3883/15

I 03286/15

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100

Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 935581

05.05.15
SNO-6866/15
7.30 pm

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. Dist. Sub-Registrar
Sonarpur, South 24 Parganas

07 MAY 2015

DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY *made this the 5th day of May Two thousand Fifteen* **(2015)**

Book No. 1, being No.03285, for the year 2015 with ***SRI PRADIP***

Indian, by occupation- Business, residing at -Rajpur Swarnakarpara, P.O. - Rajpur, P.S. - Sonarpur, Kolkata - 700149, District - South 24 Parganas for development of my said premises by constructing a new multi-storied building thereon consisting of several self contained residential flats, shop rooms, office rooms and Car parking spaces after demolshing the existing old building standing thereon on some terms and conditions mentioned therein.

AND WHEREAS to construct the said multi storied building at my said premises described in the Schedule hereunder and to sale the Flats, shop rooms, office rooms and Car parking space etc. out of Developer Allocated portion of the said proposed new multi-storied building to be constructed at my said premises, it is necessary to appoint said **SRI PRADIP SAHA,** son of Sri Narayan Saha, as my Attorney on behalf of me to do the following acts, deeds and things.

KNOW ALL MEN BY THESE PRESENTS that **I, SMT. ANGANA DAS (SAMAJDAR)**, do hereby appoint, nominate and constitute said **SRI PRADIP SAHA** son of Sri Narayan Saha, to be my true and lawful Attorney to do inter alia the following acts, deeds and things in my names and stead on behalf of me in respect of my said property described in the Schedule hereunder written, that is to say :-

Indian, by occupation- Business, residing at -Rajpur Swarnakarpara, P.O. - Rajpur, P.S. - Sonarpur, Kolkata - 700149, District - South 24 Parganas for development of my said premises by constructing a new multi-storied building thereon consisting of several self contained residential flats, shop rooms, office rooms and Car parking spaces after demolshing the existing old building standing thereon on some terms and conditions mentioned therein.

AND WHEREAS to construct the said multi storied building at my said premises described in the Schedule hereunder and to sale the Flats, shop rooms, office rooms and Car parking space etc. out of Developer Allocated portion of the said proposed new multi-storied building to be constructed at my said premises, it is necessary to appoint said **SRI PRADIP SAHA,** son of Sri Narayan Saha, as my Attorney on behalf of me to do the following acts, deeds and things.

KNOW ALL MEN BY THESE PRESENTS that **I, SMT. ANGANA DAS (SAMAJDAR),** do hereby appoint, nominate and constitute said **SRI PRADIP SAHA** son of Sri Narayan Saha, to be my true and lawful Attorney to do inter alia the following acts, deeds and things in my names and stead on behalf of me in respect of my said property described in the Schedule hereunder written, that is to say :-

1. To manage and maintain the said property described in the Schedule hereunder from time to time.

2. To pay all rents, taxes, charges, expenses and other outgoing whatsoever payable for on account of the said property or any part thereof and similarly to receive excess payments receivable from concerned authorities for on account of the said property or any part thereof.

3. To appear and represent me before the competent authority, Municipal Corporation Office and C.E.S.C. Office and any other authorities concerned which may be required in connection with the said property and sign on all papers,deeds, plans on my behalf.

4. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell the flats, shop rooms, office rooms and carparking spaces of the said multi storied building to be constructed at my said premises mentioned in the Schedule hereunder out of the Developer's allocated portion to the intending purchaser or purchasers at such price which my Attorney in his absolute discretion, think, fit and proper and to receive from the 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.

5. Upon such receipt as aforesaid in my name and as my acts and deeds to sign, execute and deliver any Deed of Conveyance or conveyances in favour of the purchaser or purchasers and sign on or behind the receipt of registered deed or deeds and to sign and execute all other deeds, instruments and assurances which they will consider necessary and to enter into and/or agree to such covenants and conditions as may be required fully and effectually conveying the flats, shop rooms, office rooms and carparking spaces of the said proposed building to be constructed at my said premises or any part thereof as I could do myself, if personally present.

6. To present any such Deed of Conveyance or Conveyances for registration, to admit execution and receipt the consideration and present before the District Sub-Registrar, Additional District Sub-Registrar or Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which my said Attorney shall consider

necessary for conveying the said property or any part thereof to the purchaser or purchasers in fully and effectually in all respects as I could do the same myself.

7. To commence, prosecute and defend all suits, articles, applications, reference and other proceedings in any Court of Law or before any appropriate authority and to appoint Advocate, Solicitor and/or Lawyer and to sign verify declare and/or affirm plaints, written statements, petition, affidavits, verifications, vokalatnamas, objection, cross objections, counter claims and to generally all other acts, deeds and things so to defend my possession and title of my said property described in the Schedule hereunder.

8. To appear and represent me before any Notary, District Registrar, District Sub-Registrar, Additional District Sub Registrar, District/ Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction and to present for registration and to acknowledge and registar or have registered all Deed of Conveyances, declarations, boundary declaration, instruments and writings executed and signed by the said Attorney in any manner concerning the said premises.

9. To prepare, sign, execute and submit building plan or plans, documents, statements, papers,undertakings,declarations, boundary declarations on my behalf as may be required and register them for having the plans sanctioned and/or building plans modified and/or altered by the Kolkata Municipal Corporation and to appear and represent me before the said authorities and to get the building plan and/or any rectification and/or modifications thereon be approved and sanctioned by the Kolkata Municipal Corporation.

10. To appoint Architect or Architects, Engineer or Engineers, Labours and all others persons to construct the said proposed building at my said premises.

11. To apply for and obtain the occupancy certificate and C.C. Plan from the Kolkata Municipal Corporation and/or the Authority or Authorities concerning the said premises on my behalf.

12. To apply for and obtain water, sewerage, drainage telephone and/or other connections of any other utility of the said premises from the concerned authorities vide the Kolkata Municipal Corporation and/or to make attention therein for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all other

acts, deeds and things as may be deemed fit and proper by the Attorney.

AND GENERALLY *to do all acts, deeds and things concerned and authorities hereby granted in respect of the said property described in the Schedule hereunder written as I could have done lawfully under my own hands and seal if personally present.*

SCHEDULE OF THE PROPERTY

ALL THAT *piece and parcel of Bastu land measuring 03 Cottahs 09 Chittaks be the same a little more or less together with an existing old two storied building thereon situated at Mouza -Kamdahari, J.L. No.49, comprised in R.S. Dag No. 800, under R.S. Khatian No. 74, appertaining to Touzi No. 14, R.S. No. 200, under P.S. - Regent Park now Bansdroni, A.D.S.R.O. Alipore, within the limits of Kolkata Municipal Corporation, being* ***Premises No. 224, Boral Main Road****, Ward No. 111, District South 24 Parganas, is butted and bounded as follows :-*

On The North : *Land of R.S. Dag No. 800 (P).*

On The South : *Boral Main Road.*

On The East : *Land of R.S. Dag No. 800 (P).*

On The West : *Others land.*

IN WITNESS WHEREOF *the* ***PRINCIPAL AND ATTORNEY*** *have set and subscribed their hands and seals hereto in execution of these presents on the day month and year first above written.*

SIGNED, SEALED AND DELIVERED

BY THE PRINCIPAL AND ATTORNEY

In presence of :

1. Ronfit Dey
   50 Garia Boral Main Road
   Kolkata - 700084.

2. Ashok Sarkar
   North Sreepur (Charakfield)
   Boral.
   Kol - 154

Anganadas (Sanajdar)

SIGNATURE OF PRINCIPAL

Pranabesh Sarkar

SIGNATURE OF ATTORNEY

Drafted by me :

Goutam Mukhopadhyay
Advocate
Alipore Police Court
Kolkata - 700027
WB-291/96.

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Certificate of Registration under section 60 and Rule 69.

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Page from 602 to 615
being No 03286 for the year 2015.

Seal of the Additional District Sub-Registrar, Alipore, South 24 Parganas

(Arnab Basu) 11-May-2015
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. ALIPORE
West Bengal