

454/14

00423/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 283780

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

Additional District Sub-Registrar,
Garia South 24 Parganas

16 DEC 2014

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, 1st SRI

SUBRATA KUMAR ROY, son of Late Sudhangshu Kumar Roy, by

Occupation- Service, residing at - Rabindra Nagar, Laskarpur, P.S.

-Sonarpur, Pin - 700153, District - South 24 Parganas, 2nd SMT.

SHYAMALI PAUL, wife of Radhika Ranjan Paul, daughter of Late

Sudhanshu Kumar Roy, by Occupation - Housewife, residing at - Lake Gardence, Laskarpur, P.S. - Sonarpur, Pin - 700153, District - South 24 Parganas, 3) SMT. SIBANE BARAI, wife of Sri Subhas Barai, daughter of Late Sudhanshu Kumar Roy, by Occupation - Housewife, residing at - Lake Gardence, Laskarpur, P.S. - Sonarpur, Pin - 700153, District - South 24 Parganas,, SEND GREETINGS.

WHEREAS the Principals herein are the absolute joint and lawful owner of ALL THAT piece and parcel of homestead land measuring about 04 Cottahs more or less together with 300 Sq.ft. more less structure standing thereon lying and situated Mouza Laskarpur, comprised in C.S. Dag No. 461, L.O.P. No. 215, J.L. No. 57, P.S. - Sonapur, Sub Registration Office at Alipore, in the District South 24 Parganas within the Rajpur Sonarpur Municipality within Ward No. 30, being Holding No. 90, Rabindra Nagar (East), morefully mentioned in the sched-ule hereunder written (hereinafter for the sake of brevity referred to as "the said property").

AND WHEREAS we have entered into a Development Agreement on 16.12.2014 for development of our said land/premises by constructing a multi storied building consisting of several self

contained residential flats, with Developers i.e. **(1) SRI PARTHA SARATHI DAS**, son of Rabindra Nath Das, residing at - Rabindra Nagar, P.O. - Laskarpur, P.S. - Sonarpur, Kolkata - 700153, District - South 24 Parganas, **2) SRI SANJOY MONDAL**, son of Late Chitta Mondal, residing at - Rabindra Nagar, P.O. - Laskarpur, P.S. - Sonarpur, Kolkata - 700153, District - South 24 Parganas, **3) SRI ARUN KUAMR SEAL**, son of Late Gouranga Chandra Seal, residing at - Rabindra Nagar, P.O. - Laskarpur, P.S. - Sonarpur, Kolkata - 700153, District - South 24 Parganas, **4) SRI BISWAJIT DASGUPTA**, son of Late Ramendra Nath Dasgupta, residing at - Rabindra Nagar, P.O. - Laskarpur, P.S. - Sonarpur, Kolkata - 700153, District - South 24 Parganas, **5) SRI SANJAY NAG**, aged about 37 years, son of Sri Sunil Kumar Nag, residing at - Rabindra Nagar, P.O. - Laskarpur, P.S. - Sonarpur, Kolkata - 700153, District - South 24 Parganas, are the joint Partners of **"SWARNATORI"** a partnership Firm having its registered Office at - 77, Rabindra Nagar, P.O. - Laskarpur, P.S. - Sonarpur, Kolkata - 700153, District - South 24 Parganas, all by faith - Hindu, all by Nationality - Indian, all by Occupation - Business, on some terms and conditions

mentioned therein and the said Development Agreement registered at the office of A.D.S.R.- Garia, recorded Book No. 1, Being No. 00422 for the year 2014.

Subrata Kumar Das
AND WHEREAS the Principals hereto are not in a position to look after and supervise the said property and/or our respective plots personally and it would not be possible on their part to appear before the competent Court of Law, Registration office or other authorities concerned from time to time and it has become necessary and expedient to authorize and empower the Attorney(s) to do all acts, deeds and things for and on their behalves.

AND accordingly we the Principals Appointers hereto do hereby nominate, constitute, attorneys, authorize and appoint
(1) **SRI PARTHA SARATHI DAS**, son of Rabindra Nath Das, residing at -Rabindra Nagar, P.O. - Laskarpur, P.S. -Sonarpur, Kolkata - 700153, District - South 24 Parganas, 2) **SRI SANJOY MONDAL**, son of Late Chitta Mondal, residing at -Rabindra Nagar, P.O. - Laskarpur, P.S. -Sonarpur, Kolkata - 700153, District - South 24 Parganas, 3) **SRI ARUN KUAMR SEAL**, son of Late Gouranga Chandra Seal, residing at -Rabindra Nagar, P.O. - Laskarpur, P.S.

