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I-5381/2022



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AF 207965

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

**POWER OF ATTORNEY FOR DEVELOPMENT**

Notary Public, Sub-Registrar's  
Office, North 24 Parganas  
20 JUN 2022

**TO ALL TO WHOM THESE:**

We, **1. SRI DULAL CHANDRA BANERJEE (PAN: ACRPB5636N)**, Son of Late Janardan Banerjee, by Nationality - Indian, By Religion - Hindu, by Occupation - Retired, Residing at: 2 No, Vivekananda Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

Contd..2

Kishore Banerjee  
Address

M/S. RELIABLE CONSTRUCTION  
  
Partner

(2)

**2. SRI BABULAL BANERJEE (PAN: CDMPB3837K)**, Son of Late Janardan Banerjee, by Nationality - Indian, By Religion - Hindu, by Occupation - Self Employed, Residing at: 2 No, Vivekananda Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

**3. SRI SIBLAL BANERJEE (PAN: CIYPB7568J)**, Son of Late Janardan Banerjee, by Nationality - Indian, By Religion - Hindu, by Occupation - Service, 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**, 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,

M/S. RELIABLE CONSTRUCTION

Satyabrata Sinha

(3)

(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** the beloved father of the land owners / executants no. 1, 2 & 3 namely Janardan Banerjee (Son of Late Bhiswar @Biswaswar Banerjee) was the absolute and lawful owner of a piece and parcel of land admeasuring an area about **3 Cottahs 12 Chittaks 18 Sq.ft.** lying and situated at Mouza-Panihati, J.L.No. 10, E.P. No. 20, S.P. No. 32, C.S. and R.S. Deg No. 1409(P), P.S. Khardah, Dist. North 24 Parganas by virtue of a Registered Deed of Gift being No. 319, 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, Barasat and the same was recorded in Book No. 1, Vol No. 5, noted within the pages from 73 to 76, being No. 319, for the year 1990.

M/S. RELIABLE CONSTRUCTION  
Salya bnd Singh  
Partner

**AND WHEREAS** the said Janardan Banerjee while had been enjoying the actual physical possession of the said landed property he mutated his name before the local

*(Signature)*



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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 12.12.1992 leaving behind him his legally married wife namely Smt. Nivedita Banerjee and three sons namely Sri Dulal Chandra Banerjee, Sri Babulal Banerjee & Sri Siblal Banerjee (the Owners no. 1 to 3 hereof) and one daughter namely Smt. Minati Bhattacharjee, Wife of Late Trideb Bhattacharjee as his surviving legal heirs and successors and the property left behind Janardan Banerjee devolved upon his above named legal heirs as 1/5th undivided share in each part in accordance with the law of Hindu Succession Act 1956.

**AND WHEREAS** the said Smt. Nivedita Banerjee while had been enjoying the said landed property jointly with her other co-sharer she died Intestate on 11.09.2004 leaving behind her three sons namely Sri Dulal Chandra Banerjee, Sri Babulal Banerjee & Sri Siblal Banerjee (the Owners no. 1 to 3 hereof) and one daughter namely Smt. Minati Bhattacharjee, Wife of Late Trideb Bhattacharjee as her surviving legal heirs and successors and the undivided 1/5th share of the total landed property left behind Nivedita Banerjee devolved upon her legal heirs in accordance with the law of Hindu Succession Act 1956.

**AND WHEREAS** in the manner aforesaid the Owners / Executants No. 1 & 3 hereof alongwith their sister namely Smt. Minati Bhattacharjee by virtue of inheritance from their

M/A RELIABLE CONSTRUCTION

Satyendra Singh

Partner

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deceased father and mother has become the joint owners of the landed property i.e. 3 Cottahs 12 Chittaks 18 Sq.ft. togetherwith a two storied residential house standing thereon and enjoying the actual physical possession of the said landed property.

