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certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document.

04/12/24
12:44 P.M.
9-8-30743/24
ADSR Sodepur
North 24 Parganas

04 DEC 2024

POWER OF ATTORNEY FOR DEVELOPMENT

ADSR Sodepur
North 24 Parganas

04 DEC 2024

TO ALL TO WHOM THESE :

I, **SRI SATYABRATA SINHA (PAN: AKQPS6921C)**, Son of Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: "Benimadhab Bhawan" Flat No. 3A & 3B, 3rd Floor, 4no. Deshbandhu Nagar,

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Alokendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION

Satyabrata Sinha

Partner

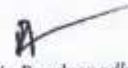
P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, do hereby appoint, constitute and nominate "**M/S. RELIABLE CONSTRUCTION**" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114 having **PAN: AALFR2292N** hereby represented by its Partners:

(1) SRI SATYABRATA SINHA (PAN: AKQPS6921C), Son of Late Shyam Mohan Sinha, by Nationality-Indian, by Religion - Hindu, by occupation - Business, residing at: "Benimadhab Bhawan" Flat No. 3A & 3B, 3rd Floor, 4no. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110,

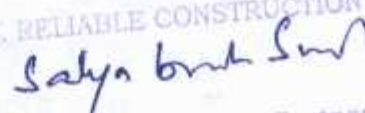
(2) SRI UTTAM GOSWAMI (PAN : AJSPG9562G), Son of Late Gouranga Goswami, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at Gouranga Nagar, P.O. Natagarh, P.S. Gholā, Dist. North 24 Parganas, Kolkata - 700113,

(3) SRI SUJAY DAS (PAN: AMYPD2858H), Son of Late Shib Chandra Das, by Nationality Indian, by Religion - Hindu, by occupation - Business, residing at 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110,

(4) SRI SHAMBHU NATH DAS (PAN: AFDPD5166N), Son of Late Narayan Chandra Das, by Nationality - Indian, By Religion - Hindu, by Occupation - Business, residing at Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,


Alokendu Bandyopadhyay
Advocate

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M/s. RELIABLE CONSTRUCTION

Partner

SEND GREETINGS:-

WHEREAS after the partition of India a large number of residence of formal East Pakistan crossed over and came to the territory of the state of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such homeless persons for their residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant land in the urban area for homestead purpose.

AND WHEREAS the predecessor-in-title of the present Land Owner namely Sri Mahendra Chandra Dey (Son of Late Mukunda Chandra Dey) was one of such persons who had come to use and occupy a piece of land particularly described in the schedule hereunder written.

AND WHEREAS the said Sri Mahendra Chandra Dey being refugee displaced from the then East Pakistan now Bangladesh approached the Government of West Bengal for the said plot of land for his rehabilitation.

AND WHEREAS the Govt. of West Bengal subsequently by a Deed of Gift, being No. 1253, dated 05.02.1988 and registered at A.D.R. North 24 Parganas, Barasat and recorded in Book No. I, Volume No. XVII, pages from 209 to 212, being No. 1253 for the year 1988 gifted a piece and parcel of land


Alokendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION

Partner

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admeasuring more or less 05 Cottah comprised in part of C.S. & R.S. Dag No. 490 (P), E.P. No. 89, S.P. No. 132/3 of Mouza - Sodepur, J.L. No. 8, P.S. Khardah, District - North 24 Parganas, in favour of Sri Mahendra Chandra Dey and delivered possession in his favour.

AND WHEREAS after obtaining the said landed property the said Mahendra Chandra Dey got his name mutated with the office of the Panihati Municipality and residing there by constructing a residential house and paying taxes regularly.

AND WHEREAS the said Mahendra Chandra Dey while had been enjoying the actual physical possession of the said landed property he died intestate on 14.10.1999 leaving behind him his wife namely Smt. Rani Bala Dey, two sons namely Sri Tarak Nath Dey, Sri Biswanath Dey and two married daughters namely Smt. Shikha Ghosh (Wife of Sri Sharanan Ghosh) and Smt. Sima Guha (Wife of Sri Dilip Guha) as his surviving legal heirs and successors.

