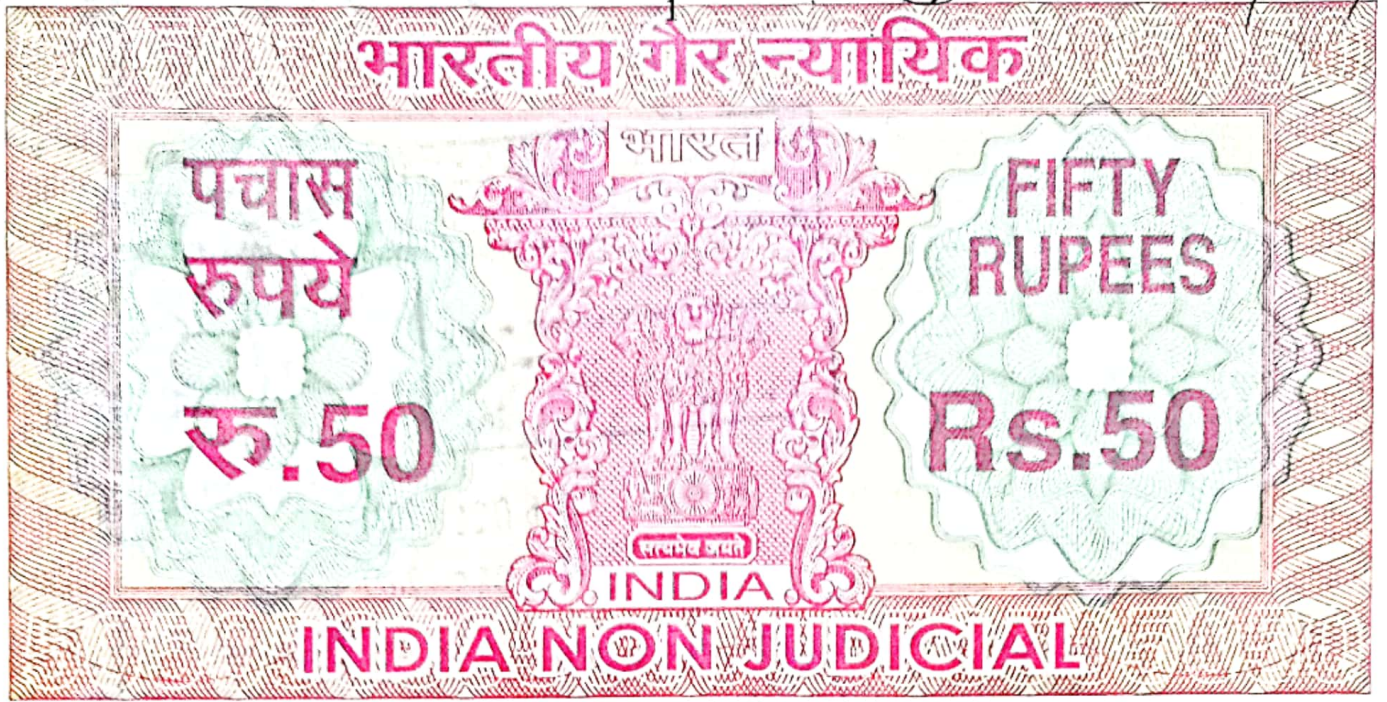


6562

6698/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 649350

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

Addl District Sub - Registrar Garia
South 24-Pgs.

21 DEC 2021

DEVELOPMENT GENERAL POWER OF ATTORNEY

AFTER AGREEMENT ON 21/12/2021.

KNOW ALL MEN BY THESE PRESENTS that I, Sri Chiranjit Bhattacharjee, son of Bidhan Chandra Bhattacharjee, (PAN- BDBPB6737L), (Aadhaar No: 7075 7075 7664) (Mob. No: 9831268680), son of Sri Bidhan Chandra Bhattacharjee, by faith - Hindu, by Nationality - Indian, carrying on business as Developer and Contractor under the name and style of **M/S. EPIC**, as Proprietor thereof having my Office at No. 442, West Mahamayapur, M- 173, Garia Gardens, Garia, Kolkata - 700084, Post Office - Garia, Police Station -

Narendrapur (formerly Sonarpur) and my place of residence is at Fartabad Beltala, Garia, Kolkata - 700 084, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), District South 24 Parganas, **SEND GREETINGS :**

WHEREAS I am absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of 4 (Four) Cottahs 7 (Seven) Chittacks 17 (Seventeen) Sq.ft. more or less of Bastu land together with one Tile Shed structure measuring more or less 100 Sq.ft. having cemented flooring standing thereon or on part thereof situated lying at Mouza-Barhansfartabad, J.L. No. 47, in R.S. Dag Nos. 588, 589, 593, under R.S. Khatian No. 1174, Police Station - Narendrapur (formerly Sonarpur), Additional District Sub-Registration Office Garia (formerly Sonarpur), within the District South 24- Parganas, being the Municipal Holding No. 113, Paschim Mahamayapur, Garia Gardens Road, under WARD No. 28 of the Rajpur Sonarpur Municipality.

