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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the enforcement sheets attached with this document are the part of this documents

District Sub-Registrar-II
Howrah

25 JUL 2019

DEVELOPMENT POWER OF ATTORNEYKNOW ALL MEN BY THESE PRESENTS 1. NANDINI MUKHERJEE (P.A.NANNPM7357E) daughter of Late Ajoy Lal Mukherjee, by faith : Hindu, bynationality : Indian, by occupation : Land Holder, 2. SRI KAUSTUBH LALMUKHERJEE (P.A.N - AIXPM0516G) son of Late Ajoy Lal Mukherjee, by faith

: Hindu, by Nationality : Indian, by occupation : Land Holder – both of 184,

Shibpur Road Post Office : Shibpur, Police Station : Shibpur, District : Howrah,

80548

5770/

NAME	Nandini Mukherjee for's
ADD.	184 Shipra road.
Rs.	
23 JUL 2019	
SURAJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. GALT	
2 & 3, K. S. Roy Road, Kot-1	

Howrah-711102

23 JUL 2019

Director k Hill - A



2817

PARAMOUNT APARTMENTS PVT LTD

Director k Hill - A

DIRECTOR



2818

Ela Roy



2820

Nandini Mukherjee



2821

Kaustubh Lal Mukherjee.



Deputy Sub-Registrar-II
Howrah

24 JUL 2019

Pin :711102 and **3. ELA ROY, (P.A.N ALMPR7681R)**, wife of Sri Dipankar Roy and daughter of Late Ajoy Lal Mukherjee, by faith :Hindu, by nationality : Indian, by occupation : Housewife, residing at 28D, Bokul Bagan Row, Post Office : Bhawanipore, Police Station : Bhawanipore, Kolkata:700025, District:24 Parganas (South) jointly send **GREETINGS:**

WHEREAS One Subodh Lal Mukherjee, since deceased at his lifetime seized and possessed of several properties including the properties being no :185/186, 180/184, 185/186/1, 185/186/2, 185/186/3, 185/186/5, 184, 182/184, Shibpur Road, District: Howrah, as the sole and absolute owner thereof without any let, hindrance, claim ,question or demand being raised by anybody in this behalf.

AND WHEREAS while seized and possessed of the said entire properties the said Subodh Lal Mukherjee died testate on 28.12.1979 leaving behind his last will and testament dated 18.10.1966 and after his death the sole executor of the said Will namely Ajoy Lal Mukherjee had instituted a Probate Case being No: 275 of 1980 before the Learned District Delegate, at Howrah and on 23.06.1988 the said Will was duly probated

AND WHEREAS on 4.08.1998 the aforesaid eight numbers of property were amalgamated and renumbered as 184, Shibpur Road, District :Howrah, Pin Code:711102. The said Ajoy Lal Mukherjee had mutated his name in regards to the said single property as the sole and absolute owner thereof in the records of

Howrah Municipal Corporation and used to pay taxes regularly without any let hindrance claim question or demand being raised by anybody in this behalf

AND WHEREAS while seized and possessed of the said entire property the said Ajoy Lal Mukherjee died intestate on 06.12.2003 leaving behind him surviving his widow namely Ashoka Mukherjee and his son namely Kaustubh Lal Mukherjee and also two daughters namely Nandini Mukherjee and Sm.Ela Roy as his four intestate successors as per the Hindu Succession Act who stepped into the shoes of the said Ajoy Lal Mukherjee and became the only four owners of the entire property being premises no:184, Shibpur Road, District : Howrah, Pin Code:711102

AND WHEREAS the said four owners have jointly given a General Power of Attorney to One Sri. Anjani Kumar Mishra, on 12.12.2008 to change the nature and character of the said property and to sell the portions of the new constructed building thereupon and for other reason and/or reasons as recited therein in regards to the premises no :184, Shibpur Road, District :Howrah, Pin Code:711102.

