

STAMP AFFIXED BY
B 3/5/22
STATE SUPERINTENDENT
KOLKATA COLLEGE ORATE



DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT I, DEBOPRIYA VINAY KUMAR PATEL daughter of Late Abanindra Kumar Ghosh PAN: CAUPP 1679 Q, Aadhaar No- 8655 1419 2669, by faith-Hindu, of 114/N, Raja S. C. Mullick Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047 presently residing at 6540 Senator Lane, Bensalem, PA 19020, USA hereby state as follows:-

I have become the owner in respect of undivided 1/27th share in the land and building at premises no-114/N, Raja S. C. Mullick Road, Post Office- Naktala, Police Station- Netaji Nagar, Kolkata-700 047 by way of inheritance.

With an intention to develop the said property by raising building thereon I have entered into an agreement with M/S **RAM THAKUR ENTERPRISE** a sole proprietorship business being represented by its proprietor **SRI SANJOY KUMAR GUHA ROY** son of Sri Sudhangshu Kumar Guha Roy PAN: AHPG 5426 Q, Aadhaar No 7525 5910 2257, by faith-Hindu, by occupation-Business, Mob.No-9239368126 of 59, Dinesh Pally, P.O. Bansdrani, P.S. Regent Park, Kolkata-700 070 under certain terms and conditions mentioned therein.

In pursuant to the said "Development Agreement", I hereby appoint **SRI SANJOY KUMAR GUHA ROY** son of Sri Sudhangshu Kumar Guha Roy as my true and lawful attorney to do the following acts, deeds and things in my name and on my behalf:-

- a) To look after, manage, supervise and take care of all the affairs relating to my said property described in the Schedule below in my name and on my behalf.
- b) To demarcate the said land by erecting fences after causing necessary survey of the said land, to effect soil testing, if required and to prepare plan of the proposed building by any qualified engineer and to submit the said plan before the office of the Kolkata Municipal Corporation. My said attorney shall also have authority to obtain clearance from the office of the B.L.&L.R which may be required for the sanction of the said plan.
- c) To obtain sanction of the plan of the proposed building including all modifications or supplementary thereof and for that purpose to

execute and sign the said building plan, modified plan or any variation thereof on my behalf. For the purpose of such sanction to represent me before the office of the KMC and to attend all hearings thereto on my behalf,

- d) To execute or sign all deed of Declaration relating to boundary of my said land, splay corner and also to execute deed of gift in favour of the KMC and present the same before the Registrar in my name and on my behalf,
- e) To receive the approved plan from the office of the KMC on my behalf and to commence the work of construction at my said land after demolishing the existing structure thereon.
- f) To enter into Agreement for sale of flats/car parking spaces and other saleable areas with undivided proportionate share of land from Developer's Allocation, with the intending Purchaser/s upon receipt of the entire consideration or part thereof from them,
- g) To Advertise and to negotiate with the intending Purchaser/s for such sale of flats/car parking spaces/ other spaces from Developer's allocation with undivided proportionate share in the land at the said premises.
- h) To represent me before the concerned department of the Kolkata Municipal Corporation for obtaining Building Plans, water, drainage and sewerage connections, completion certificate and before the office of the CESE for obtaining electric supply line at the said premises and to make all applications, fill-up forms and

deposit fees which may be required for obtaining those essential amenities at the said premises.

- i) To execute or sign the deed of conveyance/s in favour of the Purchaser/s of flats/car parking spaces/ other spaces with undivided proportionate share of land and right to use and enjoy the common areas and facilities at the said premises upon receipt of the entire consideration from them directly in his name and present the deeds before the Registrar for registration of the said deed of conveyance/s in my name and on my behalf after delivering my allocation to me as per terms of the said Development Agreement.
- j) To represent me before all public, private or undertaking offices like KMC, B.L&L.R.O., Registration offices, Banks, Income Tax, Sales Tax, office of Competent Authority, Urban Land Ceiling, Police Stations, fire brigade, local councillor and to settle all local disputes, if any on my behalf and also to take decision which will be most beneficial to protect my interest concerning my said property.
- k) To take all steps in legal proceedings which may be instituted by or against me in all forums like civil court, criminal court, Tribunal, Consumer forum, State commission, National Commission, from trial court to Supreme court and to sign Plaints, petitions, applications, Memo of appeal, Revision, Writ, Written Statement , Objections, Affidavit in reply, verification, Swear Affidavit, adduce evidence before every court of law and

to submit, withdraw or receive documents therefrom and for that purpose to appoint Advocates or agents by signing vakalatnama in my name and on my behalf.

