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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

Sub-Registrar
North 24 Parganas

POWER OF ATTORNEY FOR DEVELOPMENT

TO ALL TO WHOM THESE:

26 SEP 2022

We, 1. SMT. DEBARATI SENGUPTA (PAN: ELZPS5462L), Wife of Sri Ritesh Chowdhury, Daughter of Late Dillip Kumar Sengupta, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: Joy Gopal Roy Chowdhury Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, PIN-700114

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Alokendu Bandyopadhyay

Advocate

M/s. RELIABLE CONSTRUCTION

Satya Brindha Sanyal

Partner

2. SRI PRADIP KUMAR SENGUPTA (PAN: ALNPS1766M), Son of Late Provash Chandra Sengupta, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, Residing at: Joy Gopal Roy Chowdhury Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, PIN-700114

3. SMT. TANIMA SENGUPTA (PAN: CWRPS4555H), Wife of Late Dilip Kumar Sengupta, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: Joy Gopal Roy Chowdhury Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, PIN-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,



Alokendu Bandyopadhyay
Advocate

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M/s. RELIABLE CONSTRUCTION
Satya Brata Sinha

Partner

(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 Sri Provash Chandra Sengupta (Son of Sri Kalyaneswar Sengupta) in his life time had purchased a plot of land measuring an area about 6 Cottaahs 9 Chittaks 33 sq.ft. a little 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. 2642 & 2645, under R.S. Khatian no. 898, P.S. Khardah, Dist. North 24 Parganas, by virtue of a Bengali Deed of Sale being no. 2400, from his predecessor namely Sri Satish Chandra Das (Son of Sri Aswini Kumar Das) which was executed and Registered on 18.04.1960 at the Office of S.R. Barrackpore, Dist. 24 Parganas, and the same was recorded in Book no. I, Volume no. 29, noted within the pages from 100 to 104, being Deed no. 2400, for the year 1960.



Alokendu Bandyopadhyay
Advocate

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Partner

AND WHEREAS the said Sri Provash Chandra Sengupta while had been enjoying the actual physical possession of the said landed property he gifted the said 1 Cottahs 10 Chittaks 12 sq.ft. of landed property, within Mouza-Panihati, J.L. No. 10, Re.Su. no. 32, Touji no. 155, comprised and contained in R.S. Dag no. 2642 & 2645, under R.S. Khatian no. 898, P.S. Khardah, Dist. North 24 Parganas, out of his total 6 Cottahs 9 Chittaks 33 sq.ft. of land in favour of his grand daughter namely Kumari Debarati Sengupta (Daughter of Late Dilip Kumar Sengupta and now Wife of Sri Ritesh Chowdhury) i.e. the landowner/ executant no. 1 hereof, by executing a Registered Bengali Deed of Gift, being no. 3795, which was executed on 29.05.1992 at the Office of Sub Registrar Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, Volume no. 83, Noted within the pages from 375 to 382, being Deed no. 3795, for the year 1992.

AND WHEREAS thereafter the said Provash Chandra Sengupta on the same day i.e. on 29.05.1992 also executed a Registered Bengali Deed of Settlement in respect of his rest landed property i.e. 4 Cottahs 15 Chittaks 21 sq.ft. infavour of his son namely Sri Pradip Kumar Sengupta, daughter-in-law namely Smt. Tanima Sengupta (wife of Late Dilip Kumar Sengupta) and Grand Daughter Kumari Debarati Sengupta (Daughter of Late Dilip Kumar Sengupta and now Wife of Sri Ritesh Chowdhury) and the said Deed of Settlement was executed on 29.05.1992 at the Office of



Alokendu Bandyopadhyay

Advocate

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Sub Registrar Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, Volume no. 83, Noted within the pages from 383 to 394, being Deed no. 3796, for the year 1992.

AND WHEREAS The Settler of the aforesaid Deed of Settlement vide No. 3796 for the year 1992, namely Provash Chandra Sengupta died on 20.08.1999 and thereafter his wife namely Santi Sengupta also died on 11.06.2003 and after their demise the latter terms of the said Deed of Settlement has come to effect and as per the terms & condition and distribution of the said Deed of Settlement Sri Pradip Kumar Sengupta i.e. the owner no. 2 hereof has become the lawful & sole owner of 1 Cottahs 14 Chittaks of landed property, within Mouza-Panihati, J.L. No. 10, Re.Su. no. 32, Touji no. 155, comprised and contained in R.S. Dag no. 2642 & 2645, under R.S. Khatian no. 898, P.S. Khardah, Dist. North 24 Parganas AND Debarati Sengupta & Tanima Sengupta i.e. the owner no. 1 & 3 hereof jointly has become the lawful owners of 3 Cottahs 1 Chittaks 21 sq.ft. of landed property within Mouza-Panihati, J.L. No. 10, Re.Su. no. 32, Touji no. 155, comprised and contained in R.S. Dag no. 2642 & 2645, under R.S. Khatian no. 898, P.S. Khardah, Dist. North 24 Parganas and enjoying as well as possessing the same as per their demarcated allocation.



