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पश्चिम बंगाल WEST BENGAL

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admitted to registration. The
signature sheet / sheets & the
endorsement sheet / sheets
attached with this document
are the part of this document.

19
Additional District Sub-Registrar
Sodepur, North 24-Parganas

19 JUN 2017

**POWER OF ATTORNEY FOR
DEVELOPMENT**

TO ALL TO WHOM THESE:

We, **1. SRI ANIMESH BAGCHI (PAN no. ADRPB4544L)**,
Son of Late Ajit Mohan Bagchi by Nationality - Indian, By
Religion - Hindu, by Occupation - Business, residing at: 2
no., Vivekananda Colony, P.O. Panihati, P.S. Khardah, Dist.
North 24 Parganas, Kolkata-700114,

Contd...2


Alokendu Bandopadhyay

Advocate

M/s. RELIABLE CONSTRUCTION

Satya bhar Sml

Partner

(2)

2. SRI ALOKESH BAGCHI (PAN No. AEGPB0085A),

Son of Late Ajit Mohan Bagchi by Nationality - Indian, By Religion - Hindu, by Occupation - Business, residing at: 2 no., Vivekananda Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114, do hereby jointly 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, S/o. Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata -700114,

(2) SRI UTTAM GOSWAMI, S/o 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, S/o. 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, S/o. 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,

Alokesh Bagchi
Alokesh Bagchi

M/s. RELIABLE CONSTRUCTION Contd...3
Satyabrata Sinha
Partner

(3)

SEND GREETINGS:-

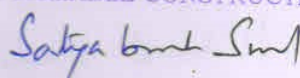
WHEREAS the beloved father of the executant no. 1 & 2 namely Ajit Mohan Bagchi (S/o. Late Mohini Mohan Bagchi) was the absolute and lawful owner of a piece and parcel of land admeasuring an area about 4 Cottahs 22.5 Sq.ft. lying and situated at Mouza-Panihati, J.L.No. 10, E.P. No. 21, S.P. No. 33, C.S. and R.S. Dag No. 1409(P), P.S. Khardah, Dist. North 24 Parganas by virtue of a Registered Deed of Gift being No. 309, Dated 07.04.1990, from R.R. & R. Dept. Govt. of West Bengal on behalf of The Governor of the State of West Bengal and the said Deed of Gift was executed and registered on 07.04.1990 at A.D.R. North 24 Parganas and the same was recorded in Book No. I, Vol No. 45, noted within the pages from 33 to 36, being No. 309 for the year 1990.

AND WHEREAS the said Ajit Mohan Bagchi while had been enjoying the actual physical possession of the said landed property he mutated his name before the local Municipality and had been residing there by constructing a residential house on the said landed property and while enjoying the same he died intestate on 14.10.1991 leaving behind him his two sons namely Sri Animesh Bagchi & Sri Alokesh Bagchi (the executants hereof) and his three daughters namely Smt. Supriya Chatterjee (W/o. Sri Sashi Sekhar Chatterjee), Smt. Sujata Das (W/o. Sri Tapash Das) & Smt. Sreejata Banerjee (W/o. Sri Goutam Banerjee) as his surviving legal heirs and successors and the property left behind Ajit Mohan Bagchi devolved upon his legal heirs as 1/5th undivided share in each part in accordance with the law of Hindu Succession Act 1956.

Be it mention here that the wife of Late Ajit Mohan Bagchi namely Binapani Bagchi was predeceased of her husband and she died on 12.08.1988.


Alokendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION Contd...4



Partner

(4)

AND WHEREAS the said Smt. Supriya Chatterjee, Smt. Sujata Das, Smt. Sreejata Banerjee, Sri Animesh Bagchi & Sri Alokesh Bagchi conjointly inherited the said 4 Cottahs 22.5 Sq.ft. of land and structure as 1/5th undivided share in each part from their deceased father & mother and have been possessing the same peacefully, quietly and without any interruption of others.

AND WHEREAS the said Smt. Supriya Chatterjee, Smt. Sujata Das, Smt. Sreejata Banerjee while have been enjoying the actual physical possession of the said undivided 4 Cottahs 22.5 Sq.ft. of land alongwith a residential house standing thereon with their two full blooded brothers and they jointly make gift of their undivided 3/5th share of the said landed property in favour of the Executant No. 1 and 2 hereof by executing a Registered Deed of Gift being No. 06207 which was executed and registered on 02.12.2004 at Registrar of Assurances, Kolkata and the same was recorded in Book No. I, being No. 06207, for the year 2004.

AND WHEREAS in the manner aforesaid the Executant No. 1 & 2 hereof by virtue of inheritance from their deceased father and thereafter by virtue of a Deed of Gift as aforesaid jointly possessing the total area or land i.e. 4 Cottahs 22.5 Sq.ft. togetherwith residential structure standing thereon and enjoying the actual physical possession of the said landed property.

