

Schedule "A" property and for recovery possession of my/our property from the said judgment debtors and occupiers.

7. To withdraw and receive documents or money from any court office or opposite party either in execution of decree or otherwise and to do all acts that may be necessary in connection with any of such cases.

8. To appear for and prosecute and defend and actions and proceedings to sign all kind affidavit of declaration on my/our behalf and to sign and verify all plaints written statements and other pleadings, applications, petitions or documents to the court to deposit, withdraw and receive documents and any money or moneys from the court or from the opposite party either in execution of the decree or otherwise and on receipt of payment thereof to sign and deliver for my/our proper receipts and discharges for the same on my/our behalf.

9. To make, sign and verify all application or objections to appropriate authorities for all and to grant any license, permission or consent, etc. required by law in connection with the management of our property or properties.

10. To appear on my/ our behalf and to singe all papers on my/ our behalf / documents and to apply on my/ our behalf for obtaining sanction, permission, clearance and service connection before the appropriate authorities of Barrackpore Municipality, W.B.S.E.D.C.L, CESC, CMDA, PWD, local and statutory authority and all Govt. Offices and to sign on my/our behalf all necessary forms applications petitions and documents and apply for obtaining permit, License, permanent and/or

temporary supply service as may be required for making the building construction habitable.

11. To institute commence, prosecute, convey on or defend or resist all suits and other actions and proceedings to be added as a party or being non-suited or withdraw the same concerning my/our said property or concerning any things in which we may be a party in an court in Civil, Criminal, review or revisional Jurisdiction including special Jurisdiction of the High Court under Article 266 of the constitution of India, before the Supreme Court, before Rent Controller, Income Tax, Sales Tax authorities and all tribunal all Government Offices, Barrackpore Municipality, C.M.D.A, C.E.S.C/W.B.S.E.D.C.L, Police Station and Fire Brigade, B.L. & L.R.O. BKP-II, D.M & A.D.M.L.R office and S.D. L.R.O. - BKP to sign and verify and affirm affidavit of declaration on our behalf in all points, submits all reply in written statement, accounts, petitions, to accept service of all summons, notices and other judicial processes, to execute and judgment, decree or order and to appoint and engage any solicitor, Advocates and to sign and execute any Vokatnama of other authority to act and plead on my/our behalf.

12. To empower to sign, execute all Sorts of Declaration undertaking Indemnity and other bonds and also affirmed any Affidavit declarations on my/ our behalf for obtaining the sanction of the building plan and/or further renewal and/ or' modification of the sanctioned building plan and for getting electricity and water services line from the appropriate prescribed authorities on my/ our behalf.

13. To commence, present endorse defend, answer and oppose all actions and other

legal proceedings and demands touching any of the matters relating to the said proposed building on my said premises or any part thereof and to appear and for represent me/us on my/our behalf in all Courts of Government Authorities as the as the case may be signing Vokatnama, appointing any Advocates/ legal practitioners and paying their fees and to signing the Plaints, Petition for and on my/ our behalf thereby protecting my our property as well as the said to be proposed building construction and for any part thereof for myself our self and on my/our behalf.

14. To present any such documents, deed of conveyance or conveyances (**except owner's allocation**) for registration to admit execution and on receipt of consideration singe & execute & presented for registration before the Additional District Sub-Registrar office at Barrackpore or District - Registrar office at Barasat & Registrar of Assurances Kolkata, having authority for and to have the said deed of conveyance registered and to do all acts, deeds and things which my said attorneys shall be consider necessary for conveying the said property to the said purchaser as fully and effectually in all respect as I/we could do the same myself/our self.

15. To enter upon the said property either alone or along with other for the purpose of inspection for and for supervision and to manage all the work constructional of my/our said below described property and for that purpose he/they can make the construction of boundary wall over my/our below describe schedule property for the interest security measure.

16. To negotiate any terms for and to agree to and enter into and conclude any kind of agreement for sale in respective of developers allocated shares or portions only

which has specifically stated in the Third Schedule of the said registered Development Agreement dated 14.08.2020. which was duly registered in the office of A.D.S.R at Barrackpore and the same has recorded in Book No. I. Deed No. 150502444 for the year 2020.

