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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

VIC No = 305/23

AL 7780

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

Handwritten notes: 26/04/23, 05.05 P.M., 8-1053710/23

**POWER OF ATTORNEY FOR DEVELOPMENT**

Handwritten signature

Sub-Registrar, North 24 Parganas

27 APR 2023

Sub-Registrar, North 24 Parganas

26 APR 2023

**TO ALL TO WHOM THESE:**

We, 1. SRI RUDRAPRASAD CHAKRAVARTY (PAN : AHSPC2485L), Son of Sri Ashim Kumar Chakravarti, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: 55, Sahid Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

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Alokendu Bandyopadhyay  
Advocate

M/s. RELIABLE CONSTRUCTION  
Satya mukherjee  
Partner


(2)

**2. SMT. MITALI CHAKRABORTY (PAN : ASCPC5238N)**, Daughter of Sri Ashim Kumar Chakravarti, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: 55, Sahid Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114, do hereby jointly appoint, constitute and nominate "**M/S. RELIABLE CONSTRUCTION**" (**PAN: AALFR2292N**) a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114, hereby represented by its Partners:

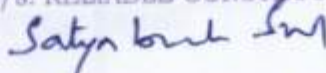
**(1) SRI SATYABRATA SINHA (PAN : AKQPS6921C)**, Son of Late Shyam Mohan Sinha, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata -700114,

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

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

  
Alokendu Bandyopadhyay  
Advocate

M/s. RELIABLE CONSTRUCTION



Partner

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

**SEND GREETINGS:-**

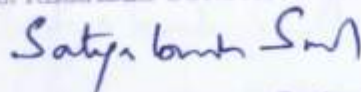
**WHEREAS** Originally one Smt. Bela Chakraborty (Wife of Late Ajit Kumar Chakraborty) as being the Refugee displaced from East Pakistan (now Bangladesh) has got and/or obtained 3 Cottahs 2 Chittaks of land together with all easements rights appertaining thereto, lying and situated at Mouza-Panihati, J.L No. 10, comprised and contained in C.S. & R.S. Dag No. 1516(P), under E.P. No. 55, S.P. No. 97, the then A.D.S.R.O. Barrackpore, at present A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality, under Ward No. 13, by virtue of free hold gift from the Governor, through the Department of Refugee Relief and Rehabilitation of Govt. of West Bengal through a Registered Gift Deed being no. 1137, duly registered on 27.07.1990 at the office of Additional District Registrar of North 24 Parganas, Barasat and the same was recorded in Book No. I, Volume No. 16, Pages from 45 to 48, being No. 1137, for the year 1990.

**AND WHEREAS** the said Smt. Bela Chakraborty while had been enjoying the actual physical possession of the said landed property, she died intestate on 13.11.2003

  
Alokendu Bandyopadhyay  
Advocate

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M/s. RELIABLE CONSTRUCTION



Partner

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leaving behind her son namely Ashim Kumar Chakravarti and one married daughter namely Smt. Mira Chakraborty (Wife of Late Manju Gopal Chakraborty) as her surviving legal heirs and successors.

Be it mentioned here that the husband of Bela Chakraborty namely Ajit Kumar Chakraborty was predeceased of his wife.

**AND WHEREAS** said Ashim Kumar Chakravarti and Smt. Mira Chakraborty became the lawful joint owners of the said landed property left by Bela Chakraborty as undivided 1/2 share in each part as per the Law of Hindu Succession Act. 1956 and they jointly possessing the same without any interruption of others.

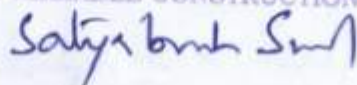
**AND WHEREAS** the said Mira Chakraborty while have been enjoying the actual physical possession of the said landed property with her full blooded brother namely Sri Ashim Kumar Chakravarti she make a gift of her undivided 1/2 share out of the said 3 cottah 2 chittaks of land alongwith a residential house standing thereon in favour of Sri Ashim Kumar Chakravarti by executing a Registered Bengali Deed of Gift being no. 5329, which was executed and Registered on 07.06.2011 at the Office of A.D.S.R. Barrackpore, Dist. North 24 Parganas, and the same was recorded in Book no. I, C.D. Volume no. 19, Noted within the pages from 4666 to 4679, being Deed no. 5329, for the year 2011.

