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**POWER OF ATTORNEY FOR DEVELOPMENT**

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Additional District Sub-Registrar  
Sodepur, North 24-Parganas  
**27 DEC 2021**

**TO ALL TO WHOM THESE:**

We, **1. SRI PANNALAL SARKAR (PAN : ALUPS2135H)**,  
 Son of Late Phani Bhusan Sarkar, by Nationality-Indian, by  
 Religion-Hindu, by Occupation-Business, Residing at: 142,  
 Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North  
 24 Parganas, Kolkata-700114,

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 Alokendra Banerjee

M/s. RELIABLE CONSTRUCTION  
*Satyajit Kumar Saha*  
 Partner


(2)

**2. SRI SUBIR KUMAR SARKAR (PAN : FTVPS6831N),**  
Son of Late Swapan Sarkar, by Nationality-Indian, by  
Religion-Hindu, by Occupation-Service, Residing at: 142,  
Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North  
24 Parganas, Kolkata-700114,

**3. SRI SAIBAL KUMAR SARKAR (PAN : FNNPS2076H),**  
Son of Late Swapan Sarkar, by Nationality-Indian, by  
Religion-Hindu, by Occupation-Service, Residing at: 142,  
Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North  
24 Parganas, Kolkata-700114 do hereby jointly appoint,  
constitute and nominate "**M/S. RELIABLE CONSTRUCTION**"  
**(PAN: AALFR2292N)** 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:

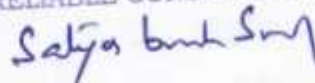
**(1) SRI SATYABRATA SINHA,** Son of Late Shyam  
Mohan Sinha, by Nationality-Indian, by Religion-Hindu,  
by occupation-Business, residing at: Building "DINANTA",  
7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah,  
Dist. North 24 Parganas, Kolkata -700114,

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

  
Alokendra Banerjee  
Advocate

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M/s. RELIABLE CONSTRUCTION



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**(3) SRI SUJAY DAS**, 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**, 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,

**SEND GREETINGS:-**

**WHEREAS** originally one Gouri Rani Sarkar (Wife of Sri Phani Bhushan Sarkar) has purchased a plot of land measuring an area about 7Cottahs 8Chittaks more or less, within Mouza-Panihati, J.L. No. 10, Re.Su. no. 32, Touji no. 155, comprised and contained in R.S. Dag no. 1451, under Jamindar Khatian no. 452 corresponding to R.S. Khatian no. 468, P.S. Khardah, Dist. North 24 Parganas, by virtue of a Bengali Deed of Sale being no. 3332, from her predecessor namely Smt. Anjali Biswas (Wife of Late Charu Chandra Biswas) which was executed and Registered on 31.07.1978 at the Office of S.R. Barrackpore, Dist. 24 Parganas, and the same was recorded in Book no. I, Volume no. 12, noted within the pages from 138 to 143, being Deed no. 3332, for the year 1978.

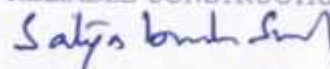


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M/s. RELIABLE CONSTRUCTION



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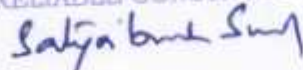
**AND WHEREAS** the said Gouri Rani Sarkar while had been enjoying the actual physical possession of the said landed property she gifted the said 7Cottahs 8Chittaks of landed property in favour of Sri Pannalal Sarkar (Son of Late Phani Bhusan Sarkar) i.e. the landowner no. 1 hereof, Sri Subir Kumar Sarkar (Son of Late Swapan Sarkar) i.e. the landowner no. 2 hereof, and Sri Saibal Kumar Sarkar (Son of Late Swapan Sarkar) i.e. the landowner no. 3 hereof by executing a Registered Bengali Deed of Gift, being no. 01145, which was executed on 27.12.2000 and Registered on 28.02.2003 at the Office of D.S.R.-I, North 24 Parganas at Barasat and the same was recorded in Book no. 1, Volume no. 34, Noted within the pages from 389 to 400, being Deed no. 01145, for the year 2003.