- Sonarpur, Kolkata - 700153, District - South 24 Parganas, 4) **SRI**

BISWAJIT DASGUPTA, son of Late Ramendra Nath Dasgupta,
residing at - Rabindra Nagar, P.O. - Laskarpur, P.S. - Sonarpur,

Kolkata - 700153, District - South 24 Parganas, 5) **SRI SANJAY**

NAG, son of Sri Sunil Kumar Nag, residing at - Rabindra Nagar,

P.O. - Laskarpur, P.S. - Sonarpur, Kolkata - 700153, District - South

24 Parganas, are the joint Partners of "**SWARNATORI**" a

partnership Firm having its registered Office at - 77, Rabindra

Nagar, P.O. - Laskarpur, P.S. - Sonarpur, Kolkata - 700153, District

- South 24 Parganas, is our true and lawful constituted ATTORNIES

to do or execute or caused to be done and execute all such acts,

deeds, matters and things in our names and on our behalves relating

to our landed property fully mentioned in the schedule hereunder

written and we do hereby authorize and empower our said Attorney

to do the following acts, deeds, matters and things in our names

and on our behalves viz.

1. To look after, maintain and supervise the said property fully
mentioned in the schedule hereunder written.

2. To sign all papers, documents, letters, Forms, applications,

plans etc. in respect of the said property incidental or relating

3. *To appear and represent me before the Land Acquisition & Requisition Department, B.L. & L.R.O., Police Station, Income Tax Department, Court, Tribunal, Municipality, Zila Parishad, local Corporation office etc. and all or any Govt. or Semi-Govt., (both State and Central) Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.*
4. *To take all steps and "appear in all legal proceedings concerning the said property for obtaining necessary permission from the competent Court of Law Municipal authority or any other authorities concerned and to sign revise, verify and re-verify, all papers, documents building plan etc. including complaints, written statements, affidavit, petitions, pleadings, compromises appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/proccupier in the said premises and to take necessary steps which our said attorney at their own discretion*

shall think and fit.

5. *To sign, execute, sanctioned building plan and deliver all or any Affidavit, Declaration, boundary declaration, Indemnity Bond Agreement, Sale Deed(s), and other deed(s) and all instruments documents pertaining to the said property or any part thereof and to admit the execution thereof for registration before the appropriate Registering authority having jurisdiction concerning the said premises and/or before Notary Public or before any Oath Commissioner for similar purposes and to take all steps for perfecting such execution and registration.*
6. *To enter into agreement/instrument for negotiations or to finalise all sale pertaining to the said property or part thereof on such terms and conditions, considerations, stipulations, provisions as my said Attorney shall think fit and proper with any prospective purchaser/buyer(s) and to accept/receive therefore any amount in advance/earnest money and final payment and to give valid receipts and discharges in respect thereof.*
7. *To file complaint with the Magistrate or any other concerned*

authority for protecting the said property/ premises against all un-lawful acts, if done by anybody and prosecute the same.

- 8. To engage Lawyer, Solicitors, Advocates, and other legal agents and sign all Vokatnama, powers, etc. in our name and on our behalf.*
- 9. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell the flats, of the multi storied building to be constructed at our said land/ premises mentioned in the Schedule hereunder out of the Vendor's allocated portions i.e. Developer's Allocation portion to the intending purchaser or purchasers at such price which our Attornies in their 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.*
- 10. To sell, transfer, convey and assign or otherwise dispose of the schedule below property or any part thereof to any person,*

firm, company etc. and to sign execute and register all deeds, agree-ments, instruments and to do all acts and things as our said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.

- 11. To do all act deeds and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid.*

AND GENERALLY to do all acts, deeds, matters and things concerning the said property or in relation to the said property in which I may be interested and on my behalf to execute and do all acts deeds, matters and things as fully and effectually in all respects as we ourselves could do the same, if personally present.

AND *we hereby for ourselves, ratify and confirm, and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in respect of the said property or any part thereof.*

Be *it expressly stated that this power of Attorney create,*

constitute, assume any kind of transfer or enjoyment or making profit in favour of the attorney, and construction work will be done by the said Attorney.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of homestead land measuring about 04 Cottahs more or less together with 300 Sq.ft. more less structure standing thereon lying and situated Mouza Laskarpur, comprised in C.S. Plot/Dag No. 461, L.O.P. No. 215, J.L. No. 57, P.S. -Sonapur, Sub Registration Office at Alipore, in the District South 24 Parganas within the Rajpur Sonarpur Municipality within Ward No. 30, being Holding No. 90, Rabindra Nagar (East), herein agreed for development with the Developers form of residential building and the aforesaid land is butted and bounded as follows :-

On the North :- L.O.P. 212.

On the South :- 23'-6" ft Municipal Road.

On the East :- Play-Ground.

On the West :- L.O.P. 51

IN WITNESS WHEREOF the PRINCIPALS AND ATTORNIES have set and subscribed their hands and seals in execution of these presents on the 16 day of December 2014 (Two thousand Fourteen).