  
Alokendu Bandyopadhyay

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M/s. RELIABLE CONSTRUCTION



Partner

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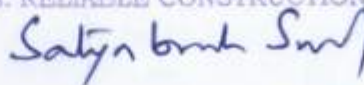
**AND WHEREAS** in the manner aforesaid Sri Ashim Kumar Chakravarti has become the lawful and absolute sole owner of 3 cottah 2 chittaks of land alongwith pucca residential building standing thereon and enjoying the same peacefully, quietly and without any interruption of others and mutated his name before the assessment registrar of Panihati Municipality in respect of the said plot bearing Holding No. 107 (Sahid Colony), under Ward No. 13 and constructed thereon a two storied pucca residential building measuring an area 2200sq.ft. (1100Sq.ft. on the Ground Floor + 1100Sq.ft. on the 1st Floor) and enjoying the same by paying the relevant rents and taxes regularly.

**AND WHEREAS** while had been enjoying the same he make a gift of 505q.ft. area on the Ground Floor and 1100sq.ft. of the 1st Floor (i.e. entire 1st Floor) togetherwith undivided proportionate share of land beneath to his only son namely Rudraprasad Chakravarty (i.e. the landowner no. 1 hereof) by executing a Registered Bengali Deed of Gift being no. 02606, which was executed and Registered on 01.07.2014 at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I, C.D. Volume no. 7, noted within the pages from 4126 to 4142, being Deed no. 02606, for the year 2014 and retain the rest area measuring 595sq.ft. super builtup area on the Ground Floor with himself and resides there with his son and daughter peacefully without any interruption of others and while had been enjoying the

  
Alokendu Bandyopadhyay

Advocate

M/s. RELIABLE CONSTRUCTION



Partner


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same said Sri Ashim Kumar Chakravarti gifted his rest area of 595sq.ft. super builtup area on the Ground Floor togetherwith undivided proportionate share of land beneath to his only daughter namely Smt. Mitali Chakraborty (i.e. the landowner no. 2 hereof) by executing a Registered Bengali Deed of Gift being no. 152405914, which was executed on 08.09.2021 and Registered on 11.09.2021 at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book no. I, Volume no. 1524-2021, noted within the pages from 237062 to 237088, being Deed no. 152405914, for the year 2021.

**AND WHEREAS** thus as per the foregoing events the Land Owners / Executants hereof by virtue of two separate Deed of Gift became the lawful joint owners of 3Cottahs 2Chittaks of land Togetherwith a two storied pucca residential building measuring an area 2200Sq.ft. (1100Sq.ft. on the Ground Floor + 1100Sq.ft. on the 1st Floor) standing thereon togetherwith all easements rights appertaining thereto, 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.

  
Alakendu Banerjee  
Advocate

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**AND WHEREAS** WE the executants hereof have entered into a **Registered Development Agreement, being no. 152402921**..... in **Book no. I**, which was executed by us and Registered on **26th** day of **April, 2023** 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 Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas,

  
Alokendu Bandyopadhyay

Advocate

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Kolkata-700115, for construction of a Multistoried Building/ Complex, 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,

(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,

  
Alokendu Bandyopadhyay

Advocate

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

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

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

We, **1. SRI RUDRAPRASAD CHAKRAVARTY**, Son of Sri Ashim Kumar Chakravarti, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: 55, Sahid Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114,

**2. SMT. MITALI CHAKRABORTY**, Daughter of Sri Ashim Kumar Chakravarti, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: 55, Sahid Colony, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

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



Alokendu Banerjee  
Advocate

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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 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



Alokendu Bandyopadhyay

Attorney

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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 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




Alokendra Bandyopadhyay

Attorney

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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.
- 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.

  
Alokendu Bandyopadhyay  
Advocate

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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.

  
Atankendu Banerjee  
Advocate

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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 procure the same and for that purpose to give such



Alakendu Bandyopadhyay

Advocate

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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.