**AND WHEREAS** in the manner aforesaid the owners / executants hereof as per the foregoing events and description has become the lawful joint owners of 7Cottahs 8Chittaks of land alongwith 800sq.ft. one storied pucca residential building standing thereon and enjoying the same peacefully, quietly and without any interruption of others and mutated their names before the assessment registrar of Panihati Municipality in respect of the said plot bearing Holding No. 15 (Aswini Dutta Road), under Ward No. 13 and they also mutated their names in the L.R. Record of Right in L.R. Dag 1451 corresponding to L.R. Khatian No. 4446 in the name of Saibal Kumar Sarkar, L.R. Khatian No. 4447 in the name of Pannalal Sarkar and L.R. Khatian No. 4448 in the name of Subir Kumar Sarkar and paying the relevant rents and taxes regularly to the authority concern.

  
Alokendu Banerjee

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M/s. RELIABLE CONSTRUCTION



Partner




**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.

**AND WHEREAS** WE the executants hereof have entered into a **Registered Development Agreement, being no. 152409482/2021** in **Book no. I**, which was executed by us and Registered on **27th** day of **December, 2021** 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, represented by its Partners:

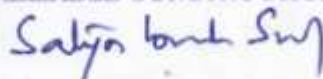
**(1) SRI SATYABRATA SINHA**, Son of Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

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

  
Alakendu Bandyopadhyay  
Advocate

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M/s. RELIABLE CONSTRUCTION



Partner

Panna Ltd Sector

**(3) SRI SUJAY DAS**, 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**, 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, 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.

**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.

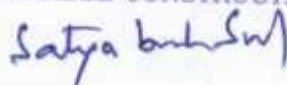
**AND WHEREAS** the Developer Firm have requested us to grant the said power of Attorney in favour of "**M/S. RELIABLE CONSTRUCTION**" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. L79152/2014 having its registered office at: 7, B.T. Road,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

  
Alokendra Banerjee

Advocate

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M/s. RELIABLE CONSTRUCTION



Partner



(1) **SRI SATYABRATA SINHA**, Son of 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**, Son of 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**, 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**, 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, which WE hereby do:-

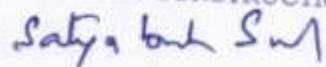
**NOW KNOW YE AND THESE PRESENTS WITNESS** that

We, **1. SRI PANNALAL SARKAR**, Son of Late Phani Bhusan Sarkar, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 142, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

  
Ananda Bandyopadhyay  
Advocate

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M/s. RELIABLE CONSTRUCTION



Partner

**2. SRI SUBIR KUMAR SARKAR**, Son of Late Swapan Sarkar, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: 142, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

**3. SRI SAIBAL KUMAR SARKAR**, Son of Late Swapan Sarkar, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: 142, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 do hereby nominate, constitute and appoint the within named Developer to be our 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 us before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants 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 Executants all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section

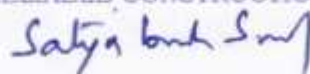


Alokendu Bandyopadhyay

Attorney

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M/s. RELIABLE CONSTRUCTION



Partner



20 of the said Act in respect of the property for purpose of 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 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.

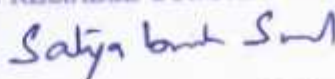
5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

  
Alokendra Bandopadhyay

Advocate

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M/s. RELIABLE CONSTRUCTION



Partner

6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
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 moneys 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 our said Attorney and to give and effectual receipts in our name and on our 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.

  
Alokendu Bandyopadhyay  
Attorney

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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.

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.



*Alokesh Bandyopadhyay*

*Adminstr*

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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).

18. To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office (BKP-II) as well as the Panihati Municipality for the purpose of mutation of the subject landed property 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.



Alokendra Bandyopadhyay

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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/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(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.



Atokembi Bandyopadhyay  
Advocate

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(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.

(iii) 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.

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

(v) 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



Alokendu Bandyopadhyay

Advocate

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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-II at Kolkata.

22. 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.

23. 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.

24. 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.

25. 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.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us of any agreement, deed, conveyance, transfer, assignment,

Alokendu Bandyopadhyay

Attorney

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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 we could do.

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

(b) To receive every sum of money whatsoever which may become due and payable to us 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.

28. (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) We do hereby agree and undertake that we 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 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. We do hereby expressly agree and undertake that if any such instructions shall be issued by us 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 us.