AND WHEREAS on the 21st Day of December 2021 as OWNER of said Premises entered into a Development Agreement with the DEVELOPER, TANIAN MANSIONS, a partnership firm, having its registered office at 583, Kalikapur, Kolkata - 700099, P.S.- Jadavpur, Post Office- Mukundapur, represented by its Partners, SRI SUSANTA MALICK ^{TANIMA MALICK} **AND** SRI RANJIT ROY which was registered with the office of the A.D.S.R. - Garia, on 21st day of December, 2021, which was duly recorded in Book No. I, being no. 6692 of 2021 whereby the Developer was empowered to sell and transfer the developer allocation with undivided proportionate share in land and right to enjoy all common amenities mentioned therein.

NOW KNOW I ALL AND THESE PRESENT WITNESSETH that I do hereby appoint, nominate, constitute and authorize **M/s TANIAN MANSIONS, (PAN-AARFT8651R)**, a Partnership Firm having its registered office at 583, Kalikapur, Police Station- Jadavpur, Post Office- Mukundapur, Kolkata - 700099, represented by its partners namely **1. SRI SUSANTA MALICK, (PAN- AFFPM8592R)**, (Aadhar No. 831043243599), son of Late Kuber

Chandra Mallick, **AND 2. SMT TANIMA MALLICK** (PAN-AEXPM3728C) (Aadhaar No.4436 4855 1405) both are residing at KB-5, Kallol Cooperative Housing Society, Sector – III, Salt Lake City, Post Office-1B Block, Salt Lake, Police Station.- Bidhan Nagar South, Kolkata – 700 098, District – North 24- Parganas and also of 563, Purbalok, Post Office- Mukundapur, Police Station.- Purba Jadavpur, Kolkata – 700099, District – South 24- Parganas **AND 3. SRI RANJIT ROY**, (PAN- **AFBPR5530G**), (Aadhaar No: 3835 6737 8748), son of Late Ajit Kumar Roy, by profession – Business, by religion – Hinduism, by Nationality – Indian, residing at UD-080807, UDITA Complex, 1050/1, Survey Park, Kolkata -700075, P.O.- Survey Park, P.S.- Jadavpur, District – South 24- Parganas, as my true and lawful ATTORNEY for me, in my name, on my behalf and in my place to do or commit or cause to be done or committed to have been done the following acts, deeds and things in respect of the aforesaid, **ALL THAT** the piece or parcel of 4 (Four) Cottahs 7 (Seven) Chittacks 17 (Seventeen) Sq. Ft. more or less of Bastu land together with one Tile Shed structure measuring more or less 100 Sq. Ft. having cemented flooring standing thereon or on part thereof situated lying at Mouza – Barhans Fartabad, J.L. No. 47, in R.S. Dag Nos. 588, 589, 593, under R.S. Khatian No. 1174, Police Station – Narendrapur (formerly Sonarpur), Additional District Sub-Registration Office Garia (formerly Sonarpur), within the District South 24- Parganas, being the Municipal Holding No. 113, Paschim Mahamayapur, Garia Gardens Road, under WARD No. 28 of the Rajpur Sonarpur Municipality, that is to say:

1. To apply for and to obtain temporary and / or permanent connection of filtered and unfiltered water, electricity, sewerage, drainage and / or other inputs and facilities required from the appropriate bodies and / or authorities.
2. To supervise, manage, maintain all the affairs in relation to the “said premises” or ancillary thereto.
3. To appear and represent me before all concern and to produce give inspection and file any documents and deeds before all Courts of Law, Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, Police Station, Rajpur Sonarpur Municipality, B.L. & L.R.O., Fire Brigade,

W.B.S.E.D.C.L., Land Acquisition Department or any other appropriate authority or authorities, Associations etc.

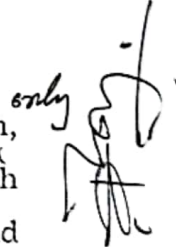
4. To institute, commence and file all suits and other actions and legal proceedings in any Court in Civil, Criminal, Revenue or Original, Revision or Appellate Jurisdiction including Writ Jurisdiction of the Hon'ble High Court under Article 226/227 of the Constitution of India or before any Tribunal or Appropriate Authority or "Authorities, to execute, Vokatnama and other authorities, to act and plead; to sign and verify all plaints, written statement, Verification of petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of documents or payments of any money from and Court, Office or Opposite Party either in execution of decree or order of otherwise my said ATTORNEY shall think fit and proper and to do all acts, deeds and things that may be necessary or require in connection therewith.

5. To appoint, engage on my behalf Advocates, Solicitors or Counsel whenever my said ATTORNEY shall think fit and proper to do so and to discharge and / or terminate his or their appointment.