AND WHEREAS thereafter said Rani Bala Dey while enjoying the landed property with her two sons & two daughters she died intestate on 02.09.2013 leaving behind her two sons namely Sri Tarak Nath Dey, Sri Biswanath Dey and two married daughters namely Smt. Shikha Ghosh (wife of Sri Sharanan Ghosh) and Smt. Sima Guha (wife of Sri Dilip Guha) as her surviving legal heirs and successors and the landed property left by deceased Mahendra Chandra Dey and deceased Rani Bala Dey was devolved upon their two sons and two married daughters as above named as undivided 1/4th share in each

Alokendu Bandyopadhyay

Advocate

M/s. RELIABLE CONSTRUCTION
Satya Bandyopadhyay
Partner

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part as per the provision of Hindu Succession Act, 1956. And they have been jointly possessing the same peacefully without interruption of others.

AND WHEREAS while enjoying the same the said Sri Tarak Nath Dey, Sri Biswanath Dey and two married daughters namely Smt. Shikha Ghosh (wife of Sri Sharanan Ghosh) and Smt. Sima Guha (wife of Sri Dilip Guha) jointly sold out 01 Cottah 14 Chittaks 35 sq.ft. of land into and out of the aforesaid 05 Cottah of landed property lying and situated at Mouza - Sodepur, comprised & contained in C.S. & R.S. Dag No. 490(P), J.L. No. 8, E.P. No. 89, S.P. No. 132/3, P.S. Khardah, the then A.D.S.R.O. Barrackpore, at present A.D.S.R.O. Sodepur, District - North 24 Parganas infavour of the present Land Owner hereof namely Sri Satyabrata Sinha by executing a Deed of Conveyance which was executed & registered on 11.05.2015 at the office A.D.S.R. Sodepur and the same was recorded in Book No. I, Volume No. 1524-2015, pages from 1251 to 1279 being no. 152402506 for the year 2015.

AND WHEREAS in the foregoing events & description the said Sri Satyabrata Sinha (the land owner hereof) by virtue of the aforesaid Deed of Conveyance has become the absolute & lawful owner of the said land admeasuring more or less 01 Cottah 14 Chittacks 35 Sq.ft. comprised in part of C.S. & R.S. Dag No. 490(P), E.P. No. 89, S.P. No. 132/3, of Mouza - Sodepur, J.L. No. 8, P.S. Khardah, District - North 24 Parganas, Kolkata-700110 and he recorded his name in the L.R. record of right vide L.R. Dag No. 282/490 & L.R. Khatian No. 2341 and he also mutated his name in the office of Panihati Municipality,


Alokendu Bandyopadhyay

Advocate

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M/s. RELIABLE CONSTRUCTION

Satya brata Sinha

Partner

bearing holding no. 102/A, 4No. Deshbandhu Nagar, under Ward No. 13 and paying the relevant taxes to the authority concern and enjoying the same as the absolute and lawful sole owner of the said landed property which is free from all sorts of encumbrances.

AND WHEREAS the Land Owner / Executant is now desirous of developing the said land by constructed Multi Storeyed building in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/ Promoter who will be able to develop the properties in conjunction with the Executant.

AND WHEREAS I the executant hereof have entered into a **Registered Development Agreement being no. 152408546** in Book no. I, which was executed by me and Registered on 04.12.2024 at the office of A.D.S.R.O. Sodepur, Dist. - North 24 Parganas with the developer "**M/S. RELIABLE CONSTRUCTION**" a Partnership firm having its office at 7, B.T. Road, Swadeshimore P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114, hereby represented by its Partners : **(1) SRI SATYABRATA SINHA**, Son of Late Shyam Mohan Sinha, Residing at "Benimadhab Bhawan" Flat No. 3A & 3B, 3rd Floor, 4no. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, **(2) SRI UTTAM GOSWAMI**, Son of Late Gouranga Goswami, Residing at Gouranga Nagar, P.O. Natagarh, P.S. Gholia, Dist. North 24 Parganas, Kolkata - 700113, **(3) SRI SUJAY DAS**, Son of Late Shib Chandra Das, Residing at 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas,