Alokendu Banerjee

Attorney

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(c) To obtain project loan from any Bank, Financial Institutions by Mortgaging the under mentioned Scheduled Property save and except the Owner's Allocation as stated in the Development Agreement.

**29.** For us and in our 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 us 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 our name or in the name of the said Attorney.

**30.** 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.

**31.** To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every

  
Alokendu Bandyopadhyay  
Advocate

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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 our behalf under the powers reserved to us 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.

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us 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.

  
Atakanta Bandyopadhyay  
Attorney

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**33.** 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 we could in our person do.

**34.** 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.

**35.** AND WE 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 the Developer Firm.

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

**37.** AND we 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 Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

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

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



Mokendu Bandyopadhyay  
Advocate

Contd...20

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece or parcel of land classified as "BASTU" having rayat possessory right admeasuring more or less 7 **Cottahs 8Chittaks** togetherwith 800sq.ft. one storied pucca residential building standing thereon with cemented flooring, lying and situates within **Mouza-Panihati, J.L. No. 10, Re.Su. no. 32, Touji no. 155,** comprised and contained in **R.S. & L.R. Dag no. 1451,** under R.S. Khatian no. 468, corresponding to **L.R. Khatian No. 4446** (in the name of Saibal Kumar Sarkar), **L.R. Khatian No. 4447** (in the name of Pannalal Sarkar) and **L.R. Khatian No. 4448** (in the name of Subir Kumar Sarkar), under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, P.S. Khardah, Dist. North 24 Parganas, A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality bearing Holding No. 15 (Aswini Dutta Road), under Ward No. 13, Kolkata-700114 TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

**BUTTED AND BOUNDED BY**

- On the North : House of Narayan Das.  
 On the South : 23 ft. Wide Aswini Dutta Road.  
 On the East : House of Dr. Nalini Ranjan Roy.  
 On the West : House of Sarojini Roy and others &  
 House of Bidyut Biswas.



Atalendu Bandyopadhyay

Attorney

Contd...21



**IN WITNESSES WHEREOF** the parties/Executants hereto have hereunto set and subscribed their respective hands on this 27<sup>th</sup> Day of December, 2021 A.D.

**SIGNED AND DELIVERED**

**in presence of following**

**WITNESSES:**

1. Jain Basu Roy  
Agarpara  
Jal-700109
2. Ayan Banerjee.  
Adv  
Barrackpore  
Court

Pannalal Sarkar

Subir Kumar Sarkar.

Sarbal Kumar Sarkar.

**SIGNATURE OF THE  
EXECUTANTS/OWNERS**

M/s. RELIABLE CONSTRUCTION

Satyabrata Saha

Shambhurnath Das  
ITF on

Uttam Goswami.

Partner

**SIGNATURE OF THE ATTORNEY**

**Drafted by:**

Alokendu Bandyopadhyay  
Adv.

**ALOKENDU BANDYOPADHYAY**  
Advocate

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

**Laser Setter:**

Preetam Das  
**Preetam Das**

Alokendu Bandyopadhyay

Advocate

# FORMER RULE 44A OF THE I.R. ACT 1908



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.

*Sri Sujay Das*

SIGNATURE OF THE PRESENTANT



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

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

*Sri Shambhu Nath Das*

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*Shambhu Nath Das*

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.



**ORDER RULE 44A OF THE I.R. ACT 1908**



*Pannalal Sarkar*

(1) Name : **SRI PANNALAL SARKAR**

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Pannalal Sarkar*

-----  
**SIGNATURE OF THE PRESENTANT**



(2) Name : **SRI SUBIR KUMAR SARKAR**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator *Subir Kumar Sarkar*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Subir Kumar Sarkar*

-----  
**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.

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



Saibal Ku

**SRI SAIBAL KUMAR SARKAR**

(1) Name : .....

## 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.*

*Saibal Kumar Sarkar.*

-----  
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.



