

SPECIFIC POWER OF ATTORNEY

Know all men by these presents that we, _____ son of _____ presently residing at _____ are the absolute Owner of the property being Premises No. _____ and are interested in developing the said property. As we are not permanently staying in Kolkata we would like to appoint _____ as our CONSTITUTED ATTORNEY to carry out things and take appropriate measures and actions for the purpose of development of the said property as hereinafter appearing.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH, we the said _____ do hereby appoint nominate and constitute _____ son of _____ to be our true and lawful Attorney for and on our behalf and in our place and stead and/or on our account to jointly and severally do the following acts deeds and things in respect of our right title interest or share in the said premises.

1. To appear and represent us before any Notary Public Registrar of Assurances District Sub-Registrar of Assurances Metropolitan Magistrate and other officer or officers Authority or Authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfected all deeds instruments and writings executed and signed by our said Attorney in any manner concerning the said premises with regard to sanction of the plan.
2. To prepare and apply for municipal sanction building plans including the structural and elevation plans and to do all such things which may be necessary for getting such municipal sanctions from the CIT CMDA The Kolkata Municipal Corporation or any such authority or authorities.
3. To sign all statements affidavits undertakings indemnities or any such document or documents which may become necessary to be executed on our behalf before any authority or authorities including Notary Public Metropolitan Magistrate CMDA The Kolkata Municipal Corporation CIT or any other authority or authorities.
4. To negotiate and settle with the occupant of the said Premises on such terms and conditions as may be agreed upon by our Attorney with the said occupant and to obtain possession from him/her/them/ it and to grant proper and effectual receipts in respect thereof and also to obtain surrender of the occupancy right and/or right title and interest of the said occupant.
5. To file and submit declarations statements applications and/or return to the necessary authority or authorities in connection with the matters herein contained.
6. To appear and represent us before all authorities including those under The Kolkata Municipal Corporation for fixation and/or finalisation of the annual valuation of the said premises and for that to sign execute and submit necessary papers and documents and to do all other acts deeds and things as our said Attorney shall deem fit and proper.
7. To apply and obtain electricity gas water sewerage drainage telephone and other connections of any other utility in the said premises and/or to make alterations therein and to close down and/or have disconnect the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts and things as may be fit and proper by our said Attorney.
8. To appear and represent us before the necessary authorities including The Kolkata Municipal Corporation Kolkata Metropolitan Development Authority Fire Brigade Kolkata Police the Competent Authority under the Urban Land (Ceiling & Regulation) Act 1976 in connection with the sanction modifications and/or alteration of the plan.
9. To pay fees obtain sanction and such other orders and permission from the necessary authorities as may be expedient for sanction modification and/or alteration of the plan and also to submit and take delivery of title deeds concerning the said premises and other papers and documents as required by the concerned authorities.
10. To receive refund of the excess amount of fee if any paid for the purpose of modification and/or alteration of the plans to any authority or authorities.
11. To commence construction of such building or buildings thereon as our Attorney may deem fit and proper and for that to take down demolish remove and/or repair any house building and/or structure of whatsoever on the said premises.
12. To apply for and obtain building materials from the concerned authorities for construction of the building on the said premises as aforesaid.
13. To apply and submit all necessary papers to West Bengal (Regulation of Promotion of Construction & Transfer by Promoters) Rules, 1995 to obtain the registration under the said Act.
14. To utilise or shift or have connected the existing utilities in the said premises in such manner as our said Attorney may deem fit and proper.

15. And generally to do execute and perform any other act or acts deed or deeds matter or thing whatsoever which in the opinion of our said Attorney ought to be done executed and performed in relation to the development of our property or our concern engagements and business or affairs ancillary or incidental thereto as fully and effectually as we myself could do the same if we were personally present.

And we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf hereinbefore contained shall lawfully do execute or perform in exercise of the power authorities and liberties hereby conferred upon under and by virtue of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT the piece and parcel of land containing an area of **_ cottahs _ chittacks** (more or less) together with all structures and/or buildings and/or construction thereon situate lying at and being **Premises No.** _____ butted and bounded :

ON THE NORTH - **By**

ON THE SOUTH - **By**

ON THE EAST - **By**

ON THE WEST - **By**

IN WITNESS WHEREOF we the said _____ put our hands and seal this ____ day of _____ 2004.

SIGNED SEALED and DELIVERED by
the said _____
at Kolkata in the presence of :