17. To receive any advance money by cash or by cheque, from the intending purchasers against the sale of **developers allocated portion** and / or shares and to give proper and discharge valid receipt for the same and used the said money for the construction of a Multi-storied building over our below described Schedule Property as in terms and condition of the said registered Development Agreement dated 14.08.2020 and for all developments works of constructional costs & other expenses.

18. To sign and execute all other deeds, instruments and assurances except the Owner's allocated portion which my/our attorneys will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for me/us. if we are / I personally present.

19. To appear and represent me/us before all the aforesaid concerned authorities' office and parties as may be necessary in connection of our below described schedule property for development by making multistoried construction on my/our behalf.

20. To execute and sign all such papers & documents .sale agreements and to signee any deed of conveyance / conveyances only for the developers allocated portion / shares, which will be required and / or may be deemed proper for or in relation to all or any of the matter or purpose of development my / our aforesaid and

Ana Koley
Debasish Koley

Joy Deb Koley @ Joydeb kumardkoley

below described schedule property hereunder written.

21. To do all other lawful acts and things in connection with the case as effectually as I / we could do the same as if, I/we are personally present. And to do all act and things whatever my/our said attorney shall lawfully do, I/we do hereby agree to ratify and confirm.

22. To do Generally all such acts, deeds and things according to Law on my/ our behalf concerning relating to or in any manner connected with the said premises by virtue whereof we / I / myself could have done if personally present and we/I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys do or cause to be done in and about the said property as aforesaid by virtue thereof. In no event the said attorney shall them any liability on account of or in the name of land lord.

23. That these present power of Attorney will remain in force / effect till the date of complete the sales proceeds only for the developers allocated shares of all the flats, commercial space and garages at the newly constructed multi storied building over my / our below described FIRST SCHEDULE "A" property as in terms of the said registered Development Agreement dated 14.08.2020. Which was duly registered in the office of A.D.S.R at Barrackpore and the same has recorded in Book No. I. Deed No. 150 50 2444 for the year 2020.

24. And I / we do hereby ratify and agree to ratify all such acts, deeds or thing as my/our said Attorney to do act on my / our behalf and/or our/my Attorney may lawfully do and/ or done and act by virtue of these presents.

Jitendra Kumar Koley

Ana Koley,
Debasish Koley

SCHEDULE- A

(Description of Property)

ALL THAT piece and parcel of land measuring an area of **07 Cottahs 05 Chittacks** more or less along with 300 sq. ft R.T. Shed thereon, which is lying and situated at **Mouza Chanak**, J. L. No. 4, Re. Su. No. 39, Touzi No. 2998, comprised and contained in C.S. Dag No. 733 corresponding to R.S. Dag No. 7276 under R.S. Khatian No. 186 within the local limits of **Barrackpore Municipality** being Municipal Holding No. 58/25, H. K. Sarkar Road under Ward No. 12 under P. S. Titagarh within the jurisdiction of A.D.S.R. – Barrackpore in the District North 24-Parganas and the said property is butted and bounded by:

ON THE NORTH : By H.K. Sarkar Road (20 ft. wide)

ON THE SOUTH : By Land of Owner.

ON THE EAST : By Part of Dag No. 7276.

ON THE WEST : By Tustho Kala & others.

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands on the day of 2020 (Two Thousand Twenty).

SIGNED, SEALED AND DELIVERED

in presence of:

WITNESSES:

1. *Omar Farooq Choudhury*

2. *Bimoyjit Koley*
Kalyana, Barrackpore

S. S. ENTERPRISE

Sami Priou

Partner

S. S. ENTERPRISE

Suboraj Mondal

Partner

SIGNATURE OF THE ATTORNEY

Ava Koley

Debasish Koley

Joydeb Koley @ Joydeb Kumar Koley

SIGNATURE OF THE EXECUTANT

Drafted by me :