Ankendu Bandyopadhyay
Advocate

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Satya Bandyopadhyay

Partner

AND WHEREAS in the manner aforesaid the landowners/ executants no. 1, 2 & 3 hereof as per the foregoing events and description has become the lawful owners of (1 Cottahs 10 Chittaks 12 sq.ft. + 1 Cottahs 14 Chittaks + 3 Cottahs 1 Chittaks 21 sq.ft.) = totalling 6 Cottahs 9 Chittaks 33 sq.ft of land alongwith 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 their 3 plots of land bearing Holding No. 176 (Joy Gopal Roy Chowdhury Road), under Ward No. 5 in the name of Debarati Sengupta, bearing Holding No. 37 (Joy Gopal Roy Chowdhury Road), under Ward No. 5 in the name of Pradip Kumar Sengupta and bearing Holding No. 36 (Joy Gopal Roy Chowdhury Road), under Ward No. 5 in the name of Debarati Sengupta & Tanima Sengupta and they also recorded their names in the L.R. Record of Right vide L.R. Khatian No. 4017 in the name of Debarati Sengupta, L.R. Khatian No. 4015 in the name of Pradip Kumar Sengupta and L.R. Khatian No. 4016 in the name of Tanima Sengupta and paying the relevant rents and taxes regularly to the authority concern.

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



Alokendu Bandyopadhyay
Advocate

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M/s. RELIABLE CONSTRUCTION

Satya bhar Sinha

Partner

AND WHEREAS WE the executants hereof have entered into a **Registered Development Agreement, being no. 152408955**..... in **Book no. I**, which was executed by us and Registered on **26th** day of **September, 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, 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,

(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



Alokendu Bandyopadhyay
Advocate

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Debaswati Sengupta
Gradip Muroos Sengupta
Tanishka Sengupta

Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, for construction of a Multistoried Building 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:

(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,



Alokendu Bandyopadhyay

Advocate

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(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, which WE hereby do:-

NOW KNOW YE AND THESE PRESENTS WITNESS that We, **1. SMT. DEBARATI SENGUPTA**, Wife of Sri Ritesh Chowdhury, Daughter of Late Dilip Kumar Sengupta, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: Joy Gopal Roy Chowdhury Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, PIN-700114

2. SRI PRADIP KUMAR SENGUPTA, Son of Late Provash Chandra Sengupta, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, Residing at: Joy Gopal Roy Chowdhury Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, PIN-700114




Alakendu Bandyopadhyay

Witness

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3. SMT. TANIMA SENGUPTA, Wife of Late Dilip Kumar Sengupta, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: Joy Gopal Roy Chowdhury Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, PIN-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.

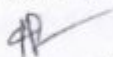
1. To appear and represent us before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said 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 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


Alakendu Bandyopadhyay
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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).
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


Alokendu Bandyopadhyay
Advocate

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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.
- 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.



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- 12.** To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.
- 13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.
- 14.** To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.
- 15.** To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/or completion Certificate in respect of the said building/ s or any part or parts thereof.
- 16.** To give necessary letters, writings and undertakings to the Panihati Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.


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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.

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.



Alokendu Bandyopadhyay
Advocate

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(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.

(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.



Alokendu Bandyopadhyay
Advocate

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(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 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.



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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, 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.



Alokendu Bandyopadhyay

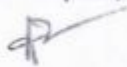
Advocate

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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 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




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Advocate

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


Atokendu Bandyopadhyay
Advocate

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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.



Alokendu Bandyopadhyay
Advocate


Contd...22

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land classified as "BASTU" having rayat possessory right admeasuring more or less **6 Cottahs 9 Chittaks 33 sq.ft.** togetherwith **1160 sq.ft.** **two storied** pucca residential building (580 sq.ft. on the Ground Floor + 580 sq.ft. on the First Floor) 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. 2642 & 2645**, under R.S. Khatian no. 898, corresponding to **L.R. Khatian No. 4017** (in the name of Debarati Sengupta), **L.R. Khatian No. 4015** (in the name of Pradip Kumar Sengupta) and **L.R. Khatian No. 4016** (in the name of Tanima Sengupta), 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. 176, 37, 36 (Joy Gopal Roy Chowdhury Road), under Ward No. 5, 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 : 25ft. wide Joy Gopal Roy Chowdhury Road.
 On the South : House of Raghunath Das & House of Bhabesh Chandra Banerjee.
 On the East : 14ft. wide Netaji Subhash Road.
 On the West : House of Lila Rani Sarkar.


