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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

UKover No: 250/23

AE 68654

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Signature
4/04/23
05:10 P.M.
9-8938444/23

POWER OF ATTORNEY FOR DEVELOPMENT

Signature
North 24 Parganas Sub-Register
Kolkata, North 24 Parganas

12 APR 2023

11 APR 2023

TO ALL TO WHOM THESE:

We, **1. SMT. SHARMILA MITRA (PAN : AMSPM6333N)**,
 Wife of Sri Sandipan Mitra, Daughter of Late Gouranga
 Kumar Dey, by Nationality-Indian, by Religion-Hindu, by
 Occupation-Service, residing at: Sastitala, Ichapur
 Nawabgunj, P.O. Ichapur Nawabgunj, P.S. Noapara, Dist.
 North 24 Parganas, PIN-743144.

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Signature
Address

M/s. RELIABLE CONSTRUCTION
 Satya bank Smr
 Partner

(2)

2. SMT. MINATI DEY (PAN NO. ANEPD5345A), Wife of Late Nanigopal Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, residing at: 80/1/1, Jay Narayan Santra Lane, P.O. & P.S. Howrah, Dist. Howrah, PIN-711101,

3. SRI PRITAM DEY (PAN NO. AMTPD7458C), Son of Late Nanigopal Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 80/1/1, Jay Narayan Santra Lane, P.O. & P.S. Howrah, Dist. Howrah, PIN-711101, 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. Gholia, Dist. North 24 Parganas, Kolkata-700113,

M/s. RELIABLE CONSTRUCTION
Satyabrata Sinha

PartnerContd...3

(3)

(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,

(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 Gouranga Kumar Dey (Son of Late Ananta Kumar Dey) as being the Refugee displaced from East Pakistan (now Bangladesh) has got and/or obtained 1Cottahs 7Chittaks of land togetherwith all easements rights appertaining thereto, lying and situated at Mouza-Panihati, J.L.No. 10, Re.Su. no. 32, Touzi No. 155, E.P. No. 56, S.P. No. 96, Comprised and Contained in R.S. Dag No. 1516(P), P.S. Khardah, 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. 1146, which was executed and registered on 27.07.1990, registered at the office of A.D.R. of North 24 Parganas, at Barasat, and the same was recorded in Book no. I, Volume no. 16, noted within the pages from 81 to 84, being no. 1146, for the year

M/s. RELIABLE CONSTRUCTION

Satyam Singh

Partner

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Alokendu Banerjee

Advocate

(4)

1990 and mutated his name in the Assessment Register of Local Panihati Municipality, bearing holding no. 105 (Sahid Colony), under Ward no. 13.

AND WHEREAS the said Gouranga Kumar Dey while had been enjoying the actual physical possession of the said landed property, he died intestate on 26.02.2018 leaving behind him his wife namely Mitra Dey and one married daughter namely Smt. Sharmila Mitra (Wife of Sri Sandipan Mitra) i.e. the Landowner no. 1 hereof as his legal heirs.

Subsequently the wife of Gouranga Dey namely Mitra Dey died on 01.06.2018 leaving behind her only daughter as abovenamed as their only surviving legal heirs and successors.

AND WHEREAS thus in the manner aforesaid Smt. Sharmila Mitra has become the lawful and absolute sole owner of 1Cottah 7Chittaks of land alongwith a residential house standing thereon and enjoying the same peacefully, quietly and without any interruption of others and enjoying the same by paying the relevant rents and taxes regularly.

AND WHEREAS Originally one Nani Gopal Dey (Son of Late Ananta Kumar Dey) as being the Refugee displaced from East Pakistan (now Bangladesh) has got and/or obtained 1Cottahs 7Chittaks of land togetherwith all easements rights appertaining thereto, lying and situated at Mouza-Panihat, J.L.No. 10, Re.Su. no. 32, Touzi No. 155, E.P. No. 56(A), S.P. No. 96/1, Comprised and Contained in

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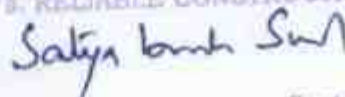
R.S. Dag No. 1516(P), P.S. Khardah, A.D.S.R.O. Sodepur, Dist : North 24 Parganas within the local limits of Panihati Municipality, under Ward No. 13, by virtue of free hold gift from the Governor, through the Department of Refugee Relief and Rehabilitation of Govt. of West Bengal through a Registered Gift Deed, being no. 1145, which was executed and registered on 27.07.1990, registered at the office of A.D.R. of North 24 Parganas, at Barasat, and the same was recorded in Book no. I, Volume no. 16, noted within the pages from 77 to 80, being no. 1145, for the year 1990 and mutated his name in the Assessment Register of Local Panihati Municipality, bearing holding no. 106 (Sahid Colony), under Ward no. 13.