AND

Generally to do all other acts, deeds and things which my said Attorney shall think fit and proper to develop my said property by raising building thereon and to execute the deed of conveyances in respect of the Developer's Allocation with undivided proportionate share in the land of the said premises in my name and on my behalf,

AND

I hereby ratify and confirm and agree to ratify and confirm the acts, deeds and things done or to be done by my said attorney and said acts shall deemed to be done by me being personally present.

SCHEDULE

(DESCRIPTION OF THE PREMISES)

All the piece and parcel of homestead land measuring about 3(Three) Kathas 7(Seven) Chataks and 31(Thirty-One) square feet more or less lying in Mouja- Baishnabghata, Pargana-Khaspur, J. L. No-28, Touji No-56 and 151 C.S. Dag No-346 under C.S. Khatian No-298, 298/1 and 298/2 together with structure thereon at present situated within the local limits of the Kolkata Municipal Corporation, Ward No-100, Premises No-114/N, Raja S. C. Mullick Road, P.S. Netaji Nagar, Kolkata-47, being butted and bounded by :-

On The North:- 16'-6" wide common passage

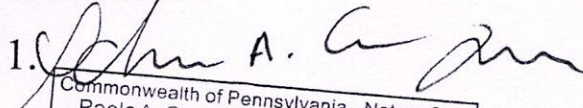
On the South:-C.S.Plot No-351

On the East :- Land of Mr. P.Bag

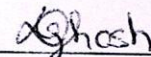
On the west :- C.S. Plot No-348 & 350.

IN WITNESSES WHEREOF the Principal herein put her signature on this 4th day April of 2023

Witnesses:

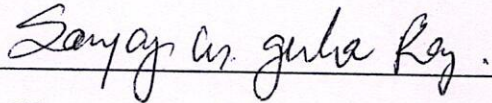
1. 

Commonwealth of Pennsylvania - Notary Seal
Paola A. Gomez Osorio, Notary Public
Bucks County
My commission expires July 18, 2024
Commission number 1270786
Member, Pennsylvania Association of Notaries

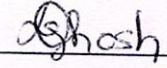


PRINCIPAL

2.



Signature of Attorney Attested



PRINCIPAL

SPECIMEN FORM FOR TEN FINGERPRINTS



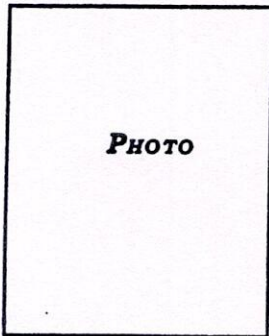
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Shesh



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sanyasir-guha Roy.



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

GENERAL POWER OF ATTORNEY

NOW KNOW BY THESE PRESENTS I, SRI SHIVAJI GHOSE DASTIDAR (PAN No. AMFPG5457N), (AADHAAR No.4907 4998 2391) son of Late Pijush Kanti Ghose Dastidar, by faith Hindu, by Occupation Service, by Nationality Indian, permanently residing at 78 Raja S.C Mullick Road, WEST WIND, BLOCK-1, Flat-4D, P.S. Patuli, Garia, Kolkata- 700084, West Bengal, India and presently residing at 3117 Squall Way, Unit 202, Bloomington, Illinois-61704, United States Of America herein after called and referred to as the **PRINCIPAL/EXECUTANT;**

WHEREAS one DR. Dwijendra Kumar Ghosh and Mrs Binapani Ghosh, being the absolute owners, occupiers and title holders ALL THAT piece and parcel of land of Raiyati Sthitiban right measuring about an area 3 (three) Cottahs 7 (seven) Chittacks 31 (thirty one) Square Feet be the same little more or less, along with the easement rights of 16' feet wide common passage of land, comprised in Mouza- Baishnabghata, Pargana Khaspur, J.L.No. 28, Touzi No. 56 and 151, C.S. Dag No. 346 of. Khatian No. 298, 298/1, and 298/2, Plot No.16, lying and situated at KMC Premises No. 114N, Raja Subodh Chandra Mullick Road, Post office Naktala, Police Station-Netaji Nagar, Kolkata- 700047, under Sub Registrar Alipore, in the District of South 24- Parganas, died intestate leaving behind their 6 (six) sons and 3 (three) married daughters as their legal heirs and successors;