शुद्ध आयकर / PERMANENT ACCOUNT NUMBER  
ALUPS2135H



नाम / NAME  
PANNALAL SARKAR

पिता का नाम / FATHER'S NAME  
PHANI BHUSAN SARKAR

जन्म तिथि / DATE OF BIRTH  
18-09-1951

प्रमाणित हस्ताक्षर  
Pannalal Sarkar

*CB Das*  
आयकर अधीक्षक, 1 & XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

Pannalal Sarkar

ভারত সরকার  
 Government of India




পান্না লাল সর্কার  
 PANNALAL SARKAR  
 পিতা : ফ্রান্সি ভূষন সর্কার  
 Father : Pran Bhusan Sarkar  
 জন্ম তারিখ / DOB : 18/09/1951  
 লিঙ্গ / Male



9394 7591 9508

স্বাক্ষর - সাধারণ মানুষের অধিকার

স্বাক্ষর  
12/10/20

ভারত সরকার  
 Government of India



উদ্যোগ প্রসার অথরিটি  
 Entrepreneurship Authority of India

ঠিকানা:  
 142, অশ্বিনী দত্ত রোড,  
 পানিহাটি, পানিহাটি (ম),  
 পানিহাটি, উত্তর 24 পরগনা,  
 পশ্চিম বঙ্গ, 700114

Address:  
 142, ASWINI DUTTA ROAD,  
 PANIHATI, Panihati (m), Panihati,  
 North 24 Parganas, West Bengal,  
 700114

9394 7591 9508

1847 1800 300 1847    help@eaiia.gov.in    www.eaiia.gov.in

Pannalal Sarkar





Subir Kumar Sarkar.

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ভারত

ভারত সরকার

Unique Identification Authority of India

Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1111/11670/10331

৫-৪/২৭  
৭

To  
 সুবীর কুমার সর্কার  
 Subir Kumar Sarker  
 142 ASWINI DUTTA ROAD  
 Panhati (m)  
 Panhati  
 North 24 Parganas North 24 Parganas  
 West Bengal 700114

1929930302

ML929930302FT



আপনার আইডি নং / Your Aadhaar No. :

**6555 9730 8082**

স্বাধীনতা - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুবীর কুমার সর্কার  
 Subir Kumar Sarker  
 পিতা : স্বপন সর্কার  
 Father : SWAPAN SARKAR  
 জন্মতারিখ / DOB : 02/06/1976  
 লিঙ্গ / Male



**6555 9730 8082**

স্বাধীনতা - সাধারণ মানুষের অধিকার

*Subir Kumar Sarker*



आयकर विभाग  
INCOME TAX DEPARTMENT  
SAIBAL KUMAR SARKAR



भारत सरकार  
GOVT. OF INDIA

SWAPAN SARKAR

02/06/1976

Permanent Account Number

FNNPS2076H

Saibal Kumar Sarkar

Signature



17032014

Saibal Kumar Sarkar

8-81



ভারত সরকার

Government of India

ভাটিকাভূমির আই ডি / Enrollment No.: 1111/11670/10330

To  
 সাইবাল কুমার সর্কার  
 Saibal Kumar Sarkar  
 142 ASWINI DUTTA ROAD  
 Panihati (m)  
 Panihati  
 North 24 Parganas North 24 Parganas  
 West Bengal 700114

1009430209



ML929930293FT



আপনার আইডি সংখ্যা / Your Aadhaar No. :

**4798 0104 0761**

স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



সাইবাল কুমার সর্কার  
 Saibal Kumar Sarkar  
 পিতা : স্বপন সর্কার  
 Father : SWAPAN SARKAR  
 জন্মতারিখ / DOB : 02/06/1976  
 পুরুষ / Male



**4798 0104 0761**

স্বাক্ষর - সাধারণ মানুষের অধিকার

Saibal Kumar Sarkar

৫.০/



आयकर विभाग  
INCOME TAX DEPARTMENT  
RELIABLE CONSTRUCTION

भारत सरकार  
GOVT. OF INDIA

10/10/2007

Permanent Account Number  
AALFR2292N



2009/0003

M/s. RELIABLE CONSTRUCTION  
Satya bharati Lal Sharmadharan  
Uttam Goswami Partner