Anuraj Kumar Mukherjee
Karim Ciccenco, J
Under A. D. S. R. Office,
Bokpara,

DISTRICT NORTH 24 PARGANAS

** OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS : PRESENTANT

LEFTHAND FINGER PRINT

NAME SALIL DASWAS

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Salil Daswas

LEFTHAND FINGER PRINT

NAME SUBARAN MONDAL

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

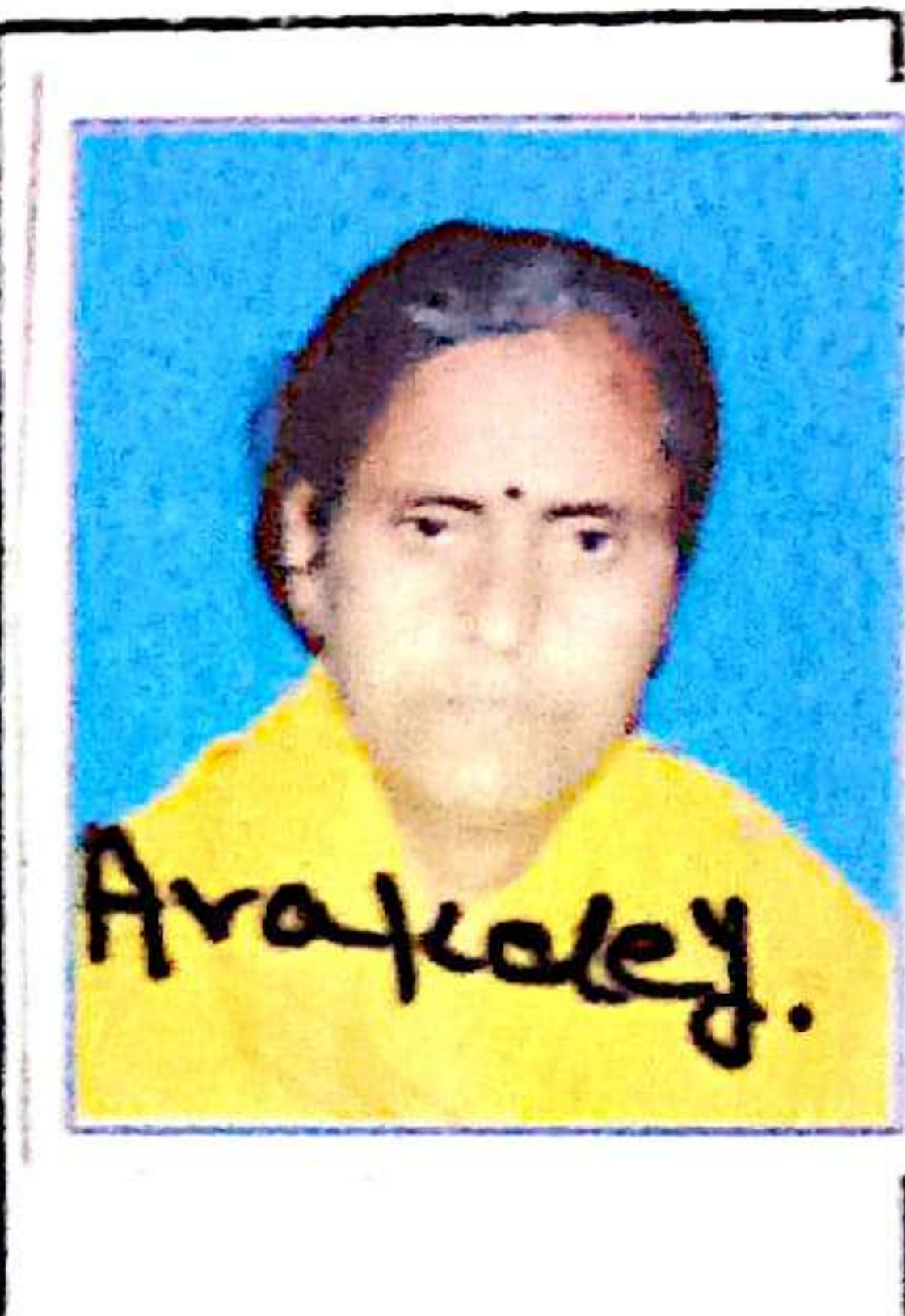
SIGNATURE Subaran Mondal

LEFTHAND FINGER PRINT

NAME AVA KOLEY

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Ava Koley

LEFTHAND FINGER PRINT