AND WHEREAS the said Nani Gopal Dey while had been enjoying the actual physical possession of the said landed property, he died intestate on 26.03.2020 leaving behind him his wife namely Minati Dey (the land owner no. 2 hereof), one son namely Sri Pritam Dey (the land owner no. 3 hereof) and two daughters namely Smt. Moumita Mukherjee (Wife of Sri Tarun Kumar Mukherjee) and Miss Paramita Dey as his surviving legal heirs and successors and they inherited the said landed property as undivided 1/4th share in each part as per the law of Hindu Succession Act. 1956.

AND WHEREAS thus in the manner aforesaid Smt. Moumita Mukherjee and Miss Paramita Dey jointly has become the lawful owners of undivided 1/2share of the total landed property i.e. undivided 11Chittaks 22.55sq. ft. of land alongwith


Alokendu Banerjee

Attornay

M/S. RELIABLE CONSTRUCTION


Partner

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undivided 1/2 share of pucca residential building standing thereon and while enjoying the same with their co-sharer, they jointly make a Gift of their undivided 11 Chittaks 22.5 Sq.ft. of land alongwith pucca residential building standing thereon to their co-sharer i.e. their mother namely Smt. Minati Dey and their full blooded brother namely Sri Pritam Dey by executing a Registered Bengali Deed of Gift, being no. 152406092, which was executed and registered on 18.09.2021, registered 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 243642 to 243669, being no. 152406092, for the year 2021.

AND WHEREAS thus in the manner aforesaid Smt. Minati Dey and Sri Pritam Dey jointly has become the lawful and absolute owners of 1 Cottah 7 Chittaks of land alongwith a residential house standing thereon (11 Chittaks 22.5 Sq.ft. of land by virtue of inheritance + 11 Chittaks 22.5 Sq.ft. of land by virtue of a Bengali Deed of Gift) and enjoying the same peacefully, quietly and without any interruption of others and enjoying the same by paying the relevant rents and taxes regularly.

AND WHEREAS as per the foregoing events the landowner no. 1 and the landowner no. 2 & 3 hereof as being the contiguous plot holder as well as family members jointly constructed a two storied pucca residential building measuring an area 2000 Sq.Ft. (1000sq.ft. on the Ground


Alokanda Banerjee

Advocate

M/s. RELIABLE CONSTRUCTION


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Partner

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Floor + 1000sq.ft. on the 1st Floor) and enjoying the same peacefully, quietly and without any interruption of others 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 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.

M/s. RELIABLE CONSTRUCTION



Alakanda Banerjee

Advocate



Partner

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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 3 Cottahs 2 Chittaks 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.

AND WHEREAS WE the executants hereof have entered into a **Registered Development Agreement**, being no. 15240.2531..... in **Book no. I**, which was executed by us and Registered on 11th 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:


Alakendu Bandyopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION

Partner

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Sharmila Mitra

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

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

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

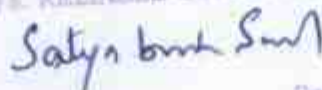
(4) **SRI SHAMBHU NATH DAS**, Son of Late Narayan Chandra Das, by Nationality-Indian, By Religion-Hindu, by Occupation-Business, residing at: Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, for construction of a Multistoried Building/ Complex, upon the said 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.


Alokendra Bandyopadhyay

Advocate

M/s. RELIABLE CONSTRUCTION


Satya Brant Saha

Partner

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AND WHEREAS the Developer Firm have requested us to grant the said power of Attorney in favour of "**M/S. RELIABLE CONSTRUCTION**" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. 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, Kolkata-700115, which WE hereby do:-


Atokendu Banerjee

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NOW KNOW YE AND THESE PRESENTS WITNESS that

We, **1. SMT. SHARMILA MITRA (PAN : AMSPM6333N)**,
Wife of Sri Sandipan Mitra, Daughter of Late Gouranga
Kumar Dey, by Nationality-Indian, by Religion-Hindu, by
Occupation-Service, residing at: Sastitala, Ichapur
Nawabgunj, P.O. Ichapur Nawabgunj, P.S. Noapara, Dist.
North 24 Parganas, PIN-743144.