Alokendu Banivopadhyay  
Advocate

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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 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.

**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.



Alokendu Bandyopadhyay

Attorney

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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.

  
Alokendu Bandyopadhyay  
Advocate

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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 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

  
Alokendu Bandyopadhyay

Attorney

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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 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.



Alokendu Bandyopadhyay  
Advocate

Contd...20

**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.



*Atokendu Brandyopadhyay*

*Attorney*

Contd...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**

**ALL THAT** the piece or parcel of land classified as "BASTU" having rayat possessory right admeasuring more or less **3 Cottahs 2Chittaks**, Togetherwith a two storied pucca residential building measuring an area 2200Sq.ft. (1100Sq.ft. on the Ground Floor + 1100Sq.ft. on the 1st Floor) standing thereon, lying and situates within **Mouza-Panihati**, J.L No. 10, E.P. No. 55, S.P. No. 97, comprised and contained in C.S. & R.S. Dag No. 1516(P), corresponding to L.R. Dag No. 1448/2121, under L.R. Khatian No. 845, 898, 1146, 1165, 1184, 1759, 1925, 2546, 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. 107 (Sahid Colony), under Ward No. 13, 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 : 12ft. Wide Sahid Colony Road bye lane.

On the South : E.P. No. 48.

On the East : E.P. No. 50 (H/O Mr. Chowdhury) and House of Smt. Sharmila Mitra & Smt. Minati Dey, Sri Pritam Dey (E.P. No. 56 & 56A).

On the West : (E.P. No. 52A) & 12ft. Wide Sahid Colony Road bye lane.

  
Alokendu Bandyopadhyay

Attorney

Contd...22

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 26<sup>th</sup> Day of April, 2023 A.D.

**SIGNED AND DELIVERED**

**in presence of following**

**WITNESSES:**

1. *Ajay Banerjee*  
Agarpara  
Kolkata-700109

*Rudranprasad Chatterjee*

2. *Ayam Banerjee* Adv.  
S/o. *Swapan Banerjee*  
Barrackpore Court.  
Enl. No. F/1421/2013.

*Misuli Chatterjee*

**SIGNATURE OF THE EXECUTANTS/OWNERS**

M/s. RELIABLE CONSTRUCTION  
*Satya Bhab Saha*  
*Uttam Goswami*  
*Dr. D. D. Ghosh*  
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

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



*Rudraprasad Chakravarty*

Name : **SRI RUDRAPRASAD CHAKRAVARTY**

**LEFT HAND FINGER PRINTS**

LITTLE RING MIDDLE FORE THUMB

--	--	--	--	--

**RIGHT HAND FINGER PRINTS**

THUMB FORE MIDDLE RING LITTLE

--	--	--	--	--

*Rudraprasad Chakravarty*

SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. MITALI CHAKRABORTY**

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

*Mitali Chakraborty*

**LEFT HAND FINGER PRINTS**

LITTLE RING MIDDLE FORE THUMB

--	--	--	--	--

**RIGHT HAND FINGER PRINTS**

THUMB FORE MIDDLE RING LITTLE

--	--	--	--	--

*Mitali Chakraborty*

SIGNATURE OF THE PRESENTANT

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

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

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



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



*Uttam Goswami*

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

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

*Uttam Goswami*

SIGNATURE OF THE PRESENTANT

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

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



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



Name : **SRI SUJAY DAS**

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

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

*Sri Sujay Das*

SIGNATURE OF THE PRESENTANT



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

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

*Sri Shambhu Nath Das*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Sri Shambhu Nath Das*

SIGNATURE OF THE PRESENTANT

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

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



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SODEPUR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15248001053710/2023









I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Satyabrata Sinha 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	Represent ative of Attorney [RELIABL E CONSTR UCTION]	 Satya brata Sinha	 1181	Satya brata Sinha 26/04/2023
2	Mr Uttam Goswami Gouranga Nagar, City:- Panihati, P.O:- Natagarh, P.S:-Ghola, District:- North 24-Parganas, West Bengal, India, PIN:- 700113	Represent ative of Attorney [RELIABL E CONSTR UCTION]	 Uttam Goswami	 1182	Uttam Goswami 26.04.2023
3	Mr Sujay Das 4No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24- Parganas, West Bengal, India, PIN:- 700110	Represent ative of Attorney [RELIABL E CONSTR UCTION]	 Sujay Das	 1183	Sujay Das 26.04.23