AND WHEREAS by virtue of Inheritances and various acts of possession, the above said owner and other legal heirs and successors inherited the undivided proportionate share of said land and the said owner herein became absolute owner, occupier, seized and possessed *undivided Share of* ALL THAT piece and parcel of land of Raiyati Sthitiban right measuring about an area 3 (three) Cottahs 7 (seven) Chittacks 31 (thirty one) Square Feet be the same little more or less, along with the easement rights of 16' feet wide common passage of land, comprised in Mouza-Baishnabghata, Pargana Khaspur, J.L.No. 28, Touzi No. 56 and 151, C.S. Dag No. 346 of. Khatian No. 298, 298/1, and 298/2, Plot No.16, lying and situated at KMC Premises No. 114N, Raja Subodh Chandra Mullick Road, Post office Naktala, Police Station-Netaji Nagar, Kolkata- 7000 47, under Sub Registrar Alipore, in the District of South 24- Parganas, together with user of common area and common entrance and free for egress and ingress with all right, title, interest and right of easement thereto,

AND WHEREAS due to employment based relocation at present, I am staying in the United States Of America and I am not in a position to maintain and/or look after my Undivided Proportionate Share of property effectually as such I do hereby and hereunder nominate, constitute and appoint my (***maternal Aunt***) **SMT. PAPIA GHOSH**, (PAN AMXPG1290P), (AADHAAR No. 8233 2349 8792) wife of Late Abanindra Kumar Ghosh, by faith Hindu, by Occupation Service, by Nationality Indian, residing at 114/N, Raja S.C. Mullick Road, P.O Naktala P.S Naktala, Kolkata- 700047, as my true and lawful Attorney in my name and on my behalf to do and perform or caused to be done, executed and perform all or any of the following acts, deeds and things in respect of the property mentioned in the *schedule* written hereunder.

- 1) To negotiate on terms for and to agree to and enter into and conclude any agreement of sale in respect of the said Undivided Proportionate Share of property which is more fully and



particularly mentioned and described in the *Schedule* hereunder

written to any purchaser or purchasers at such price which my said Attorney in her absolute discretion, thinks proper and/or to cancel and/or repudiate the same.

2) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.

3) To receive any earnest money, part payment, full and final payment, to execute the Sale Deed or any other concerning documents in connection with the above said portion, on my behalf, to sign on the same, to produce the same for registration before the District Sub-Registrar or Additional District Sub Registrar office at Alipore or any other authority/ authorities concerned, to admit the execution of the documents.

4) To represent me and act for me, sign all papers, including Sale Deed/ Mortgage Deed/Lease Deed and to appear before the Registering Authority on my behalf that is Registered/ Sub-Registrar as the case may be and to submit execution.

5) To execute, sign and deliver any documents, deeds, by whatsoever names called which may be necessary to be signed by me in connection with the purchase of the aforesaid Undivided Proportionate Share of property which is more fully and particularly described in the *Schedule* hereunder written.

6) To sell, to mortgage, to lease on rent, to the said portion to any other person in any consideration.

7) To appoint any Vakil/Advocate, further, further Attorney or Attorneys.

8) To submit all kinds of applications, affidavits, etc. whatsoever to the concerning offices, departments, Courts on my behalf, to present before the concerning authorities, to give statement oral/ written on my behalf, to sign or every necessary writing.

9) To sign any fees charges or any other amount on behalf of me which may have to be paid to the Kolkata Municipal Corporation and/ or any other Authorities in respect of the said Undivided Proportionate Share of property or at the *Schedule* mentioned flat written hereunder. To do any act for mutation on behalf of me.

10) To file and defend any or all Suits, Cases, Appeals, Complaints and Application of whatsoever, manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said premises which is more fully described in the *Schedule* written hereunder and also to present and prosecute Writ Application or Petitions in respect thereof in any matter relating to the said premises described in the *Schedule* hereunder in any Court of Law. To appear, file and defend any case or cases whatsoever manner in respect of my flat written hereunder.

11) To sign and verify all complaints, written statements, petitions, objections, Cross Objections, Claims, Counter claims, Applications for Executions, Revisions, Review New Trail or Stay of whatsoever manner or nature, Memorandum of Appeal and GENERALLY to do all other acts, deeds and things related to above matters/proceedings for and on my behalf as the said



Attorney in her absolute discretion shall think fit and proper.