2. SMT. MINATI DEY (PAN NO. ANEPD5345A), Wife
of Late Nanigopal Dey, by Nationality-Indian, by Religion-
Hindu, by Occupation-Housewife, residing at: 80/1/1, Jay
Narayan Santra Lane, P.O. & P.S. Howrah, Dist. Howrah,
PIN-711101,

3. SRI PRITAM DEY (PAN NO. AMTPD7458C), Son of
Late Nanigopal Dey, by Nationality-Indian, by Religion-
Hindu, by Occupation-Business, residing at: 80/1/1, Jay
Narayan Santra Lane, P.O. & P.S. Howrah, Dist. Howrah,
PIN-711101 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


Alokendu Bandyopadhyay

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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 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 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.



Alakendu Bandyopadhyay

Advocate

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- 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.
- 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.

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


Alakendra Banerjee
Advocate

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 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.


Atakenti Biswasgupta
Attorney

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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.

(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.

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.

(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



Atikenda Banerjee

Attorney

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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 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.



Alokendra Banerjee

Advocate

Contd...21

31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other Instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.



Atokshita Bandyopadhyay

Attorney

Contd...22

33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as we could in our person do.

34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

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

37. AND we hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

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

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



Alokendu Banerjee

Advocate

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land classified as "BASTU" having rayat possessory right admeasuring more or less **2Cottahs 14Chittaks** (1cottah 7Chittaks in Holding No. 105 + 1Cottah 7Chittaks in Holding No. 106) togetherwith a two storied pucca residential building measuring an area 2000Sq.ft. (1000Sq.ft. on the Ground Floor + 1000Sq.ft. on the 1st Floor) standing thereon, with **Cemented Flooring** lying and situated at **Mouza-Panihati**, J.L.No. 10, Re.Su. no. 32, Touzi No. 155, E.P. No. 56, 56(A), S.P. No. 96, 96/1, Comprised and Contained in C.S. & R.S. Dag No. 1516(P), corresponding to L.R. Dag Nos. 1448/2123 & 1448/2122, under L.R. Khatian Nos. 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, A.D.S.R.O. Sodepur, Dist: North 24 Parganas within the local limits of Panihati Municipality, bearing holding no. 105 and 106, 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. 50 (House of Mr. Chowdhury).
 On the East : 25ft. Wide Sahid Colony Road.
 On the West : House of Rudraprasad Chakravarty & Minati Chakraborty.

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 11th Day of April, 2023 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Atan Banerjee
S/o Swapan Banerjee
Baridakh Post Office
Enitno:- F/1424/2013
2. Suhrasht Ghoshal,
Kumar Chatterjee Road,
Kolkata-700115.

Sharmila Mitra

Minati Dey

Pritam Dey

SIGNATURE OF THE EXECUTANTS/OWNERS

M/s. RELIABLE CONSTRUCTION

Satya banta Saha
Uttam Goswami.
1st Floor
Barrackpore

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

M/s. RELIABLE CONSTRUCTION

Satya banta Saha

Partner

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



Satyabrata Sinha

Name : **SRI 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/Attorns/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.

Uttam Goswami
SIGNATURE OF THE PRESENTANT

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

M/S. RELIABLE CONSTRUCTION

Satyabrata Sinha
Partner

UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI SUJAY DAS**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Sujay Das

SIGNATURE OF THE PRESENTANT



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

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

Shambhu Nath 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.

Shambhu Nath Das

SIGNATURE OF THE PRESENTANT

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

M/s. RELIABLE CONSTRUCTION
Satya bhushan Sinha

Partner

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SMT. SHARMILA MITRA**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sharmila Mitra

SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. MINATI DEY**

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

Minati Dey

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.

M/s. RELIABLE CONSTRUCTION

Satya Kant Saha

Partner

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SRI PRITAM DEO**

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 Pritam Deo

SIGNATURE OF THE PRESENTANT

X

X
PHOTO
PASTED

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

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

SIGNATURE OF THE PRESENTANT

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

M/s. RELIABLE CONSTRUCTION

Satyam Singh

Partner







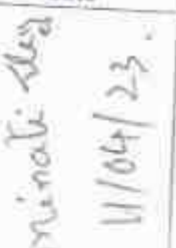



Government of West Bengal

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 15248000938444/2023.