Query No:-15248001053710/2023, 26/04/2023 04:01:08 PM SODEPUR

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Shambhu Nath Das Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Representative of Attorney (RELIABLE CONSTRUCTION)	 Shambhunaath	 1184	Shambhunaath 26/04/23
5	Mr Rudraprasad Chakravarty 55, Sahid Colony, City:- Panihati, P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114	Principal	 Rudraprasad	 1170	Rudraprasad Chakravarty 26/04/23
6	Smt Mitali Chakraborty 55, Sahid Colony, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN- 700114	Principal	 Mitali	 1180	Mitali Chakraborty 26/04/2023
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ayan Banerjee Son of Mr S Banerjee Bkp, City:- , P.O:- Bkp, P.S:- Barrackpore, District:-North 24- Parganas, West Bengal, India, PIN:- 700120	Mr Satyabrata Sinha, Mr Uttam Goswami, Mr Sujay Das, Mr Shambhu Nath Das, Mr Rudraprasad Chakravarty, Smt Mitali Chakraborty	 Ayan	 1185	Ayan Banerjee 26/4/23.

(Debjani Haider)

Query No:-15248001053710/2023, 26/04/2023 04:01:06 PM SODEPUR (A.D.S.R.)



District Sub-Registrar  
North 24-PARGANAS



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

M/s. RELIABLE CONSTRUCTION  
*Satyabrata Sin*  
Partner

## Major Information of the Deed

No / Year	I-1524-03022/2023	Date of Registration	27/04/2023
Date	1524-8001053710/2023	Office where deed is registered	
Applicant Name, Address Other Details	26/04/2023 3:32:57 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status :Advocate			
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property. Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 40,00,000/-		Rs. 58,93,594/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks		Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152402921/2023 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: Sahid Colony, Mouza: Panihati, Ward No: 13, Holding No:107 Pin Code : 700114

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1448/2121	LR-845	Bastu	Bastu	3 Katha 2 Chatak	30,00,000/-	44,08,594/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, Project Name :
<b>Grand Total :</b>					<b>5.1563Dec</b>	<b>30,00,000 /-</b>	<b>44,08,594 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2200 Sq Ft.	10,00,000/-	14,85,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2200 sq ft</b>	<b>10,00,000 /-</b>	<b>14,85,000 /-</b>	

M/s. RELIABLE CONSTRUCTION

*Satyabrata Saha*

Partner

**Details :****Name,Address,Photo,Finger print and Signature****1 Mr Rudraprasad Chakravarty (Presentant )**

Son of Mr Ashim Kumar Chakravarti 55, Sahid Colony, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxx5L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023

, Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023

, Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence

**2 Smt Mitali Chakraborty**

Daughter of Mr Ashim Kumar Chakravarti 55, Sahid Colony, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ASxxxxx8N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/04/2023

, Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/04/2023

, Admitted by: Self, Date of Admission: 26/04/2023 ,Place : Pvt. Residence

**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	<b>Mr Satyabrata Sinha</b> Son of Late Shyam Mohan Sinha 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, , PAN No.:: AKxxxxx1C,Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)
2	<b>Mr Uttam Goswami</b> Son of Late Gouranga Goswami Gouranga Nagar, City:- Panihati, P.O:- Natagarh, P.S:-Ghola, District:- North 24-Parganas, West Bengal, India, PIN:- 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxx2G,Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)
3	<b>Mr Sujay Das</b> Son of Late Shib Chandra Das 4No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxx8H,Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)
4	<b>Mr Shambhu Nath Das</b> Son of Late Narayan Chandra Das Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx6N,Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)

**M/s. RELIABLE CONSTRUCTION****Satyabrata Sinha****Partner**

Details :

	Photo	Finger Print	Signature
<b>Banerjee</b> S Banerjee P.O:- Bkp, P.S:-Barrackpore, North 24-Parganas, West Bengal, PIN:- 700120			