**AND WHEREAS** the said Smt. Minati Bhattacharjee, while has been enjoying the actual physical possession of the said landed property she make a Gift in respect of her 1/4th share of the land & building i.e. **undivided 15 Chittaks 4.5 Sq.ft.** of land togetherwith **undivided 400sq.ft.** two storied pucca residential building out of the total 3 Cottahs 12 Chittacks 18 Sq.ft. of land togetherwith 1600-sq.ft. two storied pucca residential building standing thereon (800 sq.ft. on the Ground Floor + 800 sq.ft. on the First Floor) in favour of the present Owners/Executants hereof riameley **SRI DULAL CHANDRA BANERJEE, SRI BABULAL BANERJEE & SRI SIBLAL BANERJEE** (the Owners no. 1 to 3 hereof) by executing a Deed of Gift, being no. 15240~~5358~~, in Book No. I, which was executed on ~~26.06.2021~~ and Registered on ~~26.06.2021~~, at the office of A.D.S.R.O. Sodepur, North 24 Parganas for the year 2022 and thereafter the present Owners / Executants hereof by virtue of the said Deed of Gift and by virtue of inheritance has become the absolute and joint owners of the said 3 Cottahs 12 Chittacks 18 Sq.ft. of land togetherwith a two storied pucca residential building having constructed covered area of 1600 Sq.ft. standing thereon be the same little more or less as

Dulal Chandra Banerjee

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sixteen annas Owners and has been possessing the same peacefully, quietly and without any interruption of others and mutated their name before the local Panihati Municipality in respect of their Plot of land bearing Holding No. 86, Vivekananda Colony, under Ward No. 4 and paying the relevant rent & taxes regularly and enjoying the same morefully mentioned in the Schedule hereunder written.

**AND WHEREAS** the Executants are desirous of developing the said land by constructed Multi Storied 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. 1524053FO**..... in **Book no. I**, which was executed by us and Registered on **20th day of June, 2022** 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:

*Dulal Chandra Dasgupta*

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**(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,

**(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.

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**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. Panihat, 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. Panihat, 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:-



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 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

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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 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

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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.

**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.

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**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).

**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.



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**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).

**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.

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**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/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

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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.

(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.

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(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 execute 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-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.



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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, 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.

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(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.

(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 or proceedings to prosecute or discontinue or become non-sulted 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

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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 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.

**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.



(21)

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.

**THE SCHEDULE ABOVE REFERRED TO**

**LL THAT** the piece or parcel of land classified as "BASTU" having rayat possessory right admeasuring more or less **3 Cottahs 12 Chittaks 18 Sq.ft.** togetherwith a two storied residential house standing thereon measuring constructed covered area **1600 sq.ft.** (800 sq.ft. on the Ground Floor + 800 sq.ft. on the First Floor) with **Cemented Flooring** appertaining to C.S. & R.S. Dag No 1409(P), **L.R. Dag No. 1409/1938**, E.P. No. 20, S.P. No. 32, within **Mouza-Panihati**, J.L.No. 10, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality bearing  **Holding No. 86** at Vivekananda Colony, under Ward No. 4, 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**

On the North : E.P. No. 20A.

On the South : E.P. No. 21.

On the East : 17ft. Wide 2no. Vivekananda Colony Road.

On the West : Vivekananda Club.

**IN WITNESSES WHEREOF** the parties/Executants hereto have hereunto set and subscribed their respective hands on this 20th Day of June, 2022 A.D.

**SIGNED AND DELIVERED**

**in presence of following**

**WITNESSES:**

1. Atan Banerjee  
Adv  
Bonaexpone Court  
Enfr - F/121/2013.
2. Aniket Das  
Adv  
F-1523-1123/2010.  
Bonaexpone Court.

*Ural Chandan Banerjee*

*Rahul Banerjee*

*Splalal Banerjee*

**SIGNATURE OF THE EXECUTANTS/OWNERS**

**RELIABLE CONSTRUCTION**  
*Sri Satyabrat Saha*  
*Shankar Das Atan Goswami*  
PARTNER

**SIGNATURE OF THE ATTORNEY**

**Drafted by:**

*Alokendu Bandyopadhyay*  
Adv.

Alokendu Bandyopadhyay  
Enfr. No. - 8-57/2016, Advocate  
High Court, Calcutta

**Laser Setter:**

*Preetam Das*  
Preetam Das

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



(1) Name : **SRI DULAL CHANDRA BANERJEE** *Dulal ch*

## 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.*

*Dulal chandra Banerjee*

SIGNATURE OF THE PRESENTANT

X

X  
PHOTO  
PASTED

(2) Name : .....  
 Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Trustee

## 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**



(1) Name : **SRI BABULAL BANERJEE**

*Babulal Banerjee*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Babulal Banerjee*

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SIBALAL BANERJEE**

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

*Sibalal Banerjee*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Sibalal Banerjee*

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovesigned 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 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 abovesaid 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/Trustee*

*Uttam Goswami*

## 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 abovesaid person, and attested by the said person.*

*Uttam Goswami*

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 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



*Sri Shambhu Nath Das*

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.