AND WHEREAS with the intention and desire to develop the said entire property the aforesaid four owners had jointly finally entered into a Development Agreement with One Developers Company namely Messrs. Paramount Apartment Private Limited on 19.01.2016 and the said Development Agreement was registered with the office of District Sub-Registrar Howrah in Book No:1,Volume

No:0501-2016 at Pages 13704 to 13731 being Deed No:050100587 for the year 2016 and the said Development Agreement is still subsisting and binding upon all the parties

AND WHEREAS the entire property had a building sanctioned plan being No : C/405 of 1998-99 and thereafter on the basis of the said final Development Agreement and the General Power Of Attorney several building plans were sanctioned time to time and finally the entire property has its present revised sanctioned building plan being No : BRC -230/2016-17 dated 09.12.2016 and as per the said sanctioned building plan the entire said property has now six Building Blocks being "B", "C", "E", "F", "G", "H" and the said plan is not cancelled thus subsisting and binding upon all the parties. The said entire property including the aforesaid building blocks are jointly hereinafter referred to as "Demised Premises" for the sake of brevity

AND WHEREAS on the basis of the said Development Agreement and obeying the terms and conditions of the said Development Agreement the Developer company has delivered the khas, peaceful, vacant, physical possession of all the units in owner's allocation in the demised premises in complete and habitable condition in the newly constructed building blocks being "A", "G" and "Part of F" in premises being No:184,Shibpur Road, District :Howrah, Pin Code-711102 and we, the said only four Landlords of the said property have duly received the main keys of the said units (flats, garages, commercial units within owner's allocation)

and obtained vacant ,peaceful possession of the same fully without any demur or disputes and we are fully satisfied about the construction, workmanship, building materials used in such portions and finally the condition of those units and thus we have no claim, question, any other demand and/or demands whatsoever in nature(monetarily or materially) in presence or in future or in any change of circumstances and also record herein that we have received the entire monetary consideration and in any other matter related to the tenancy or otherwise against the said developer's company namely Messrs. Paramount Apartment Private Limited and its directors including our Attorney namely Anjani Kumar Mishra.

AND WHEREAS to avoid any future dispute, differences, discrepancies or any sort of litigations between ourselves and the said developers company or it's directors and also with our attorney namely Shri Anjani Kumar Mishra, we record that as per the said Development Agreement we have received up to date the 40% of the entire sanction & construction in the premises no:184, Shibpur Road, District : Howrah, Pin Code:711102 In full in every manner with our full satisfaction and without any opinion or stand in contrary and we will be bound to execute Deed of Release to the Developers Company on the date after completion of the entire project, at the request of our said developer. **HOWEVER, BE IT CLARIFIED AND NOTED THAT,** if any further plan approved, if sanctioned after the date of this Development Power of Attorney for any further construction over and above the existing sanctioned area in any part or portion of the premises, in such event, in terms of Clause '7' of the registered Development

Agreement, dated 19.01.2016, we the Executants of this Power of Attorney, shall be entitled to 40% (now 13.33% each) of such additional sanctioned area as Landlord's Allocation/ Consideration thereof.

AND WHEREAS the said Sm. Ashoka Mukherjee died intestate on 07.07.2019 leaving behind her surviving her son namely Sri. Kaustubh Lal Mukherjee and two daughters namely Nandini Mukherjee and Sm. Ela Roy as her three intestate successors as per Hindu Succession Act , thus ourselves who jointly stepped into the shoes of the said Ashoka Mukherjee since deceased and now became only three joint owners of the entire property being premises no :184, Shibpur Road, District :Howrah , Pin Code: 711102

NOW KNOW YE BY THESE PRESENTS WITNESSETH that We, the said **1. NANDINI MUKHERJEE (P.A.N. ANNPM7357E)** daughter of Late Ajoy Lal Mukherjee , by faith :Hindu, by nationality : Indian, by occupation :Land Holder, **2. SRI KAUSTUBH LAL MUKHERJEE, (P.A.N. AIXPM0516G)** son of Late Ajoy Lal Mukherjee, by faith : Hindu, by Nationality : Indian, by occupation : Land Holder – both of 184, Shibpur Road, Post Office :Shibpur, Police Station : Shibpur, District :Howrah, Pin :711102 and **3. ELA ROY, (P.A.N. ALMPR7681R)**, wife of Sri Dipankar Roy and daughter of Late Ajoy Lal Mukherjee, by faith :Hindu, by nationality : Indian, by occupation : Housewife, residing at 28D, Bokul Bagan Row, Post Office : Bhawanipore, Police Station : Bhawanipore, Kolkata:700025, District:24 Parganas (South), do jointly hereby and hereunder now freshly nominate appoint and constitute **MESSRS. PARAMOUNT**

