drawing the building plan and submit before the Kolkata Municipal Corporation or other appropriate authority.
3. To Sign and submit necessary papers, application etc. before appropriate authority for the proposed building on the said land and to obtain sanction building Plan thereof and sign and submit all forms, papers and applications in connection therewith and to affirm affidavit and file the same, to deposit fees, charges etc. to withdraw the same in connection with sanction of the said plan and to sign all necessary papers and documents as may be required for the said development purposes and also to do such acts deeds and things as may be required to be done for the said purpose on our behalf.
4. To sign and submit modified and revised plans, if required, for proposed building on the said property and to do all other acts and deeds in connection with the said property. And also to collect the completion certificate of the said proposed building from the Kolkata Municipal Corporation.

5. To demolish the old structure if any and to start, carry out and complete construction on our said premises according to the sanction plan of the Kolkata Municipal Corporation and to complete the Building togetherwith all fittings and amenities thereon and do all such acts, deeds and things in connection therewith.
6. To negotiate with the intending Purchaser/ Purchasers in respect of the Developers' Allocated portion of the said proposed building, mentioned in the said registered Development Agreement and shall also be entitled to enter an Agreement and collect fund and advances from the intending Purchaser /Purchasers and to enter into Agreement for Sale of the floor areas of the proposed building comprised within the Developers' Allocation mentioned in the said registered Development Agreement.
7. To receive earnest money and all other money towards consideration money for sale of spaces within the Developer's Allocation of the proposed building togetherwith proportionate interest in the said plot of land in respect of Developer's Allocation and to acknowledge the same and to enter into an agreement for sale of undivided indefeasible proportionate and impartible share or interest in the land described in the First Schedule hereunder written on our behalf.

8. To sign and submit all sorts of papers, forms, and other necessary documents to be required in connection with giving effect to the said Development Agreement entered into by and between us and the said Developer on our behalf.
9. To represent before the Kolkata Municipal Corporation, and all other offices and as would be necessary in connection with carry out the said Development in terms of the said Agreement and other connected work on our behalf.
10. To apply for electric connection to the Calcutta Electric Supply Corporation and for water and sewerage connection to the Kolkata Municipal Corporation and other appropriate authority and deposit in connection therewith all money, security, deposits and to obtain refund of any such deposit from the said authority on our behalf.
11. That the Attorney herein shall be empowered to execute all necessary Agreement, Agreement for Sale, Deed of Gift to the KMC, Deed of Declaration and Agreement for Sale, Deed of Conveyance in respect to the Developer's Allocation of the proposed building only and present for registration the said documents before the concern registration office on our behalf.
12. The Developer shall be empowered to deliver vacant possession of any residential flats, along with the proportionate undivided,

impartible share of the land attributable to the said flats only to the interested buyers of the Developers' Allocated portion only of the said building.

13. In our name, on our behalf act, sign, and execute proper conveyance Deed / Deeds of Transfer / Deed of Declaration in respect of interest in the said land as well as floor spaces, in favour of the Purchaser / Purchasers of floor spaces and other spaces as would be proportionate to each such floor area of apartment in respect of the Developer's Allocated portion only mentioned in the said Development Agreement.

14. To sign and execute the filing copies of all deeds and documents in our name and as our act and deeds and to submit the same before the Registering / Authority/ Authorities on our behalf.

AND GENERALLY to perform all such acts, deeds and things as may be necessary and required to be done and perform to give effect to the power and functions given to them by these presents.

We do hereby agree all acts, deeds and things that may be lawfully done by our said attorney which shall construed as our acts deeds and things done by us and undertake to ratify and confirm all and whatsoever that our said attorney lawfully do and cause to be done for us by virtue of this power hereby given.

AND WE, FURTHER DECLARE that this POWER OF ATTORNEY shall continue till completion of the Development Work on our said property.

FIRST SCHEDULE AS ABOVE REFERRED TO: -

(Entire Property)

ALL THAT piece and parcel of Land measuring 03 Cottahs more or less togetherwith two storied building standing thereon, First Floor measuring 800 sq. ft. more or less and Ground Floor measuring 850 sq. ft. and 135 sq. Car parking Space comprised in R.S. Dag No.706/774, C.S. Dag No. 706, under R.S. Khatian No. 114, C.S. Khatian No. 10, Touzi No. 351, J.L. No. 22, Mouza- Santoshpur, P.S. Jadavpur thereafter Kasba now Purba Jadavpur, District 24 Parganas, presently within the limits of the Kolkata Municipal Corporation, being KMC Premises No. 193, Survey Park, Kolkata 700 075, Ward No. 109 P.S. Purba Jadavpur, and recorded under Assessee No. 311091301937, postal Address A/53, Nandan Kanan, Kolkata 700 075 DR at Alipore and ADSR at Sealdah, and which is butted and bounded as follows:-