NAME DEBASISH KOLAY

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Debasish Kolay

DISTRICT NORTH 24 PARGANAS



** OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS : PRESENTANT

LEFT HAND FINGER PRINT

NAME JOYDEB KUMAR KOLEY

LITTLE	RING	MIDDLE	FORE	THUMB
				

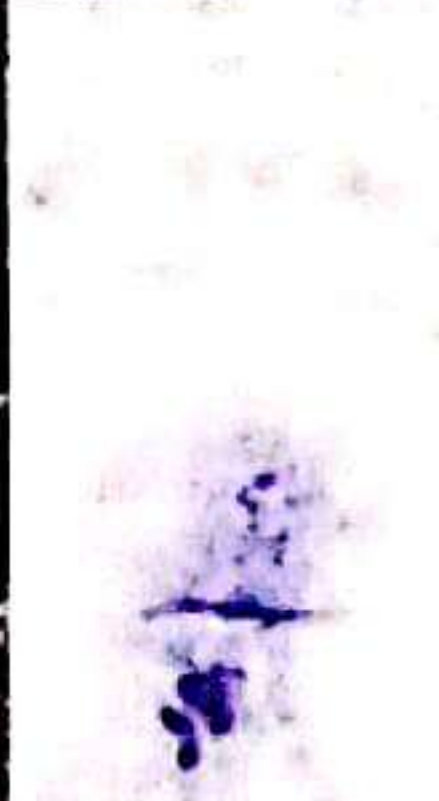
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SIGNATURE Joydeb Koley

LEFT HAND FINGER PRINT

NAME


LITTLE	RING	MIDDLE	FORE	THUMB

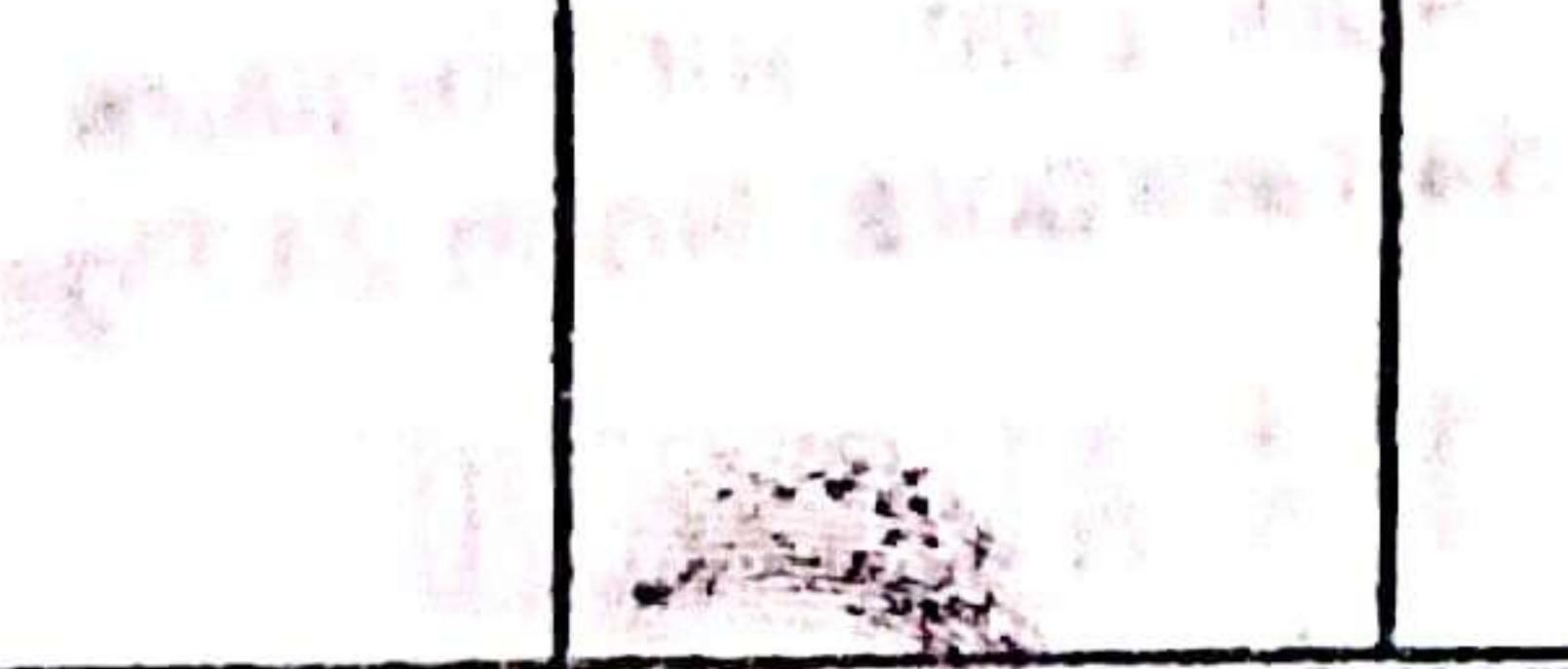
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SIGNATURE