भारत सरकार  
Satya Brata Sinha  
DOB: 31/08/1969  
Male

7658 1518 0599

मेरा आधार, मेरी पहचान

Satya Brata Sinha

भारत सरकार  
Satya Brata Sinha  
DOB: 31/08/1969

7658 1518 0599

Address: FLAT NO 3A/B BENIMACHAS  
BHAWAN, 4 NO DESH BANDHU NAGAR,  
SOCEPUR, Panchhat (II), North 24  
Parganas, West Bengal, 700112

1247 help@uidai.gov.in www.uidai.gov.in





ভারত সরকার

Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No. 1111/11655/16507

To  
উত্তম গোস্বামী  
Uttam Goswami  
S/O: Gouranga Goswami  
CHITTARANJAN ROAD  
GOURANGA NAGAR  
Pantnagar (m)  
Nalaganh  
North 24 Parganas North 24 Parganas  
West Bengal 700113  
182970228  
ML929702282FT



আপনার সংখ্যা / Your No. :

2171 4354 3032

- সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



উত্তম গোস্বামী  
Uttam Goswami  
জন্ম তারিখ / DOB: 31/12/1971  
পুত্র / Male



2171 4354 3032

- সাধারণ মানুষের অধিকার

Uttam Goswami



भारत सरकार

भारत सरकार

Unique Identification Authority of India

भारत सरकार

Enrollment No: 1325/13549/20784

To  
 SUJAY DAS  
 S/O: Shri Chandra Das  
 UTTARIYAN APPARTMENT 2/A 4ND, DESHBANDU  
 NAGAR  
 Panihati (mj)  
 Sodepur  
 North 24 Paraganas North 24 Parganas  
 West Bengal 700110  
 9861701365  
 MD807984133FH

251102018  
60798413



आपका आधार क्रमांक / Your Aadhaar No. :

4400 7272 2756

मेरा आधार, मेरी पहचान



SUJAY DAS  
DOB : 01/01/1972  
Male



4400 7272 2756

मेरा आधार, मेरी पहचान

Sujay Das

भारत सरकार  
Government of India

आधार  
Aadhaar






Photo Date: 14/03/2014

शम्भु नाथ दास  
Shambhu Nath Das

जन्म तिथि / DOB: 29/07/1962

लिंग / Male




5517 7491 1384

मेरा आधार, मेरी पहचान

*Shambhunaath Das*

भारतीय डिजिटल पहचान प्राधिकरण  
Government Digital Identity of India

भारत  
India




विवरण: श्री/श्रीमती एक राज, विद्यालय, नारायण चंद्राचार्य रोड, सुखार, पश्चिम बंगाल (WB), पोस्ट 24 पारणसा, पंचसतत बंग, 700115

Address: S/O Narayan Chandra Das,  
KIRANLAY, SAKACHAR TARAFDAR  
ROAD, SUKHAR, Panchsat (WB), North 24  
Parganas, West Bengal, 700115



5517 7491 1384

☎ 1947
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🌐 [www.uidai.gov.in](http://www.uidai.gov.in)



 **BAR COUNCIL OF WEST BENGAL**  
The Bar Council of West Bengal is established under the Advocates Act, 1961.  
A. K. Chatterjee Law Centre, New Market, City Court Building, Kolkata - 700 017.  
Phone: 2220 2220, 2220 2220, 2220 2220, 2220 2220, 2220 2220.  
E-mail: [secretary@barcouncilwb.org](mailto:secretary@barcouncilwb.org)  
Website: [www.barcouncilwb.org](http://www.barcouncilwb.org)

**IDENTITY CARD**

NAME : AYAN BANERJEE Advocate..... 

Father's/Husband's Name Syaman Banerjee.....

   
(SIDDHARTHA MUKHOPADHYAY) (ANISUR RAHMAN)  
Chairman Executive Committee Chairman

Ayan Banerjee

### Major Information of the Deed

Deed No :	I-1524-09497/2021	Date of Registration	27/12/2021
Query No / Year	1524-8002741210/2021	Office where deed is registered	
Query Date	27/12/2021 12:36:02 PM	1524-8002741210/2021	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile : 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. 50,00,000/-	Rs. 1,16,77,500/-		
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]:- 152409482/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S.- Khardaha, Municipality: PANIHATI, Road: Ashwini Datta Road (Panihati Municipality Mouza: Panihati, , Ward No: 13, Holding No:15 Pin Code : 700114