AND WHEREAS after obtaining the said land and building the owners/executants hereof have been possessing the same peacefully, quietly and without any interruption of others and mutated their names before the assessment registrar of the Panihati Municipality and paying the relevant rents and taxes regularly.


Alokendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION Contd...5



Partner

(5)

AND WHEREAS while have been enjoying the same the said Animesh Bagchi & Alokesh Bagchi for their better enjoyment amicably divided the said 4 Cottahs 22.5 Sq.ft. of land in two plots one plot measuring 2 cottahs 5.5 Sq.ft. for Animesh Bagchi and another plot measuring an area 2 Cottahs 17 Sq. Ft. for Alokesh Bagchi.

AND WHEREAS the said Animesh Bagchi while have been enjoying the plot of land masuring 2 Cottahs 5.5 Sq.ft. for his own and to establish his absolute ownership of the said plot of land the said Alokesh Bagchi gifted his undivided 1/2 share of the said plot of land in favour of his full blooded brother namely Animesh Bagchi by executing a Registered Deed of Gift, being no. 06206, which was executed and registered on 02.12.2004 at Registrar of Assurances, Kolkata and the same was recorded in Book No. I, being No. 06206, for the year 2004.

AND WHEREAS on the other hand the said Alokesh Bagchi while have been enjoying the plot of land masuring 2 Cottahs 17 Sq.ft. for his own and to establish his absolute ownership of the said plot of land the said Animesh Bagchi gifted his undivided 1/2 share of the said plot of land in favour of his full bloded brother namely Alokesh Bagchi by executing a Registered Deed of Gift, being no. 06204, which was executed and registered on 02.12.2004 at Registrar of Assurances, Kolkata and the same was recorded in Book No. I, being No. 06204, for the year 2004.

AND WHEREAS after becoming the sole owner of the said land measuring an area 2 Cottahs 5.5 Sq.ft. the said Animesh Bagchi i.e. the Executant no. 1 hereof have been possessing the same peacefully, quietly and without any interruption

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Alokesh Bagchi

M/s. RELIABLE CONSTRUCTION

Satya Bhat Sinha

Partner

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(6)

of others and mutated his name before the assessment registrar of the Panihati Municipality, bearing Holding no. 85, Vivekananda Colony, under Ward No. 4 and paying the relevant rents and taxes regularly.

AND WHEREAS after becoming the sole owner of the said land measuring an area 2 Cottahs 17 Sq.ft. the said Alokesh Bagchi i.e. the Executant no. 2 hereof have been possessing the same peacefully, quietly and without any interruption of others and mutated his name before the assessment registrar of the Panihati Municipality bearing Holding no. 84, Vivekananda Colony, under Ward No. 4 and paying the relevant rents and taxes regularly.

AND WHEREAS having acquired the aforesaid plots of land through the aforesaid separate registered Deeds the Executants No. 1 & 2 hereof for their better enjoyment as well as for the purpose of construction of Multi Storeyed building upon the said landed property they amalgamated their two separate plots into a Single plot as **(2 Cottahs 5.5 Sq.ft. + 2 Cottahs 17 Sq.ft.) totalling 4 Cottahs 22.5 Sq.ft.** of land classified as "Bastu" togetherwith a residential house standing thereon situates and lying at Mouza-Panihati, J.L.No. 10, E.P. No. 21, S.P. No. 33, C.S. and R.S. Dag No. 1409(P), P.S. Khardah, Dist. North 24 Parganas within the local limits of the Panihati Municipality, under Ward No. 4 and paid taxes to the authority concerned regularly.

AND WHEREAS the Executants are desirous of developing the said land by constructed Multi Storeyed building (G+4) 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 Executants.

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Alokendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION
Satya Banta Sami

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Partner

(7)

AND WHEREAS WE the executants hereof have entered into a **Registered Development Agreement, being no. 152403095**..... in **Book no. I**, which was executed by us and Registered on **19th day of June, 2017** at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas with the developer **"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, hereby represented by its Partners:

(1) SRI SATYABRATA SINHA, S/o. Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

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

(3) SRI SUJAY DAS, S/o. 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, S/o. 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, for construction of a Multistoried Building/Complex (G+4), upon the said property consisting of several Numbers of Self Contained and Independent Flats, Garages, Shop Rooms etc. on the terms, conditions and considerations mentioned in the said Agreement.

Alokendu Bandyopadhyay

Advocate

M/s. RELIABLE CONSTRUCTION

Satya bnd Sinha

Partner

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Alokendu Bandyopadhyay

(8)

AND WHEREAS at the treaty of the said Agreement WE 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 Developer Firm have requested us to grant the said power of Attorney in favour of "**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, hereby represented by its Partners:

(1) SRI SATYABRATA SINHA, S/o. Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

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

(3) SRI SUJAY DAS, S/o. 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, S/o. 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, which WE hereby do:-


Alokendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION



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Partner