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Smt Sharmila Mitra Sastitala, Ichapur Nawabgunj, City:- , P.O.- Ichapur Nawabgunj, P.S.-Noapara, District:- North 24-Parganas, West Bengal, India, PIN:- 743144	Principal	 Sharmila Mitra	 996	 11/04/23
2	Smt Minati Day 80/1/1, Jay Narayan Santra Lane, City:- Howrah, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN:- 711101	Principal	 Minati Day	 997	 11/04/23
3	Mr Pritam Day 80/1/1, Jay Narayan Santra Lane, City:- Howrah, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN:- 711101	Principal	 Pritam Day	 998	 11.04.2023

M/s. RELIABLE CONSTRUCTION
Satyn bank Smt
Partner



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 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	999 	Satya brata Sinha 11-04-23
5	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	1000 	Uttam Goswami 11-04-2023
6	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]	 - Dm	1001 	Sujay Das 11-04-2023
7	Mr Shambhu Nath Das Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Represent ative of Attorney [RELIABL E CONSTR UCTION]	 Shambhunanath Das	1002 	Shambhunanath Das 11/04/23



Form No. 13/24/999/1844/2022. To be filled up by the person(s) executing the will.

M/s. RELIABLE CONSTRUCTION
Satya brata Sinha
Partner

No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AYAN BANERJEE Son of Mr Swapan BANERJEE BKP, City:-, P.O:- Bkp, P.S:- Barrackpore, District:-North 24- Parganas, West Bengal, India, PIN:- 700120	Smt Sharmila Mitra, Smt Minati Dey, Mr Pritam Dey, Mr Satyabrata Sinha, Mr Uttam Goswami, Mr Sujay Das, Mr Shambhu Nath Das			<i>Ayan</i> <i>Swapan Banerjee</i> 11/01/23



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

REGISTERED DISTRICT SUB-REGISTRAR
Sodepur, North 24-Parganas

M/s. RELIABLE CONSTRUCTION
Satya Bani Saha
Partner

Major Information of the Deed

No :	I-1524-02553/2023	Date of Registration	12/04/2023
Deed No/ Year	1524-8000938444/2023	Office where deed is registered	
Query Date	11/04/2023 1:54:49 PM	A.D.S.R SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	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. 58,32,844/-		
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]- 152402531/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Sahid Colony, Mouza: Panihati, , Ward No: 13, Holding No:105 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-1448/2123	LR-845	Bastu	Bastu	1 Katha 7 Chatak	15,00,000/-	22,41,422/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, . Project Name :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Sahid Colony, Mouza: Panihati, . Ward No: 13, Holding No:106 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
L2	LR-1448/2122	LR-898	Bastu	Bastu	1 Katha 7 Chatak	15,00,000/-	22,41,422/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, . Project Name :
Grand Total :					4.7438Dec	30,00,000 /-	44,82,844 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	2000 Sq Ft.	10,00,000/-	13,50,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	2000 sq ft	10,00,000 /-	13,50,000 /-	
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M/s. RELIABLE CONSTRUCTION

Satya kumar Saha

Partner

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Sharmila Mitra (Presentant) Wife of Mr Sandipan Mitra Sastitola, Ichapur Nawabgunj, City:- , P.O:- Ichapur Nawabgunj, P.S:-Noapara, Dist North 24-Parganas, West Bengal, India, PIN:- 743144 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx3N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
2	Smt Minati Dey Wife of Late Nanigopal Dey 80/1/1, Jay Narayan Santra Lane, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx5A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence
3	Mr Pritam Dey Son of Late Nanigopal Dey 80/1/1, Jay Narayan Santra Lane, City:- Howrah, P.O:- Howrah, P.S:-Howrah, Dist Howrah, West Bengal, India, PIN:- 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx8C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/04/2023 , Admitted by: Self, Date of Admission: 11/04/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RELIABLE CONSTRUCTION 7, B.T. Road, Swadeshmore, 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satyabrata Sinha 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, Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AKxxxxxx1C,Aadhaar No Not Provided Status : Representative, Representative of: RELIABLE CONSTRUCTION (as Partner)

M/s. RELIABLE CONSTRUCTION
Satya brata Sinha
Partner

Uttam Goswami
 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.:: AJxxxxxx2G, Aadhaar No Not Provided Status : Representative of : RELIABLE CONSTRUCTION (as Partner)