**SIGNED, SEALED AND DELIVERED
BY THE PRINCIPAL AND ATTORNEY**

In presence of :

1. Mallick Piy
Rabindra Narayan
Baskaran
Kul-153

Subrata Kumar Roy

2.
Sitikanjan Sil
East Sree Podd Udayan Pally
Bokul. Kol-154

Shyamali Paul

Sibane Borah

SIGNATURE OF PRINCIPALS

Partha Sarathi Das.

Sapti Mondal
Arun Kumar Seal
Biswajit Dasgupta
Sanjay Roy

SIGNATURE OF ATTORNIES

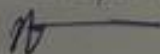
Drafted by me :
Kamalendu Chakraborty
Kamalendu Chakraborty
B. Com. L.L.B.

Advocate, Alipur Police Court
Enrolment No. WB/1588/1981

Computer Printed at
RAMTHAKUR COMPUTER & XEROX,
Alipore Police Court,
Calcutta- 700 027.

By :

Mannalal Biswas





Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. GARIA, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00454 / 2014, Deed No. (Book - 1 , 00423/2014)

Signature of the person(s) admitting the Execution: at Office.

Admission of Execution By	Status	Photo	Finger Print	Signature
Sanjoy Mondal Address - Rabindra Nagar, Thana:- Sonarpur, P.O. :- Laskarpur, District:- South 24-Parganas, WEST BENGAL, India, Pin :-700153	Self		 LTI	<i>Sanjoy Mondal</i>
		16/12/2014	16/12/2014	
6 Arun Kumar Seal Address - Rabindra Nagar, Thana:- Sonarpur, P.O. :- Laskarpur, District:- South 24-Parganas, WEST BENGAL, India, Pin :-700153	Self		 LTI	<i>Arun Kumar Seal</i>
		16/12/2014	16/12/2014	
7 Biswajit Dasgupta Address - Rabindra Nagar, Thana:- Sonarpur, P.O. :- Laskarpur, District:- South 24-Parganas, WEST BENGAL, India, Pin :-700153	Self		 LTI	<i>Biswajit Dasgupta</i>
		16/12/2014	16/12/2014	
8 Sanjay Nag Address - Rabindra Nagar, Thana:- Sonarpur, P.O. :- Laskarpur, District:- South 24-Parganas, WEST BENGAL, India, Pin :-700153	Self		 LTI	<i>Sanjay Nag</i>
		16/12/2014	16/12/2014	

Name of Identifier of above Person(s)

Mihir Saha
Rabindra Nagar, Laskarpur, District:- South
24-Parganas, WEST BENGAL, India, Pin :-700153

Signature of Identifier with Date

Mihir Saha
16/12/2014



Signature of the President	Photo	Finger Print	Signature with date
Sudrata Kumar Roy Address - Rabindra Nagar, Laskarpur, Thana - Sonarpur, District - South 24 Parganas, West Bengal, India, Pin - 700153			Sudrata Kumar Roy 16/12/2014

II. Signature of the person(s) admitting the Execution at Office.

Sl No. Admission of Execution By Status Photo Finger Print Signature

1. Sudrata Kumar Roy
Address - Rabindra Nagar,
Laskarpur, Thana - Sonarpur,
District - South 24 Parganas,
West Bengal, India, Pin - 700153



Sudrata Kumar Roy
16/12/2014

2. Shyamali Paul
Address - Lake Garden,
Laskarpur, Thana - Sonarpur,
District - South 24 Parganas,
West Bengal, India, Pin - 700153



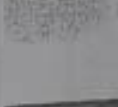
Shyamali Paul
16/12/2014

3. Sibane Barai
Address - Lake Garden,
Laskarpur, Thana - Sonarpur,
District - South 24 Parganas,
West Bengal, India, Pin - 700153



Sibane Barai
16/12/2014

4. Partha Sarathi Das
Address - Rabindra Nagar,
Thana - Sonarpur, P.O.
Laskarpur, District - South
24 Parganas, West Bengal,
Kolkata - 700153



Partha Sarathi Das
16/12/2014





left hand					
right hand					

Name SUBRATA KUMAR ROY
Signature Subrata Kumar Roy



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SHYAMALI PAUL
Signature Shyamali Paul



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SIBANE BARAI
Signature Sibane Barai



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PARTHA SARATHI DAS
Signature Partha Sarathi Das



Name SANTOY MONDAL
Signature Santoy Mondal

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name ARUN KUMAR SEAL
Signature Arun Kumar Seal

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name BISWAJIT DAS GUPTA
Signature Biswajit Dasgupta

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



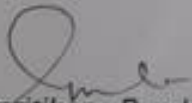
Name SANJAY NAG
Signature Sanjay Nag

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 7779 to 7797
being No 00423 for the year 2014.




(Spritikana Panda) 17-December-2014
A.D.S.R. Garia, South 24 Parganas
Office of the A. D. S. R. GARIA
West Bengal