12) To compromise all Suits, Appeals, Cases and/or any other Legal proceedings in any Court of Law, Tribunal Authority of whatsoever manner or nature.

13) To sign and verify all Application and Solenama thereof for and on my behalf.

14) To sign and receive all money on my behalf and deposit the same in my Indian bank account in my name and to deposit money to withdraw amount and to do all other activities that may be required on my behalf.

15) To sign and receive registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said Premises and/or Undivided Proportionate Share of property written in the Schedule mentioned herein below and to grant proper and effectual receipt or receipts in respect thereof.

16) To present any such conveyances for registration, to admit execution and receipt of consideration before the District Sub-Registrar or any registrar having authority for and to have the said conveyance and/or conveyances registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying and/or transferring the said portions of the Undivided Proportionate Share of property as mentioned in the Schedule hereunder written to the flat as mentioned in the Schedule hereunder written to the Purchaser or Purchasers as fully and effectually in all respects as I could do the same myself. In that event the sale proceeds will be deposited in our own bank account.

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 hand and seal, if I personally present.

AND I HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever my said Attorney under her POWER in that behalf herein before contend shall lawfully do or perform in exercise of the POWER, authorities and liberties hereby conferred upon, under and by virtue of her Deed.

Be it expressly stated that her Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment of making profit in favour of the Attorney and further declare that the said Attorney shall not hereby obtain or have power for development work on such properties and no monetary transaction have been made between the Principal and the Attorney.

All the receivable will be paid to the principal and all the payable will be borne by the principal.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel Undivided share of land of Raiyati Sthitiban right measuring about an area 3 (three) Cottahs 7 (seven) Chittacks 31 (thirty one) Square Feet be the same little more or less, along with the easement rights of 16' feet wide common passage of land, comprised in Mouza- Baishnabghata, Pargana Khaspur, J.L.No. 28, Touzi No. 56 and



151, C.S. Dag No. 346 of. Khatian No. 298, 298/1, and 298/2, Plot No.16, lying and situated at KMC Premises No. 114N, Raja Subodh Chandra Mullick Road, Post office Naktala, Police Station-Netaji Nagar, Kolkata-7000 47, under Sub Registrar Alipore, in the District of South 24-Parganas,, together with user of common area and common entrance and free for egress and ingress with all right, title, interest and right of easement thereto, which is butted and bounded in the manner as follows :-

- ON THE NORTH : By 16' ft 6 inch common passage;
- ON THE SOUTH : By Land of C.S Plot No. 351
- ON THE EAST : By Land of Mr. P. Bag's;
- ON THE WEST : By Land of C.S Plot No. 348, 350;



IN WITNESS WHEREOF the **PARTIES** hereto signed, sealed and subscribed their respective hand and seal on his 21st day of May, 2022 (Two Thousand Twenty Two).

SIGNED AND DELIVERED by
The **PRINCIPAL** at America
in presence of :

भारत का प्रधान कंसलरावास
CONSULATE GENERAL OF INDIA
शिकागो (यू. एस. ए.)
CHICAGO (U. S. A.)

WITNESSES :-

1. Sambit Chatterjee
1501 S WOLF RD APT 338
PROSPECT HEIGHTS, IL 60070
2. Mounmila Ghosh
1501 S WOLF RD APT 338
PROSPECT HEIGHTS, IL 60070

सं. No. CHIC/ 21/256 दिनांक 21/05/22 Date
भारतके प्रधान कंसलरावास, शिकागो में देखा गया।
Seen in the Consulate General of India, Chicago.
No responsibility is accepted by this Consulate General for the contents of this document.

Sthak
Sarthak Mall
Asst. Consular Officer (Consular)
Consulate General of India
Chicago IL U.S.A.

Shivaji Ghose Dastidar
Signature of the **EXECUTANT**

MAY 24 2022

of Illinois, County of Cook
and sworn (or affirmed) to before me on 05/21/2022 (date)
Sambit Chatterjee + Mounmila Ghosh + Shivaji Ghose Dastidar
(name/s of person/s making statement)

[Signature]
Notary Public



Postal Service

I hereby agree to work as attorney of
the principal and I put my signature
as token of my acceptance

Drafted & prepared by me
in my office: