

STAMP AFFIXED BY

22/12/23

STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 20 day of January, Two Thousand and Twenty Three (2023) A.D., by **SRI AJIT KUMAR DATTA**, (PAN: BHHPD0379Q) an US citizen, having OCI No. A1131640, issued on 09.07.2012 at New York, CGI, having US Passport No. 657529574 issued on 03.12.2020, son of Late Tarak Chandra Datta, by faith : Hindu, by occupation: Business; permanent resident of 50-15, 97th Street, Corona, New York 11368 and having Indian address at 110/24A, Selimpur Road, Post office: Dhakuria, Police Station-Jadavpur now Lake, Kolkata-700031 (hereinafter called the "**PRINCIPAL**"), do hereby nominate and appoint **SRI VISHESH SHARMA**, (PAN: NMQPS4711F, AADHAAR NO. 265153561190) son of Vasu Deo Sharma, residing at 24, Prince Anwar Shah Road, Cambridge, Flat 8D, Post Office-Tollygunge, Police Station: Charu Market, Kolkata -700033; and (2) **SRI KARAN BIR CHHIBBAR**, (PAN: AFLPC7463F, AADHAAR NO.7040 8541 4647) son of Paramjit Chhibbar, residing at 60, Southern Avenue, Post Office-Sarat Bose Road, Police Station: Tollygunge, Kolkata - 700029, Partners of **M/S KOLKATA CONSTRUCTION**, (PAN: AAYFK6987G) a partnership firm, having its registered office at 8B, Selimpur Road, Police Station: Lake, Kolkata - 700031, as our true and lawful attorney (hereinafter called the "**ATTORNEY**").

WHEREAS:-

The Principal along with Ranjan Kumar Datta, Smita Das, Kamal Kumar Datta, Amal Kumar Datta, Sanjit Kumar Datta, Subrata Paul and Jhuma Paul are the joint absolute Owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled **ALL THAT** piece and parcel of land measuring 5 (five) Cottahs 9 (nine) Chittacks 5 (three) Square Feet, be the same or a little more or less, whereupon one two-storied & one three-storied building standing thereon, lying and situate in Dag No. 251, under Khatian No. 46 of Mouza-Selimpur at and being K.M.C Premises No. 110/24, Selimpur Road, Police Station - Lake, Kolkata - 700 031, within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 92, District Sub-Registration Office at Alipore and Additional District Sub-Registration Office at Behala, District- South 24-Parganas, together with all right of easements, common facilities and amenities annexed thereto, (more fully and

Ajit Kumar Datta

On January 20, 2023, before me personally appeared
Ajit Datta who produced New York Driver License
as identification

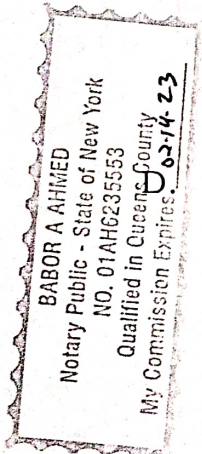
BABOR A AHMED
Notary Public - State of New York
NO. 01AH6235553
Qualified in Queens County
My Commission Expires 02-11-24

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particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the "**said property**".)

- B. The Principal has undivided share in respect of the said property.
- C. The Principal along with Ranjan Kumar Datta, Smita Das, Kamal Kumar Datta, Sanjit Kumar Datta, Amal Kumar Datta, Subrata Paul and Jhuma Paul have executed a Development Agreement, on 10.01.2023, in respect of the said property with **M/S KOLKATA CONSTRUCTION**, a partnership firm, having its registered office at 8B, Selimpur Road, Police Station: Lake, Kolkata - 700031, represented by its Partners- (1) **SRI VISHESH SHARMA**, son of Vasu Deo Sharma, residing at 24, Prince Anwar Shah Road, Cambridge, Flat 8D, Post Office-Tollygunge, Police Station: Charu Market, Kolkata -700033; and (2) **SRI KARAN BIR CHHIBBAR**, son of Paramjit Chhibbar, residing at 60, Southern Avenue, Post Office-Sarat Bose Road, Police Station: Tollygunge, Kolkata - 700029, (hereinafter referred to as the "**Developer**") for construction of the building upon the land of the said property as per sanction plan to be sanctioned by the Kolkata Municipal Corporation. The said Development Agreement was registered at the Office of District Sub-Registrar-II at Alipore and entered in Book No. I, Being No. 0346 for the year 2023.

The Principal is at present residing at 50-15, 97th Street, Corona, New York 11368 , U.S.A and is unable to come to Kolkata to execute and register the Power of Attorney in favour of the Developer as the Co-Owners of the said property have already executed and register the Power of Attorney in favour of the Developer. For execution and registration of the Development Agreement in respect of his undivided share in the said premises, the Principal had executed a Power of Attorney dated 13.07.2022 notarized by Samuel J Rievra, Notary Public, State of New York, U.S.A and adjudicated by the Kolkata Collectorate on 08.09.2022 in favour of his nephew Ranjan Kumar Datta and on the basis of the said Power of Attorney, Ranjan Kumar Datta for and on behalf of the Principal executed the Development Agreement dated 10.01.2023, which was registered at the Office of District Sub-Registrar-II at Alipore and entered in Book No.I, Being No.0346 for the year 2023.

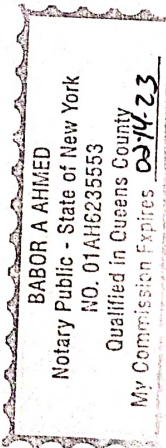


Ajit Kumar Datta

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E. The Principal is executing the Power of Attorney in favour of the Developer and is now desirous of appointing, nominating and constituting the Attorney herein as his true and lawful Attorney for and on his behalf and in his name, place and stead to do the following acts, deeds, matters and things in respect of the undivided share of the said premises that is to say :-

1. To defend, manage and maintain the undivided share in the said property and to construct the building upon the said property after demolishing the existing structures as per sanction plan to be sanctioned by the Kolkata Municipal Corporation in terms of the Development Agreement.
2. To erect boundary walls in and around of the said property.
3. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
4. To sign, execute and submit all applications maps plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
5. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said property and also to sign other documents as may be required by the authorities from time to time.
6. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges of such Architects, Engineers and his agent or agents and/or sub-contractors, for and on behalf of the Principals.
7. To apply for electricity, water, drainage, sewerage, telephone, lift or



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Who produced New York Driver License as identification

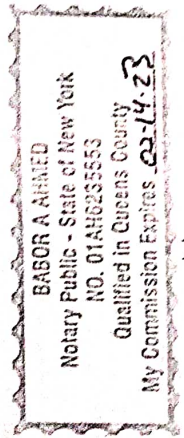
Ajit Kumar Datta

of any other utility in the said property and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

8. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said property to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
9. To make, supervise and construction of the building and/or structures according to the sanction building plan to be sanctioned by the competent authority in respect of the said property as mentioned in Schedule hereunder and to that effect to get signed, pursue and collect on behalf of the principals all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.
10. To appear and represent the Principals before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served upon the Principals in respect of the said property and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the Principals before the authorities concerned.
11. To appear and represent the Principals before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Fire Services Dept. West Bengal & Kolkata Police, C.E.S.C in connection with the said property and to sign and execute all the papers and documents wherever necessary.
12. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said property and/or to make alterations

Ajit Kumar Datta

On January 20, 2023 approved Ajit Datta who produced New York Driver License as identification.



in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

13. To sign and execute all the papers and documents for mutation of the said property in the name of the Principals before the Kolkata Municipal Corporation.

14. To sign and execute all the papers and documents for obtaining land ceiling clearance and conversion of the land in respect of the said property in the name of the Principals from the competent authority.

15. To appear and represent Principals before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the said property or any part thereof with undivided share of land and admit execution thereof.

16. To sign and execute all papers and documents which are require by the Authority as per West Bengal Housing Regulation Act, 2017 and rules made there under.

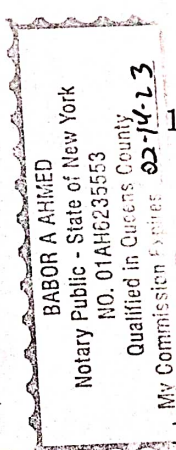
17. To enter into agreement for Sale(s), Deed of Conveyance(s), transfer or otherwise in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said property at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.