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NAME

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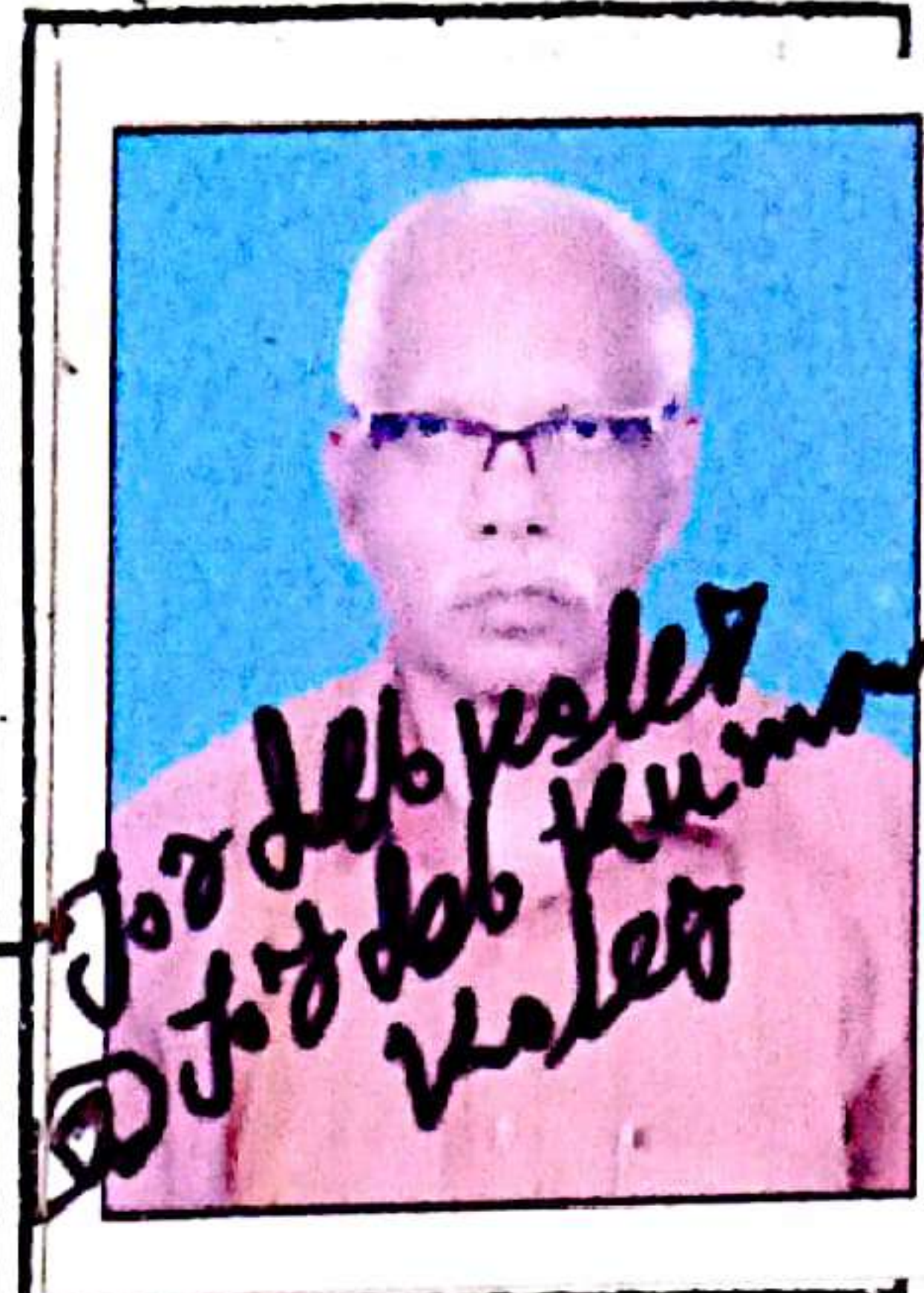
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NAME