Satyabrata Sinha

Kolkata - 700110 , **(4) SRI SHAMBHU NATH DAS**, Son of Late Narayan Chandra Das, Residing - at Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115, for construction of a Multistoried Building/ Complex, upon the said property consisting of several Numbers of Self Contained and Independent Flats, Shop rooms, Godowns, Garages etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement I have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developers have requested me to grant the said power of Attorney in favour of them "**M/S. RELIABLE CONSTRUCTION**" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114 having hereby represented by its Partners:

(1) SRI SATYABRATA SINHA, Son of Late Shyam Mohan Sinha, Residing at "Benimadhab Bhawan" Flat No. 3A & 3B, 3rd Floor, 4no. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, **(2) SRI UTTAM GOSWAMI**, Son of Late Gouranga Goswami, Residing at Gouranga Nagar, P.O. Natagarh, P.S. Gholia, Dist. North 24 Parganas, Kolkata - 700113, **(3) SRI SUJAY DAS**, Son of


Alokendu Bandyopadhyay
Advocate

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Late Shib Chandra Das, Residing at 4 No. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110 , **(4) SRI SHAMBHU NATH DAS**, Son of Late Narayan Chandra Das, Residing - at Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115 which I hereby do :-

NOW KNOW YE AND THESE PRESENTS WITNESS that I, **SRI SATYABRATA SINHA**, Son of Late Shyam Mohan Sinha, Residing at: "Benimadhab Bhawan" Flat No. 3A & 3B, 3rd Floor, 4no. Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, do hereby nominate, constitute and appoint the within named Developer to be my true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent me before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting my holding property and sign the relevant applications for that purpose on behalf of me AND to prepare plan on behalf of Executant for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executant all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of


Alokendu Bandyopadhyay
Advocate

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development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building/s on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

6. To appear and represent me before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.


Alokendu Bandyopadhyay
Advocate

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- 7.** To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration monies salaries and/or wages.
- 8.** To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by my said Attorney and to give and effectual receipts in my name and on my behalf in connection with the refund of such deposits.
- 9.** To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
- 10.** To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.
- 11.** To make necessary applications to the W.B.S.E.D.C.L. / C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.


Alokendu Bandyopadhyay
Advocate

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12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.

13. To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.

14. To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.

15. To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/or completion Certificate in respect of the said building/s or any part or parts thereof.

16. To give necessary letters, writings and undertakings to the Panihati Municipality (Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.

17. To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).


Alokendu Bandyopadhyay
Advocate

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18. To approach the Government of West Bengal in all its Departments as also the Panihati Municipality and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/orrevalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.


Alokendu Bandyopadhyay
Advocate

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(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of Building (**except Owner's allocation**) as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

22. (i) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(ii) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.



Alokendu Bandyopadhyay
Advocate

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(iii) The owners/executants shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages **(except Owner's allocation)** in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance at Kolkata.

23. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof **(except Owner's allocated portion)** in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

24. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.


Alokendu Bandyopadhyay
Advocate

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25. To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance. Lease and/or other documents of transfer as aforesaid may have been executed.

26. To execute Lease in respect of the said property (**except Owner's allocated portion**) and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

27. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by me any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as I could do.

28. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as my said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to me upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

29. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) I hereby agree and undertake that I shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in


Alokendu Bandyopadhyay
Advocate

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all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. I hereby expressly agree and undertake that if any such instructions shall be issued by me the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by me.

30. For me and in my name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to me by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in my name or in the name of the said Attorney.

31. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.



Alokendu Bandyopadhyay
Advocate

32. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on my behalf under the powers reserved to me under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

33. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to me either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.