APARTMENTS PRIVATE LIMITED (P.A.N. AABCP4893N) being a company within the meaning of the Companies Act 1956 and having its registered office at 6, Church Lane, P.O. Kolkata G.P.O, P.S Hare Street, Kolkata – 700 001 represented by its Director **SRI SANTOSH KUMAR MISHRA (P.A.N - AIHPM1440R)** son of Sri Anjani Kumar Mishra residing at CG – 82, Sector – II, Salt lake City, Kolkata – 700 091, Police Station – South Bidhannagar, District – 24 Parganas (South) as our true and lawful Constituted Attorney for us in our names and on our behalf either severally and **GENERALLY** to do and execute all or any of the following acts, deeds, and things, that is to say ;

1. **TO** institute, commence, prosecute, carry on or defend or resist all suits and other legal actions and proceedings including arbitration proceedings or be added as a party or be non suited or withdraw the same concerning our said property or any part thereof or concerning anything in which we may be the parties in any court, civil , criminal, revenue or any tribunal including arbitral tribunal or any judicial or quasi judicial authority in original appellant or revisional jurisdiction including special jurisdiction of the High Court under Article 226 of the Constitution of India etc and to sign and verify all plaints, written statements, statement of claim, statement of defense, petitions, objections, and to accept service of summons, notices and other judicial processes to execute any judgment decree or order and to appoint and engage any Advocate and to sign and execute any vakalatnama, warrant of Attorneys or other authority to act and plead, and

also to compromise or compound any such proceedings or any term at the absolute discretion of our attorneys.

2. **TO** execute, carry into effect and perform all agreements and contracts entered into by us with any person or persons as our own acts or deeds and /or to cancel and / or repudiate the same without making us liable for any loss or damage by reason thereof.
3. **TO** look after our interest in the said property and to do all acts and deeds required for the preservation and protection thereof, including dealing with any trespassers or persons attempting to trespass.
4. **TO** appear and represent us before the Howrah Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served upon the owners in respect of the said premises and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and to appear and make representation for and on our behalf before the authorities concerned.
5. **TO** appear and represent the owners i.e. ourselves before the necessary authorities including the H.I.T, Howrah Municipal Corporation, Fire Services Department West Bengal in connection with the sanction, modification or alternation of the plans and to sign all papers and documents in connection therewith and to represent us before concern Police Authority, Calcutta

Electric Supply Corporation if necessary in regards to the protection of our property.

6. **TO** apply for electricity, water, drainage, lift, gas connection or for any other utility in the said premises and/or 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 said Attorneys.
 7. **TO** apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of generator for auxiliary power supply or for the purpose of having the drain of the said premises 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.
 8. **TO** sign, execute and register all declarations, undertaking, affidavits, instruments and other documents that are required and/or may be necessary for sanction of the plan of further construction over the present roofs of the building blocks and also to necessary sanction of amalgamation to amalgamate the schedule mentioned property with other adjacent plot of land/lands if necessary and thereafter if necessary any revised plan or plans.
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9. **TO** enter into an agreement for sale, transfer or otherwise in respect of Developer's allocation in the said premises in terms of the Development Agreement dated 19.01.2016 being deed no.050100587 for the year 2016 and also to negotiate on terms for and agree to and enter into and conclude any agreement for sale and to sell our interest in the Developer's allocation in the said property including proposed new multistoried building at the said property being premises no. 184, Shibpur Road, District – Howrah, PIN - 711102 or any part thereof at such price which our said Attorney in his absolute discretion thinks fit and proper and / or to cancel and / or repudiate the same.
10. **TO** receive from the intending purchaser or purchasers of the developer's allocation in the said premises, any earnest money and /or advance or advances and also the balance of purchase money and/or consideration and to give good, valid receipt and discharge for the same which will protect the purchaser in connection with the sale of the said property or any party thereof.
11. **TO** cause any Deed of Conveyance/ Conveyances or Deed of Sale or Deeds of Sale or document/ documents or Instrument/ Instruments in respect of the Developer's allocation in the said premises in terms of the said registered Development Agreement and for the said purpose to sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.