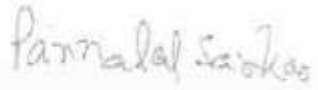


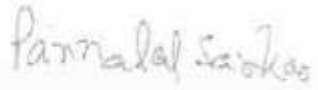


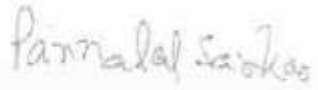


















Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1451	LR-4446	Bastu	Bastu	7 Katha 8 Chatak	55,00,000/-	1,11,37,500/-	Width of Approach Road: 23 Ft. Adjacent to Meta Road, . Project Name :
<b>Grand Total :</b>					12.375Dec	55,00,000 /-	111,37,500/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	5,00,000/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		800 sq ft	5,00,000 /-	5,40,000 /-	



Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Pannalal Sarkar</b>                      (Presentant)                      Son of Late Phani Bhusan Sarkar                      Executed by: Self, Date of Execution: 27/12/2021                      , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office                 </td> <td>                       27/12/2021                 </td> <td>                       LTH                      27/12/2021                 </td> <td>                       27/12/2021                 </td> </tr> </tbody> </table> <p>142, Aswini Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx5H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Pannalal Sarkar</b> (Presentant) Son of Late Phani Bhusan Sarkar Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office	 27/12/2021	 LTH 27/12/2021	 27/12/2021
Name	Photo	Finger Print	Signature						
<b>Mr Pannalal Sarkar</b> (Presentant) Son of Late Phani Bhusan Sarkar Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office	 27/12/2021	 LTH 27/12/2021	 27/12/2021						
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Name	Photo	Finger Print	Signature						
<b>Mr Subir Kumar Sarkar</b> Son of Late Swapan Sarkar Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office	 27/12/2021	 LTH 27/12/2021	 27/12/2021						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Saibal Kumar Sarkar</b>                      Son of Late Swapan Sarkar                      Executed by: Self, Date of Execution: 27/12/2021                      , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office                 </td> <td>                       27/12/2021                 </td> <td>                       LTH                      27/12/2021                 </td> <td>                       27/12/2021                 </td> </tr> </tbody> </table> <p>142, Aswini Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FNxxxxxx6H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Saibal Kumar Sarkar</b> Son of Late Swapan Sarkar Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office	 27/12/2021	 LTH 27/12/2021	 27/12/2021
Name	Photo	Finger Print	Signature						
<b>Mr Saibal Kumar Sarkar</b> Son of Late Swapan Sarkar Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office	 27/12/2021	 LTH 27/12/2021	 27/12/2021						






























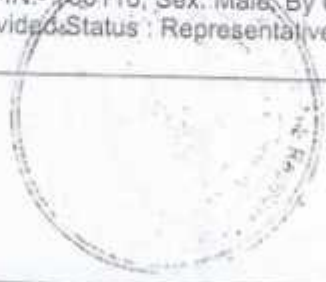





**Journey Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RELIABLE CONSTRUCTION</b> 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 . PAN No.:: AAxxxxx2N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SATYABRATA SINHA</b>                      Son of Late Shyam Mohan Sinha                      Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 27 2021 2:50PM</td> <td>LTI 27/12/2021</td> <td>27/12/2021</td> </tr> </tbody> </table> <p>Building "DINANTA", 7, B.T. Road, Swadeshi More, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr SATYABRATA SINHA</b> Son of Late Shyam Mohan Sinha Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office					Dec 27 2021 2:50PM	LTI 27/12/2021	27/12/2021
Name	Photo	Finger Print	Signature										
<b>Mr SATYABRATA SINHA</b> Son of Late Shyam Mohan Sinha Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office													
	Dec 27 2021 2:50PM	LTI 27/12/2021	27/12/2021										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr UTTAM GOSWAMI</b>                      Son of Late Gouranga Goswami                      Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 27 2021 2:57PM</td> <td>LTI 27/12/2021</td> <td>27/12/2021</td> </tr> </tbody> </table> <p>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, Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr UTTAM GOSWAMI</b> Son of Late Gouranga Goswami Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office					Dec 27 2021 2:57PM	LTI 27/12/2021	27/12/2021
Name	Photo	Finger Print	Signature										
<b>Mr UTTAM GOSWAMI</b> Son of Late Gouranga Goswami Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office													
	Dec 27 2021 2:57PM	LTI 27/12/2021	27/12/2021										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SUJAY DAS</b>                      Son of Late Shib Chandra Das                      Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 27 2021 2:57PM</td> <td>LTI 27/12/2021</td> <td>27/12/2021</td> </tr> </tbody> </table> <p>4 No. 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, Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr SUJAY DAS</b> Son of Late Shib Chandra Das Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office					Dec 27 2021 2:57PM	LTI 27/12/2021	27/12/2021
Name	Photo	Finger Print	Signature										
<b>Mr SUJAY DAS</b> Son of Late Shib Chandra Das Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office													
	Dec 27 2021 2:57PM	LTI 27/12/2021	27/12/2021										