 Alokendu Bandyopadhyay
 Advocate

Contd...23

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 26th Day of September, 2022 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Ayan Banerjee
S/o Swapan Banerjee
Barrackpore Court
Entno: F/1424/2013.

Debasati Sengupta.

2. Arishek Prasad
Barrackpore Court.

Pradip Kumar Sengupta
Tannirman En Barrackpore

SIGNATURE OF THE EXECUTANTS/OWNERS

M/s. RELIABLE CONSTRUCTION
J. Dm Satya Brink Saha
Uttam Goswami. Shankar Kumar Das
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



Debarati Sengupta

Name : SMT. DEBARATI SENGUPTA

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Debarati Sengupta
SIGNATURE OF THE PRESENTANT



Pradip Kumar Sengupta

(2) Name : SRI PRADIP KUMAR SENGUPTA
Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Pradip Kumar Sengupta
SIGNATURE OF THE PRESENTANT

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

RULE 44A OF THE I.R. ACT



Name : **SMT. TANIMA SENGUPTA**

Tanima Sengupta

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.

Tanima Sengupta

SIGNATURE OF THE PRESENTANT

X PHOTO PASTED

X

(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.

RULE 44A OF THE I.R. ACT 1908



Name : **SRI SATYABRATA SINHA**

Satyabrata Sinha

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Satyabrata Sinha

SIGNATURE OF THE PRESENTANT



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

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

Uttam Goswami

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Uttam Goswami

SIGNATURE OF THE PRESENTANT

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

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



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.

Sujay Das

SIGNATURE OF THE PRESENTANT



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

Shambhu Nath Das

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Shambhu Nath Das

SIGNATURE OF THE PRESENTANT

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

Major Information of the Deed

No / Year	I-1524-08988/2022	Date of Registration	26/09/2022
Deed No / Year	1524-8002897160/2022	Office where deed is registered	
Deed Date	26/09/2022 12:28:25 PM	A.D.S.R. SODEPUR, District: North 24-Pargan	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 89,60,808/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152408955/2022 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: Joy Gopal Roy Chowdhury Road, Mouza: Panihati, Ward No: 5, Holding No:176 Pin Code : 700114

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2642	LR-4017	Bastu	Bastu	3 Katha 4 Chatak 39 Sq Ft	27,00,000/-	40,88,904/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2645	LR-4015	Bastu	Bastu	3 Katha 4 Chatak 39 Sq Ft	27,00,000/-	40,88,904/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					10.9038Dec	54,00,000 /-	81,77,808 /-	
Grand Total :					10.9038Dec	54,00,000 /-	81,77,808 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1160 Sq Ft.	6,00,000/-	7,83,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 580 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 580 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type Pucca, Extent of Completion: Complete



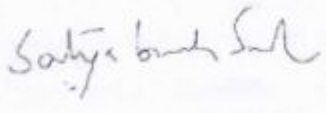


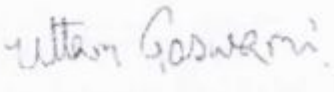



Total : 1160 sq ft 8,00,000 /-

Lowdhury Road, City:- Paninati, P.O:- Panihati, P.S:-Khardaha, District:-North24-
 West Bengal, India, PIN:- 700114 Sex: Female, By Caste: Hindu, Occupation: Service,
 of: India, PAN No.:: CWxxxxxx5H,Aadhaar No Not Provided, Status :Individual, Executed
 Self, Date of Execution: 26/09/2022
 Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office



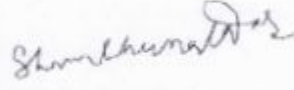
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RELIABLE CONSTRUCTION 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Satyabrata Sinha Son of Late Shyam Mohan Sinha Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office	 <small>Sep 26 2022 2:30PM</small>	 <small>LTI 26/09/2022</small>	 <small>26/09/2022</small>
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)				
2	Name	Photo	Finger Print	Signature
	Mr Uttam Goswami Son of Late Gourang Goswami Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office	 <small>Sep 26 2022 2:30PM</small>	 <small>LTI 26/09/2022</small>	 <small>26/09/2022</small>
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)				
3	Name	Photo	Finger Print	Signature
	Mr Sujay Das Son of Late Shib Chandra Das Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office	 <small>Sep 26 2022 2:30PM</small>	 <small>LTI 26/09/2022</small>	 <small>26/09/2022</small>