ON THE NORTH

By Building of SWATI ADHUKARI;

ON THE SOUTH

By KMC Road;

ON THE EAST

By Land of Dag No. 706;

ON THE WEST

By 16 ft. wide KMC Road

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Owners Allocation)

After construction of the entire building according to the building plan on the FIRST SCHEDULE property together with all amenities thereto, the Developer will deliver or provide to the Land Owner at KMC Premises No. 193, Survey Park, Kolkata 700 075, Ward No. 109 P.S. Purba Jadavpur, postal Address A/53, Nandan Kanan, Kolkata 700 075 as follows:-

- a) GROUND FLOOR: ENTIRE South East North side all Parking Space with one Shop Room.
- b) SECOND FLOOR: ENTIRE SECOND FLOOR consisting of two individual Flat. Subhra Kanti Mukherjee will get South East North side Flat and Arundhati Banerjee will get South West North Side Flat.
- c) THIRD FLOOR: 50% of the said Floor South West North Side Flat.

If the Developer construct 4th Floor of the Building with right permission of the Kolkata Municipal Corporation, then the Owner will get 30% of the sale Price of the said Floor.

The said proposed building to be constructed on the First Schedule property by the Developer according to the sanction plan of KMC and the above mentioned Flats to be delivered to the Land Owners in lieu of their land

The Landowners shall have right of use all common facilities and amenities of the building, Lift. like drainage, staircase, electric meter room, side open space of the building main entrance, water reservoir tank, water tank, top roof and other common space whatsoever with other co-sharers of the building

THIRD SCHEDULE AS ABOVE REFERRED TO:

(Developer's Allocation)

After providing the Owner's Allocation portion in the said building, the remaining portion of the entire building belongs to the Developer at KMC Premises No. 193, Survey Park, Kolkata 700 075, Ward No. 109 P.S. Purba Jadavpur, Postal Address A/53, Nandan Kanan, Kolkata 700 075 i.e.

- a) GROUND FLOOR: ENTIRE South West North side all Parking Space with one Shop Room.
- b) FIRST FLOOR: ENTIRE FIRST FLOOR consisting of two individual Flat.
- c) THIRD FLOOR : 50% of the said Floor, South East North Side Flat .

If the Developer constructs 4th Floor of the Building with right permission of the Kolkata Municipal Corporation, then the Developer will get 70% of the sale Price of the said Floor. The said entire Fourth Floor to be sold by the Developer.

Together with right of use all common facilities and amenities of the building, Lift, like drainage, staircase, electric meter room, side open space of the building main entrance, water reservoir tank, water tank, top roof, and other common space whatsoever with other co-sharers of the building.

After completion of the said building in all respect according to the sanction building plan, the developer obtains the completion certificate from the Kolkata Municipal Corporation. Thereafter the developer construct tin shed on the septic Tank and underground water tank for two parking space. One parking space for landowners and one parking space for developer and has right to dispose up the Car Parking Space to any intending Purchaser/s.

IN WITNESS WHEREOF, we, the Executants hereof do hereby put our signature on this Development Power of Attorney on this the 22nd day of September, Two Thousand Twenty Three in the presence of:-

WITNESSES: -

1. Rabul Deb Banerjee
C-117, SF, Samcity,
Gurgaon, Haryana.
2. Popin Mukherjee
H/53 Nandan Kanan
Kad - 75

Subhankar Halder
Arunabha

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SIGNATURE OF THE EXECUTANTS

PARIJAT DEVELOPER
Pratikrishna Das

PARIJAT DEVELOPER
Geopal Pramanik

Partner

PARIJAT DEVELOPER
Suman Das

Partner

PARIJAT DEVELOPER
Sudhakar Das

Partner

=====

SIGNATURE OF THE ATTORNEY

Drafted by me:-

Arunabha
Anash Kumar Halder
Advocate
22/9/23
Chippore Judges Court
at Library Room No.4,
Chippore, Kolkata 27

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

name..... ARUNDHATI BANERJEE
signature..... Arundhati

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					











name..... SUBHA KANTI MUKHERJEE
signature..... Subha Kanti Mukherjee


Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					











name..... SUMON PAUL
signature..... Sumon Paul


	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



 Name..... ARRI KRISHNA SHARMA











 Signature..... Arri Krishna Sharma


	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



 Name..... PRAN KRISHNA DAS

 Signature..... Pran Krishna Das

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



 Name..... GOPAL PRAMANICK

 Signature..... Gopal Pramanick

Thumb 1st finger middle finger ring finger small finger

PHOTO

left hand					
right hand					

Name.....

Signature.....

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name..... ANRABINDO GAYEN

Signature..... Sarabinor Gayen

Thumb 1st finger middle finger ring finger small finger

PHOTO

left hand					
right hand					

Name.....

Signature.....

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2023, Page from 412011 to 412034
being No 160315499 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.10.06 20:27:20 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 06/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.