Name:	Photo	Finger Print	Signature
<b>Mr SHAMBHU NATH DAS</b> Son of Late Narayan Chandra Das Date of Execution - 27/12/2021, Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office			
	Dec 27 2021 2:58PM	LTI 27/12/2021	27/12/2021
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, Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ayan Banerjee</b> Son of Mr Swapan Banerjee Bkp Court, City:- , P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	27/12/2021	27/12/2021	27/12/2021
Identifier Of Mr Pannalal Sarkar, Mr Subir Kumar Sarkar, Mr Saibal Kumar Sarkar, 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 Pannalal Sarkar	RELIABLE CONSTRUCTION-4.125 Dec
2	Mr Subir Kumar Sarkar	RELIABLE CONSTRUCTION-4.125 Dec
3	Mr Saibal Kumar Sarkar	RELIABLE CONSTRUCTION-4.125 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Pannalal Sarkar	RELIABLE CONSTRUCTION-266.66666700 Sq Ft
2	Mr Subir Kumar Sarkar	RELIABLE CONSTRUCTION-266.66666700 Sq Ft
3	Mr Saibal Kumar Sarkar	RELIABLE CONSTRUCTION-266.66666700 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Ashwini Datta Road (Panihati Municipality), Mouza: Panihati, , Ward No: 13, Holding No:15 Pin Code : 700114

Sch No:	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1451, LR Khatian No:- 4446		Owner Name not selected by applicant.



Endorsement For Deed Number : I - 152409497 / 2021

27-12-2021

**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 13:13 hrs on 27-12-2021, at the Office of the A.D.S.R. SODEPUR by Mr. Pannalal Sarkar, one of the Executors

**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 1,19,77,500/-

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

Execution is admitted on 27/12/2021 by 1. Mr Pannalal Sarkar, Son of Late Phani Bhusan Sarkar, 142, Aswini Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 2. Mr Subir Kumar Sarkar, Son of Late Swapan Sarkar, 142, Aswini Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Service, 3. Mr Saibal Kumar Sarkar, Son of Late Swapan Sarkar, 142, Aswini Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Service

Identified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Bkp Court, P.O: Barrackpore, Thana: Barrackpore, . North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-12-2021 by Mr SATYABRATA SINHA, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Identified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Bkp Court, P.O: Barrackpore, Thana: Barrackpore, . North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 27-12-2021 by Mr UTTAM GOSWAMI, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

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Execution is admitted on 27-12-2021 by Mr SUJAY DAS, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

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Execution is admitted on 27-12-2021 by Mr SHAMBHU NATH DAS, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

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**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-



M/s. RELIABLE CONSTRUCTION  
Satyabrata Sinha  
Partner



**Amount of Stamp Duty**

Notified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs. 100/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 4208, Amount: Rs.100/-, Date of Purchase: 04/12/2021, Vendor name: RANA SUR



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



M/s. RELIABLE CONSTRUCTION  
*Satya and Sunil*  
Partner

152409497

Date of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1524-2022, Page from 1 to 47  
being No 152409497 for the year 2021.



*Handwritten initials*

Digitally signed by AMRITA  
CHAKRAVORTI  
Date: 2022.01.03 11:37:38 +05:30  
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2022/01/03 11:37:38 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



(This document is digitally signed.) M/s. RELIABLE CONSTRUCTION  
*Satya Bhat Saha*  
Partner