12. **TO** present any such conveyance or conveyances or any other document in regards to the portion or portions or part of portions in Developer's Allocation in the said premises as per the development agreement for registration before the appropriate registering authority and also admit execution and receipt of consideration before the registrar or sub-registrar having authority for and to have the said conveyance registered and to do all acts, deeds, and things, which my said Attorney shall consider necessary for conveying the developer's allocation in the said property or any part thereof in the manner aforesaid to any purchaser or purchasers as fully and effectually in respect as we could have done ourselves.

AND We hereby agree to ratify and confirm all and whatsoever or deeds done by said constituted Attorney in terms of this Development Power of Attorney as if the same were done by us. We further agree that this Development Power of Attorney is revocable one and it will be deemed to be cancelled or the effectiveness of this presence will be lost on the date of completion of the entire development project in the schedule mentioned property including registration of transfer/ conveyance of ownership of the entire developer's allocation to the intending purchaser/ purchasers in any way whatsoever in nature and we further agree to ratify and confirm other acts and deeds as our said Attorney shall lawfully do, execute, perform or cause to be done executed or performed in connection with the sale of the said property or any part thereof under and by virtue of this deed notwithstanding no express power in this behalf is hereunder.

SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)
(AS IT NOW STANDS)

ALL THAT piece and parcel of a Mokorari Mourasi Bastu land measuring about **73 Cottahs 8 Chittacks 36 Square Feet** together with presently G+7, G+5, G+4, G+3 storied fully residential building in Blocks B,C,E,F,G,H thereon with pucca roof and have Marble Floor, being present premises no: **184, Shibpur Road, District – Howrah, PIN - 711102** having Assessee No:68494, and within the limits of Howrah Municipal Corporation Ward No. 37, and under the jurisdiction of the office of District Sub – Registrar Howrah and Additional District Sub Registrar Howrah, which is butted and bounded as follows :

ON THE NORTH : Shibpur Road,
ON THE SOUTH : 185/186/3/1 to 185/186/3/4 Shibpur Road & Kheyali Sangha.
ON THE EAST : 185/186/4, Shibpur Road,
ON THE WEST : Shibpur Public Library.

IN WITNESS WHEREOF the parties hereto doth set and subscribe their respective hands on the 24th day of July 2019.

SIGNED, SEALED AND DELIVERED by
the PARTIES at HOWRAH in the

1) Gour Basu
Howrah Court

1) Namdini Mukherjee
2) Koustubh Lal Mukherjee.

3) Ela Roy

2. Srikanth Mahakar
Howrah Court

SIGNATURE OF THE EXECUTANTS

PARAMOUNT APARTMENTS PVT LTD

Antoni K. Nigam
DIRECTOR

SIGNATURE OF THE ATTORNEY

Drafted by me:

Biswajit Chatterjee
F1835/828/92.
Advocate

SPECIMEN FORM FOR TEN FINGERPRINTS



Nandini Hekherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Kaushebb Lal Hekherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Ela Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Jyoti B. H. H.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05130001164701/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Miss Nandini Mukherjee 184, Shibpur Road, P.O.- Shibpur, P.S.- Shibpur, District - Howrah, West Bengal, India, PIN - 711102	Principal			Nandini Mukherjee
2	Mr Kaustubh Lal Mukherjee 184, Shibpur Road, P.O.- Shibpur, P.S.- Shibpur, District - Howrah, West Bengal, India, PIN - 711102	Principal			Kaustubh Lal Mukherjee.
3	Mrs Ela Roy 28D, Bokul Bagan Row, P.O.- Bhawanipore, P.S.- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Principal			Ela Roy 24/7/19

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Santosh Kumar Mishra CG-52, Salt Lake City, Block/Sector: II, P.O.- Bidhannagar, P.S.- Bidhannagar, Bidhannagar, District- North 24-Parganas, West Bengal, India, PIN - 700091	Representative of Attorney (PARAMOUNT APARTMENT PRIVATE LIMITED)			 24/7/19
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Gour Barui Son of Late Upananda Barui Howrah Court, P.O.- Howrah, P.S.- Howrah, District:- Howrah, West Bengal, India, PIN - 711101	Miss Nandini Mukherjee, Mr Kaustubh Lal Mukherjee, Mrs Ela Roy, Mr Santosh Kumar Mishra			 24.07.19

(Panchali Munshi)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2019, Page from 134558 to 134586
being No 051304122 for the year 2019.



Digitally signed by PANCHALI MUNSHI
Date: 2019.07.29 14:37:18 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 7/29/2019 02:37:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)