**Attorney 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 - 20/06/2022, Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>44-20-000-1097W</td> <td>L1 24/06/2022</td> <td>24/06/2022</td> <td></td> </tr> </tbody> </table> <p>Building "DINANTA" 7, B.T. Road, Swadeshi More, City:- Panihat, 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 - 20/06/2022, Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office				44-20-000-1097W	L1 24/06/2022	24/06/2022	
Name	Photo	Finger Print	Signature										
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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 - 20/06/2022, Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td>44-20-000-1097W</td> <td>L1 20/06/2022</td> <td>20/06/2022</td> <td></td> </tr> </tbody> </table> <p>Gouranga Nagar, City:- Panihati, P.O:- Natagarhi, 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 - 20/06/2022, Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office				44-20-000-1097W	L1 20/06/2022	20/06/2022	
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Name	Photo	Finger Print	Signature										
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44-20-000-1097W	L1 20/06/2022	20/06/2022											



Name	Photo	Finger Print	Signature
<b>Mr SHAMBHU NATH DAS</b> Son of Late Narayan Chandra Das Date of Execution - 20/06/2022, Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office			
Sasachar 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 S Banerjee Bhp, City - , P.O - Bhp, P.S -Barrackpore, District -North 24-Parganas, West Bengal, India, PIN:- 700120			
Identifier Of Mr Dulal Chandra Banerjee, Mr Babulal Banerjee, Mr SIBlal Banerjee, 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 Dulal Chandra Banerjee	RELIABLE CONSTRUCTION-2.07625 Dec
2	Mr Babulal Banerjee	RELIABLE CONSTRUCTION-2.07625 Dec
3	Mr SIBlal Banerjee	RELIABLE CONSTRUCTION-2.07625 Dec

**Transfer of property for S1**

Sl.No	From	To, with area (Name-Area)
1	Mr Dulal Chandra Banerjee	RELIABLE CONSTRUCTION-533.33333300 Sq Ft
2	Mr Babulal Banerjee	RELIABLE CONSTRUCTION-533.33333300 Sq Ft
3	Mr SIBlal Banerjee	RELIABLE CONSTRUCTION-533.33333300 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Vivekananda Colony, Mouza: Panihati, Ward No: 4, Holding No:88 Pin, Code : 700114

Sch No	Plot & Khellan Number	Details Of Land	Owner name in English selected by Applicant	Owner name not selected by applicant
LT	LR Plot No:- 1409/1938			





CH 20/06/2022

**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) 48(1),W.B. Registration Rules,1962)**

Presented for registration at 12:52 hrs on 20-06-2022, at the Office of the A.D.S.R. SODEPUR by Mr Dulal Chandra Banerjee, one of the Executants

**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 55,39,221/-

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

Execution is admitted on 20/06/2022 by 1. Mr Dulal Chandra Banerjee, Son of Late Janardan Banerjee, 2 No, Vivekananda Colony, P.O: Panihati, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Retired Person, 2. Mr Babulal Banerjee, Son of Late Janardan Banerjee, 2 No, Vivekananda Colony, P.O: Panihati, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Others, 3. Mr Siblal Banerjee, Son of Late Janardan Banerjee, 2 No, Vivekananda Colony, 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 S Banerjee, Bkp, P.O: Bkp, 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 20-06-2022 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 S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 20-06-2022 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 20-06-2022 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 20-06-2022 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

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

**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  
Satya Brata Sinha  
Partner





**Payment of Stamp Duty**

Certified 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 13874, Amount: Rs.100/-, Date of Purchase: 19/05/2022, Vendor name: RANA SUR



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

H/A. RELIABLE CONSIGNMENT

*Satya Bandhu Sin*

Particular



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1524-2022, Page from 194819 to 194854  
being No 152405381 for the year 2022.



Digitally signed by SUMANTA  
CHAKRABORTY  
Date: 2022.06.27 17:36:45 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/06/27 05:36:45 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

M/s. RELIABLE CONSTRUCTION

Partner



(This document is digitally signed.)