Identifier Of Mr Satyabrata Sinha, Mr Uttam Goswami, Mr Sujay Das, Mr Shambhu Nath Das, Mr Rudraprasad Chakravarty, Smt Mitali Chakraborty

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Rudraprasad Chakravarty	RELIABLE CONSTRUCTION-2.57813 Dec
2	Smt Mitali Chakraborty	RELIABLE CONSTRUCTION-2.57813 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Rudraprasad Chakravarty	RELIABLE CONSTRUCTION-1100.00000000 Sq Ft
2	Smt Mitali Chakraborty	RELIABLE CONSTRUCTION-1100.00000000 Sq Ft

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Sahid Colony, Mouza: Panihati, Ward No: 13, Holding No:107 Pin Code : 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1448/2121, LR Khatian No:- 845	Owner: ধীয়েন্দ্র কুমার শেঠ, Gurdian: বলিনী নাথ, Address: নিজ Classification: খাস্ত	Owner Name not selected by applicant.

M/s. RELIABLE CONSTRUCTION

*Satyabrata Sinha*

Partner

Endorsement For Deed Number : I - 152403022 / 2023

2023

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

ed for registration at 17:05 hrs on 26-04-2023, at the Private residence by Mr Rudraprasad Chakravarty , one  
executants.

icate of Market Value(WB PUVI rules of 2001)

ed that the market value of this property which is the subject matter of the deed has been assessed at Rs  
3,594/-

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

Execution is admitted on 26/04/2023 by 1. Mr Rudraprasad Chakravarty, Son of Mr Ashim Kumar Chakravarti, 55,  
Sahid Colony, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India,  
PIN - 700114, by caste Hindu, by Profession Service, 2. Smt Mitali Chakraborty, Daughter of Mr Ashim Kumar  
Chakravarti, 55, Sahid 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 26-04-2023 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 26-04-2023 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

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 26-04-2023 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

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 26-04-2023 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



Debjani Haldar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

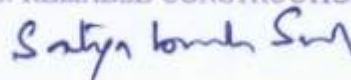
North 24-Parganas, West Bengal

On 27-04-2023

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.

M/s. RELIABLE CONSTRUCTION



Partner

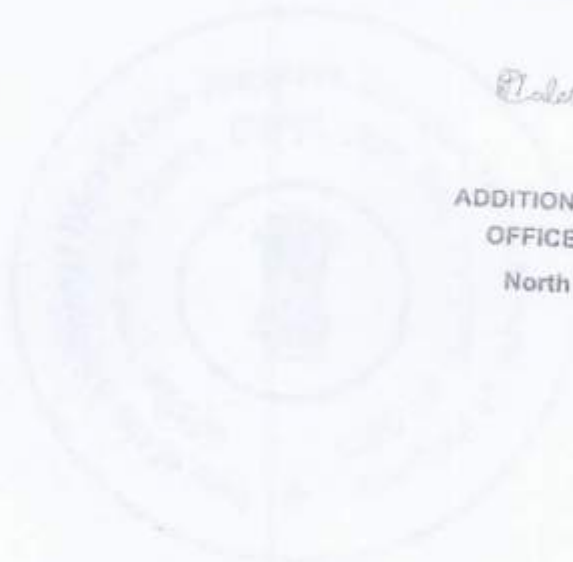


**Fees**

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

**Amount of Stamp Duty**

that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp  
Stamp: Type: Impressed, Serial no 3511, Amount: Rs.100.00/-, Date of Purchase: 25/04/2023, Vendor name: Rana Sur



*Debjani Halder*

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

M/s. RELIABLE CONSTRUCTION

*Satya Kumar Saha*

Partner

of Registration under section 60 and Rule 69.  
ed in Book - I  
e number 1524-2023, Page from 112622 to 112659  
No 152403022 for the year 2023.



*Debjani Halder*

Digitally signed by DEBJANI HALDER  
Date: 2023.05.02 14:58:24 +05:30  
Reason: Digital Signing of Deed.

(Debjani Halder) 2023/05/02 02:58:24 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

(This document is digitally signed.)