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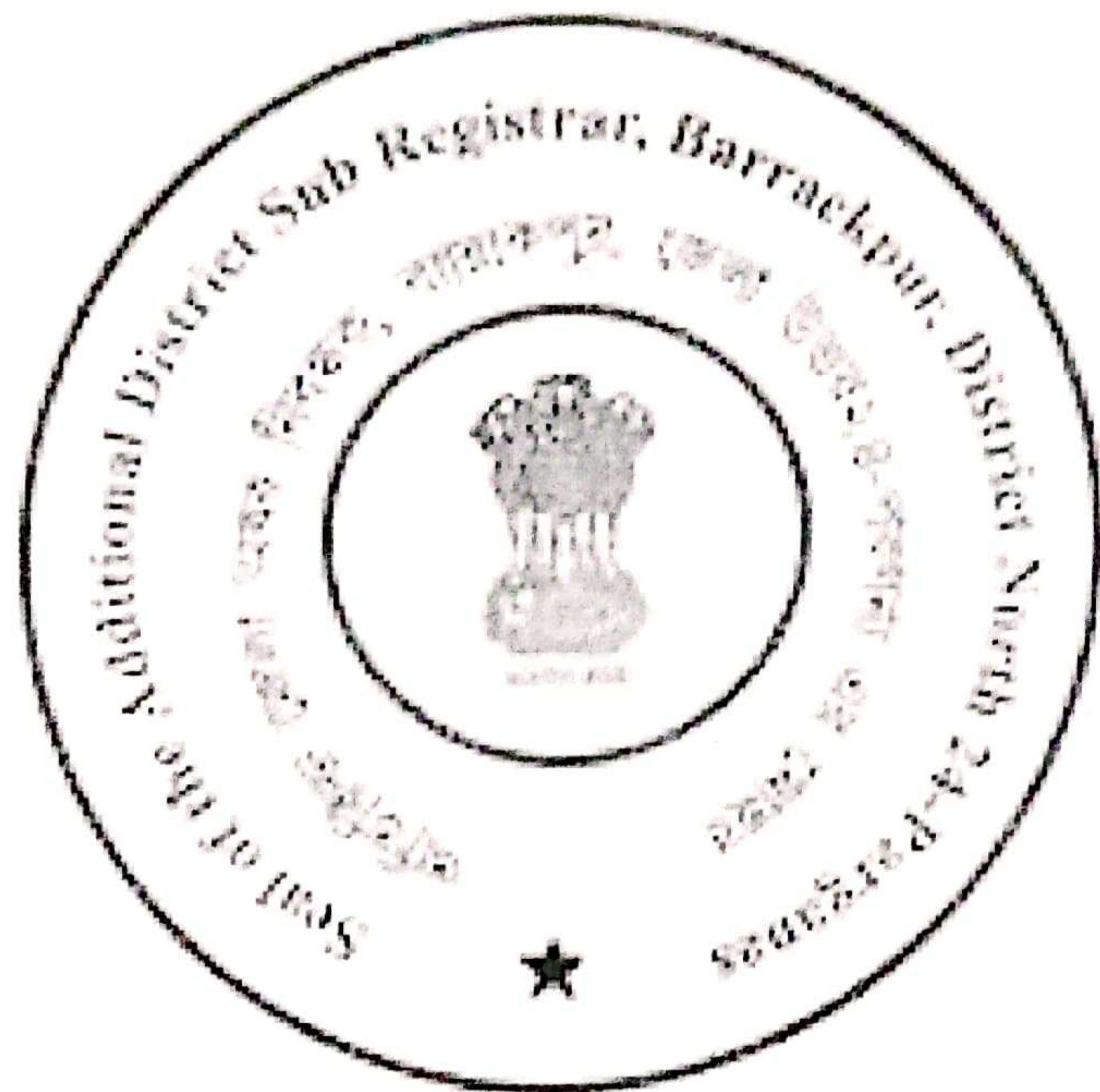
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2020, Page from 81907 to 81943

being No 150502464 for the year 2020.



Digitally signed by ASIS KUMAR DUTTA
Date: 2020.08.25 15:15:40 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2020/08/25 03:15:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)