Alokendu Bandyopadhyay
Advocate

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34. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as I could in person do.

35. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

36. AND I HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon him.

37. AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND I HEREBY DECLARE that I shall not do anything inconsistent with this Power of Attorney.

38. AND I hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panjhati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

39. Words in this indenture importing singular shall include plural and vice-versa.

40. Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.


Alokendu Bandyopadhyay
Advocate

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land classified as "Bastu" having rayat possessory right admeasuring more or less **01 (One) Cottah 14 (Fourteen) Chittaks 35 (Thirty Five) sq.ft. alongwith a 100 sq.ft. R.T. Shed standing thereon with **Cemented Flooring** togetherwith all easements rights appertaining thereto, lying and situated at **Mouza - Sodepur,** J.L. No. 08, E.P. No. 89, S.P. No. 132/3, of the Collector of North 24 Parganas, comprised and contained in C.S. & R.S. Dag No. 490 (P), **corresponding to L.R. Dag No. 282/490,** under L.R. Khatian No. 2341 (in the name of Satyabrata Sinha), P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas within the local limits of Panihati Municipality being Holding No. 102/A of 4No. Deshbandhu Nagar, Ward No. 13, Sodepur, Kolkata - 700110 TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the landed property hereby mentioned which is the subject property of this Power of Attorney for Development.**

BUTTED AND BOUNDED

On the North : House of Tarak Nath Dey & Others.

On the South : Municipal High Drain.

On the East : 20ft. wide Municipal Road (4No. Deshbandhu Nagar).

On the West : House of Sunil Pandit.


Alokendu Bandyopadhyay
Advocate

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IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed his respective hands on this 4th day of December, 2024 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES.

1. Avin Basu Roy
Agarpara
KOL-700109
2. Saujan Banerjee Das
Swasti nagar Colony,
Panipat, 24-Pg-500
Kolkata-700114.

Satya bhar Sin

SIGNATURE OF THE EXECUTANT

M/s. RELIABLE CONSTRUCTION

Satya bhar Sin
Shambhusin Das
Uttam Goswami.
Jr. B.

Partner

SIGNATURE OF THE ATTORNEY

Drafted by :

Alokendu Bandyopadhyay

ALOKENDU BANDYOPADHYAY

Advocate

Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court
Enl. No.-WB-570/2004

Laser Setter :

Preetam Das
Preetam Das

UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI SATYABRATA SINHA**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

X

X
PHOTO
PASTED

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

All the above fingerprints are of the abovenamed person,
and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI SATYABRATA SINHA**

Satyabrata Sinha

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Satyabrata Sinha

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI UTTAM GOSWAMI**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Uttam Goswami

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Uttam Goswami

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI SUJAY DAS**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SHAMBHU NATH DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Major Information of the Deed

Deed No :	I-1524-08550/2024	Date of Registration	04/12/2024
Query No / Year	1524-8003074931/2024	Office where deed is registered	
Query Date	04/12/2024 12:33:53 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	(4305) Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 33,62,656/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 152408546/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Deshbandhu Nagar No.4, Mouza: SODEPUR, Ward No: 13, Holding No:102/A Pin Code : 700110

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-282/490	LR-2341	Bastu	Bastu	1 Katha 14 Chatak 35 Sq Ft	19,70,000/-	33,32,656/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					3.174Dec	19,70,000 /-	33,32,656 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Principal Details :

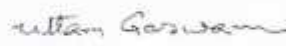
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Satyabrata Sinha (Presentant) Son of Late Shyam Mohan Sinha Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	Photo  04/12/2024	Finger Print  Captured LTI 04/12/2024	Signature  04/12/2024
Benimadhab Bhawan, Flat No. 3A And 3B, 3rd Floor, 4No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: akxxxxxx1c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RELIABLE CONSTRUCTION 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 , PAN No.:: aaxxxxxx2n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Satyabrata Sinha Son of Late Shyam Mohan Sinha Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	Photo  Dec 4 2024 12:54PM	Finger Print  Captured LTI 04/12/2024	Signature  04/12/2024
Benimadhab Bhawan, Flat No. 3A And 3B, 3rd Floor, 4No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx1C,Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)				