Shambhu 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
 (Partner)

4	Name	Photo	Finger Print	Signature
	Mr Shambhu Nath Das Son of Late Narayan Chandra Das Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office	 <small>Sep 26 2022 2:31PM</small>	 <small>LTI 26/09/2022</small>	 <small>26/09/2022</small>
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
Mr Ayan Banerjee Son of Mr Swapan Banerjee . Barrackpore Court, City:- , P.O:- Barrackpore, P.S:-Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN:- 700121	 <small>26/09/2022</small>	 <small>26/09/2022</small>	 <small>26/09/2022</small>
Identifier Of Smt Debarati Sengupta, Mr Pradip Kumar Sengupta, Smt Tanima Sengupta, Mr Satyabrata Sinha. Mr Uttam Goswami, Mr Sujay Das, Mr Shambhu Nath Das			

M/s. RELIABLE CONSTRUCTION

Satya Brata Sinha

Partner

erty for L1

	To. with area (Name-Area)
Smt Debarati Sengupta	RELIABLE CONSTRUCTION-1.81729 Dec
Mr Pradip Kumar Sengupta	RELIABLE CONSTRUCTION-1.81729 Dec
Smt Tanima Sengupta	RELIABLE CONSTRUCTION-1.81729 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Debarati Sengupta	RELIABLE CONSTRUCTION-1.81729 Dec
2	Mr Pradip Kumar Sengupta	RELIABLE CONSTRUCTION-1.81729 Dec
3	Smt Tanima Sengupta	RELIABLE CONSTRUCTION-1.81729 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Debarati Sengupta	RELIABLE CONSTRUCTION-386.66666700 Sq Ft
2	Mr Pradip Kumar Sengupta	RELIABLE CONSTRUCTION-386.66666700 Sq Ft
3	Smt Tanima Sengupta	RELIABLE CONSTRUCTION-386.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Joy Gopal Roy Chowdhury Road, Mouza: Panihati, Ward No: 5, Holding No:176 Pin Code : 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2642, LR Khatian No:- 4017	Owner:দেবারতী সেনগুপ্ত, Gurdian:দিলীপ কুমার, Address:নিজ , Classification:ভিটি,	Owner Name not selected by applicant.
L2	LR Plot No:- 2645, LR Khatian No:- 4015	Owner:প্রদীপ কুমার সেনগুপ্ত, Gurdian:প্রভাষচন্দ্র, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.

M/s. RELIABLE CONSTRUCTION

Satya bhar Smt

Partner

Endorsement For Deed Number : 1 - 152408988 / 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 4 of Indian Stamp Act 1899.

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

Presented for registration at 13:01 hrs on 26-09-2022, at the Office of the A.D.S.R. SODEPUR by Mr Pradip Kumar Sengupta, 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 89,60,808/-

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

Execution is admitted on 26/09/2022 by 1. Smt Debarati Sengupta, Wife of Mr Ritesh Chowdhury, Joy Gopal Chowdhury Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Service, 2. Mr Pradip Kumar Sengupta, Son of Late Provash Chandra Sengupta, Joy Gopal Roy Chowdhury Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Retired Person, 3. Smt Tanima Sengupta, Wife of Late Dilip Kumar Sengupta, Joy Gopal Chowdhury Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Service

Indetified by Mr Ayah Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-09-2022 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

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Advocate

Execution is admitted on 26-09-2022 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

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Advocate

Execution is admitted on 26-09-2022 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

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Advocate

Execution is admitted on 26-09-2022 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

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fee paid by Cash Rs 7.00/-

M/s. RELIABLE CONSTRUCTION

Satyabrata Sinha

Partner

Duty

Required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
of Stamp
Type: Impressed, Serial no 17090, Amount: Rs.100.00/-, Date of Purchase: 21/09/2022, Vendor name: RAN

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

M/s. RELIABLE CONSTRUCTION

Satya Kumar Singh

Partner

Registration under section 60 and Rule 69.

in Book - I

Number 1524-2022, Page from 297146 to 297183
Registration No 152408988 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.10.13 14:08:32 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/10/13 02:08:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

M/s. RELIABLE CONSTRUCTION

Satya bhar Saha

Partner