3 **Mr Sujay Das**
 Son of Late Shib Chandra Das 4No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardah District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx8H, Aadhaar No Not Provided Status : Representative of : RELIABLE CONSTRUCTION (as Partner)

4 **Mr Shambhu Nath Das**
 Son of Late Narayan Chandra Das Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardah District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6N, Aadhaar No Not Provided Status : Representative of : RELIABLE CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AYAN BANERJEE Son of Mr Swapan BANERJEE BKP, City:- , P.O:- Bkp, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			

Identifier Of Smt Sharmila Mitra, Smt Minati Dey, Mr Pritam Dey, Mr Satyabrata Sinha, Mr Uttam Goswami, Mr Sujay Das, Mr Shambhu Nath Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sharmila Mitra	RELIABLE CONSTRUCTION-0.790625 Dec
2	Smt Minati Dey	RELIABLE CONSTRUCTION-0.790625 Dec
3	Mr Pritam Dey	RELIABLE CONSTRUCTION-0.790625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Sharmila Mitra	RELIABLE CONSTRUCTION-0.790625 Dec
2	Smt Minati Dey	RELIABLE CONSTRUCTION-0.790625 Dec
3	Mr Pritam Dey	RELIABLE CONSTRUCTION-0.790625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sharmila Mitra	RELIABLE CONSTRUCTION-666.66666700 Sq Ft
2	Smt Minati Dey	RELIABLE CONSTRUCTION-666.66666700 Sq Ft
3	Mr Pritam Dey	RELIABLE CONSTRUCTION-666.66666700 Sq Ft

M/s. RELIABLE CONSTRUCTION
Satyabrata Sinha
 Partner

Details as per Land Record

North 24-Parganas, P.S.- Khardaha, Municipality: PANIHATI, Road: Sahid Colony, Mouza: Panihati, , Ward No: 13, Holding No:105 Pin Code : 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1448/2123, LR Khatian No:- 845	Owner:বীজেন্দ্র কুমার শেঠ, Gurdian:বনিদী নাথ, Address:নিজ Classification:বাড়,	Owner Name not selected by applicant.

District: North 24-Parganas, P.S.- Khardaha, Municipality: PANIHATI, Road: Sahid Colony, Mouza: Panihati, , Ward No: 13, Holding No:106 Pin Code : 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1448/2122, LR Khatian No:- 898	Owner:নরেন্দ্র কুমার শেঠ বিক্র মাতাক, Gurdian:পদ্মে স্ত্রী বীনামান, Address:শেঠ ও পুত্র সুকুমার শেঠ Classification:বাড়,	Owner Name not selected by applicant.

M/s. RELIABLE CONSTRUCTION
Sahinbaur Singh
Partner

Endorsement For Deed Number : I - 152402553 / 2023

11-04-2023

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

Presented for registration at 17:10 hrs on 11-04-2023, at the Private residence by Smt. Sharmila Mitra, 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 58,32,844/-.

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

Execution is admitted on 11/04/2023 by 1. Smt Sharmila Mitra, Wife of Mr Sandipan Mitra, Sastitafa, Ichapur Nawabgunj, P.O: Ichapur Nawabgunj, Thana: Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743141, by caste Hindu, by Profession Service, 2. Smt Minati Dey, Wife of Late Nanigopal Dey, 80/1/1, Jay Narayan Santra Lane, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife, 3. Mr Pritam Dey, Son of Late Nanigopal Dey, 80/1/1, Jay Narayan Santra Lane, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business

Identified by Mr AYAN BANERJEE, Son of Mr Swapan 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 11-04-2023 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 Swapan 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 11-04-2023 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 Swapan 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 11-04-2023 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 Swapan 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 11-04-2023 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 Swapan BANERJEE, BKP, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal

On 12-04-2023

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number 1 (g) of Indian Stamp Act 1899.

M/S RELIABLE CONSTRUCTION
Satya brat Saha

Partner

Amount of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4971, Amount: Rs.100.00/-, Date of Purchase: 22/03/2023, Vendor name: SAHA



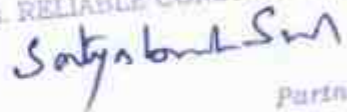
Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

M/s. RELIABLE CONSTRUCTION



Partner

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2023, Page from 99911 to 99952
being No 152402553 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.04.18 10:35:36 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 2023/04/18 10:35:36 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

M/s- RELIABLE CONSTRUCTION
Satyabrata Saha
Partner