6. To ask on demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of the said Premises from any person or persons, company or association, authority or authorities, firm, government or semi-government concern or concern including any statutory, local or public body for the purpose thereof.

7. To sign, execute and submit building plans, documents statements, paper, undertakings, affidavit and declarations as may be required for having

the plans sanctioned and / or the sectioned plans modified and / or altered by The Rajpur Sonarpur Municipality, and to apply for on my behalf and to represent me before The Rajpur Sonarpur Municipality for house drainage observation, form "C" clearance for fixing of lift and all other allied works to be executed and signed by the said ATTORNEY in any manner concerning the aforesaid purpose and to appear and represent me before any Notary Public, Registrar of Assurances, District Sub-Registrar, Additional District Sub-registrar, Metro-politan Magistrate, Executive Magistrate, Judicial Magistrate and other officer or officers or authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfected all boundary declarations, play corner, road width, common passage declaration, deed of gift for widening road, instruments and writings, executed and signed by the said ATTORNEY in any manner concerning sanction of the building plan in respect of the said premises and to appoint and arrange from time to time architects, engineers, contractors, supervisors and / or other person or persons on such terms as my said ATTORNEY shall deem fit and proper to do so and to discharge and / or terminate his or their appointments.

8. To enter into Agreement for Sale in respect of DEVELOPER'S Allocation, of the proposed building with any intending Purchaser or Purchasers on such terms as my said ATTORNEY in his absolute discretion shall deem fit and proper and / or to cancel and / or to modify and / or repudiate the same. only 

9. To receive from the intending Purchaser or Purchasers any money that would be paid to the Developer Company represented by my said ATTORNEY by them as consideration money or part thereof in respect of Developer's allocation ^{only} of the proposed building and to give and grant valid receipt to such person or persons for the purpose thereof. 

10. To sign and execute all agreement for sale, deed of conveyance in favour of the intending purchaser or purchasers in respect of (Transfer and

possession) said Developer's allocation ^{only} in the newly constructed Building along with proportionate undivided share in land in the said premises receiving the consideration money and admit execution thereof on my behalf and present such agreements, deeds, papers writings and documents for registration before the appropriate Registering Officer or Authority having jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for the registration of those deeds and documents and obtain return of the registered documents from the registry office which my said ATTORNEY shall consider necessary for the transferring and / or conveying the Developer's allocation to the Purchaser or Purchasers and to deliver the possession thereof.

**THE SCHEDULE ABOVE REFERRED TO:
(THE SAID PLOT)**

ALL THAT the piece or parcel of 4 (Four) Cottahs 7 (Seven) Chittacks 17 (Seventeen) Sq. Ft. more or less of Bastu land together with one Tile Shed structure measuring more or less 100 Sq. Ft. having cemented flooring standing thereon or on part thereof situated lying at Mouza – Barhans Fartabad, J.L. No. 47, in R.S. Dag Nos. 588, 589, 593, under R.S. Khatian No. 1174, Police Station – Narendrapur (formerly Sonarpur), Additional District Sub-Registration Office Garia (formerly Sonarpur), within the District South 24- Parganas, being the Municipal Holding Nos. 113, Paschim Mahamayapur, Garia Gardens Road, under WARD No. 28 of the Rajpur Sonarpur Municipality. which is butted and bounded as follows:

- ON THE NORTH :** By House of B. Chattopadhyay ;
- ON THE SOUTH :** By 16' ft wide Municipal Road named Garia Gardens Road also known as Mahamayapur School Road ;
- ON THE EAST :** By 12' ft wide Municipal Road named Garia Gardens Road also known as Mahamayapur School Road ;
- On the WEST :** By Land and Building of others ;

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures to this writing the day and year hereinbefore mentioned.

Signature of Original Landowner

1. *Chiranjit Bhattacharya*

SIGNED, SEALED & DELIVERED by
within named **ORIGINAL**
LANDOWNERS AND DEVELOPER
in presence of **WITNESSES** at
Kolkata.

1. *Debashish Chowdhury*
Mahamayapur School Road,
Garia, Kolkata-700084.

2. *Rajib Ghosh*
6/old post office Street,
KOL-700001.

ACCEPTED BY ME

SIGNATURE OF THE ATTORNEY

For TANIAN MANSIONS

[Signature]
Partner

For TANIAN MANSIONS

Chandana Halder
Partner

For TANIAN MANSIONS

Tanima Halder
Partner

Drafted by me

Rajib Ghosh
RAJIB GHOSH

Advocate

6, Old Post Office Street, 5th Floor
Kolkata-700001.

Enrolment No. F/2190/2005 of 2019.



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

Name CHIRANJIT BHATTACHARJEE

Signature Chiranjit Bhattacharjee



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

Name SUSANTA MALLIK

Signature Susanta Mallik



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

Name TANIMA MALLIK

Signature Tanima Mallik



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

Name RANJIT ROY

Roy