2	Name	Photo	Finger Print	Signature
	Mr Uttam Goswami Son of Late Gouranga Goswami Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	 Dec 4 2024 12:55PM	 LTI 04/12/2024 Captured	 04/12/2024
Gouranga Nagar, City:- Panihati, P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx2g,Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr Sujay Das Son of Late Shib Chandra Das Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	 Dec 4 2024 12:57PM	 LTI 04/12/2024 Captured	 04/12/2024
4No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxxx8h,Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)				
4	Name	Photo	Finger Print	Signature
	Mr Shambhu Nath Das Son of Late Narayan Chandra Das Date of Execution - 04/12/2024, , Admitted by: Self, Date of Admission: 04/12/2024, Place of Admission of Execution: Office	 Dec 4 2024 12:59PM	 LTI 04/12/2024 Captured	 04/12/2024
Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6N,Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samir Baran Das Son of Late P N Das Swastinagar Colony, City:- , P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114	 04/12/2024	 04/12/2024 Captured	 04/12/2024
Identifier Of Mr Satyabrata Sinha, Mr Satyabrata Sinha, Mr Uttam Goswami, Mr Sujay Das, Mr Shambhu Nath Das			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Salyabrata Sinha	RELIABLE CONSTRUCTION-3.17396 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Salyabrata Sinha	RELIABLE CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Khardaha, Municipality: PANIHATI, Road: Deshbandhu Nagar No.4, Mouza: SODEPUR, , Ward No: 13, Holding No:102/A Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 282/490, LR Khatian No:- 2341	Owner:মহাদেব ব্রহ্ম, Gurdian:মহাদেব ব্রহ্ম, Address:ব্রহ্ম, Classification:১১৫, Area:0.03000000 Acre,	Owner Name not selected by applicant.

M/s. RELIABLE CONSTRUCTION

Salyabrata Sinha

Partner

Endorsement For Deed Number : I - 152408550 / 2024

On 04-12-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:48 hrs on 04-12-2024, at the Office of the A.D.S.R, SODEPUR by Mr Satyabrata Sinha ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 33,62,656/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 04/12/2024 by Mr Satyabrata Sinha, Son of Late Shyam Mohan Sinha, Benimadhab Bhawan, Flat No. 3A And 3B, 3rd Floor, 4No. Deshbandhu Nagar, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business

Identified by Mr Samir Baran Das, , Son of Late P N Das, Swastinagar Colony, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 04-12-2024 by Mr Satyabrata Sinha, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimora, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified by Mr Samir Baran Das, , Son of Late P N Das, Swastinagar Colony, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Service

Execution is admitted on 04-12-2024 by Mr Uttam Goswami, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimora, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified by Mr Samir Baran Das, , Son of Late P N Das, Swastinagar Colony, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Service

Execution is admitted on 04-12-2024 by Mr Sujay Das, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimora, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified by Mr Samir Baran Das, , Son of Late P N Das, Swastinagar Colony, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Service

Execution is admitted on 04-12-2024 by Mr Shambhu Nath Das, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimora, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified by Mr Samir Baran Das, , Son of Late P N Das, Swastinagar Colony, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

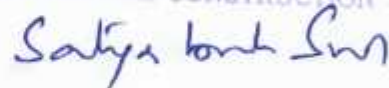
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 8865, Amount: Rs.100.00/-, Date of Purchase: 16/11/2024, Vendor name: Rana Sur



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

M/s. RELIABLE CONSTRUCTION



Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2024, Page from 250251 to 250283
being No 152408550 for the year 2024.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2024.12.05 16:19:32 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 05/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

M/s. RELIABLE CONSTRUCTION

Satya bhar San

Partner