18. To sign and execute any other Deeds, Documents, Agreements for Sale(s), Deed of Conveyance(s) or Deed of Sale(s) in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said property and to present the same for registration before the registering authority and to admit the execution thereof.

19. To receive money or moneys whether in advance or booking from

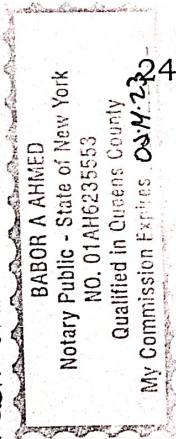
Ajit & Rinaal Dose

On January 20, 2023 appeared Ajit Dutta who produced New York Driver License as identification.



time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's Allocation in terms of the said Development Agreement and to grant proper receipt and discharge thereof.

- 20. The developer shall have liberty to receive the amount from the intending purchaser in respect of their respective ratio in terms of the development agreement and shall sign all papers and documents as required.
- 21. To deliver khas and vacant possession of the Developer's Allocation to the intending Purchaser or Purchasers.
- 22. To charge by way of equitable mortgage in respect of the Developer's Allocation consisting of units/floor/flats/car parking space/spaces of the proposed building and to make the Principals free from all encumbrances and liabilities whatsoever.
- 23. To sign execute and submit all declarations, statements, applications and affirm affidavits as may be necessary or required from time to time.
- 24. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said property or any part thereof including those relating to acquisition and/or requisition in which the Owners are now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
- 25. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
- 26. To sign affirm and verify plain, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said property or any part thereof.



On January 20, 2023, appeared Ajit Datta who produced New York state Driver License as identification.

Ajit Kumar Datta

[Handwritten signature]

27. To sign and execute all papers and documents relating to the existing tenants/occupiers in the existing building/proposed building for and on behalf of the Owners.

28. This Power of Attorney is revocable subject to consent of both the parties.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said property which the Principals could have done lawfully under their own hands if present personally. And said the Principals do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

THE SCHEDULE ABOVE REFERRED TO

(Description of the said property)


ALL THAT piece and parcel of land measuring 5 (five) Cottahs 9 (nine) Chittacks 5 (Five) Square Feet, be the same or a little more or less, whereupon one two-storied & one three-storied building standing thereon, lying and situate in Dag No. 251, under Khatian No. 46 of Mouza-Selimpur at and being K.M.C Premises No. 110/24, Selimpur Road, Police Station - Jadavpur now Lake, Kolkata - 700031, within the territorial limits of the Kolkata Municipal Corporation in its Ward No. 92, District Sub-Registration Office at Alipore and Additional District Sub-Registration Office at Behala, District- South 24 Parganas, together with all right of easements, common facilities and amenities annexed thereto, which is butted and bounded as follows:-

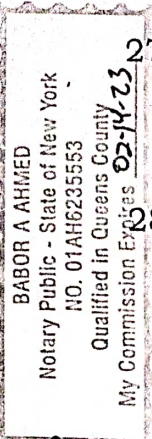
- ON THE NORTH BY** : - 20 Feet Wide Road;
- ON THE SOUTH BY** : - Premises No. 112 G, Selimpur Road;
- ON THE EAST BY** : - Premises No. 28/1/1;
- ON THE WEST BY** : - Premises No. 112 A, Selimpur Road;

IN WITNESS WHEREOF the Principal puts his respective signature on this the day, month and year first above written in presence of Witnesses.

WITNESSES :-

1. *Banure Kumar Roy*

On January 20, 2023 appeared A.J.T. who produced New York State Identification. 



Ajit Kumar Roy

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Ajit Kumar Datta

Signature of the PRINCIPAL

2. Prantik Roy

State of New York
County of Queens

On this day January 20, 2023 appeared Ajit Datta
who produced New York State Driver License as identification



BABAR A AHMED
Notary Public - State of New York
NO. 01AH6235553
Qualified in Queens County
My Commission Expires 02-14-23