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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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AF 208116  
 1. Name of the person to whom the power of attorney is granted  
 2. Name of the person granting the power of attorney  
 3. Name of the person who is the witness  
 4. Name of the person who is the notary  
 5. Name of the person who is the registrar

**POWER OF ATTORNEY FOR  
DEVELOPMENT**

Notional District Sub-Registrar  
 North 24 Parganas  
 27 MAY 2022

**TO ALL TO WHOM THESE:**

We, **1. SRI ASHOK SAMANTA (PAN: BOFPS3980F)**, Son of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: B.B. Bagan, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist-North 24 Parganas Kolkata-700114.

M/s. RELIABLE CONSTRUCTION

*Satya Kumar Samanta*

Partner

**2. SRI ANUP SAMANTA (PAN: CTIPS8129K)**, Son of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: B.B. Bagan, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700114,

**3. SRI TAPAS SAMANTA (PAN: ILWPS 0180Q)**, Son of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: B.B. Bagan, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700114,

**4. SMT. BELA CHATTERJEE (PAN: AVRPC6119L)**, Wife of Sri Shovon Kumar Chatterjee, Daughter of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: Madhya Panshila, R.N. Avenue Bye Lane, P.O. Pansila, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700112,

**5. SRI AMITAVA SAMANTA (PAN: BCQPS4197D)**, Son of Late Dilip Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: 1/2, Purbachal North, Nibedita Road, P.O. Haltu, P.S. Garfa, Kolkata-700078,

**6. SMT. POULAMI SAMANTA (PAN: DIGPS9184C)**, Daughter of Late Dilip Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Household, Residing at: 208, Ananda Pally, Jadavpur, P.O. Haltu, P.S. Garfa, Kolkata-700032, do hereby jointly appoint, constitute and nominate **"M/S. RELIABLE CONSTRUCTION"** a Registered



*Hokendu Bhattacharya*



(3)

Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700114, having **PAN: AALFR2292N** hereby represented by its Partners:

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

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

**SEND GREETINGS:-**

**WHEREAS** the Land Owners / Executants no. 1 to 4 have been by virtue of inheritance from their deceased mother and the Land Owners / Executants no. 5 & 6 have been by virtue of inheritance from their deceased grand mother for all times heretofore jointly enjoying and possessing and/or well and



Atokendra Banerjee

Atokendra

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sufficiently entitled to a piece and parcel of land measuring an area about **3Cottahs 4Chittaks 24Sq.ft.** of land, bearing Sub-Plot No. B togetherwith a two storied pucca residential building standing thereon, classified as "BASTU", lying and situate at Mouza - Panihati, J.L. No. 10, Re. Su. no. 32, Touzi No. 155, comprised and contained in R.S. Dag No. 3523, under R.S. Khatian no. 1776, 1761 & 1746, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality, being Holding No. 25 Aswini Dutta Road, under Ward No. 10, being morefully described in the Schedule appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Power of Attorney for Development.

**AND WHEREAS** originally one Smt. Bani Samanta (Wife of Late Asim Samanta @ Ashim Kumar Samanta) had purchased a plot of land measuring an area of **3Cottahs 4Chittaks 24Sq.ft.** of land bearing sub-plot no. B, togetherwith a residential structure standing thereon, classified as "BASTU", lying and situate at Mouza-Panihati, J.L. No. 10, Re. Su. no. 32, Touzi No. 155; comprised and contained in R.S. Dag No. 3523, under R.S. Khatian no. 1776, 1761 & 1746, P.S. Khardah by dint of a Registered Bengali Deed of Sale, being Deed No. 835, from her predecessor-in-title namely Smt. Nanda Rani Debi (Wife of Late Debendra Nath Kower) and the said Deed was executed on 11.12.1972 and registered on 07.03.1973 at the office of Sub-Registrar Barrackpore and the same was recorded in Book No I, Vol. No. 19, Pages from 220 to 224, being Deed No. 835, for the year 1973.



Alokendu Bandyopadhyay

Advocate

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**AND WHEREAS** while had been enjoying the actual physical possession on the said landed property she got her name mutated with the assessment register of Panihati Municipality, being Holding No. 25 Aswini Dutta Road, under Ward No. 10 and enjoying the same by paying relevant taxes to the authority concerned regularly.

**AND WHEREAS** while have been enjoying the aforesaid landed property the said Smt. Bani Samanta (Wife of Late Asim Samanta @ Ashim Kumar Samanta) died intestate on 29.09.2021, leaving behind her three son namely Sri Ashok Samanta, Sri Anup Samanta, Sri Tapas Samanta (the land Owners / Executants nos. 1 to 3 hereof) and one daughter namely Smt. Bela Chatterjee (the land Owner / Executant no. 4 hereof) and one grand son namely Sri Amitava Samanta (the land Owner / Executant no. 5 hereof) and one grand daughter namely Smt. Poulami Samanta (the land Owner / Executant no. 6 hereof) as her surviving legal heirs and successors.

Be it mentioned here that the predeceased son of Late Bani Samanta namely Dilip Kumar Samanta (i.e. the father of Land Owners / Executants no. 5 & 6) died intestate on 10.09.2010.

**AND WHEREAS** in the foregoing events the Land Owners / Executants no. 1 to 6 hereof have become the lawful joint owners of the said landed property as left by Bani Samanta and they inherited the same as the Class-I legal heirs as

  
Alokendu Banerjee  
Advocate

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per the provision of Hindu Succession Act, 1956 and enjoying the same as ezmal by paying the relevant rent and taxes before the authority concern regularly and possessing the same peacefully, quietly and without any interruption of others which is free form all sorts of encumbrances.

**AND WHEREAS** the Executants are desirous of developing the said land by constructed Multi Storeyed building (G+4) in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

**AND WHEREAS** WE the executants hereof have entered into a **Registered Development Agreement, being no. 152404684**..... in **Book no. I**, which was executed by us and Registered on **27th** day of May, 2022 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas with the developer "**M/S. RELIABLE CONSTRUCTION**" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114, hereby represented by its Partners:

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



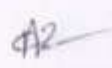
(2) **SRI UTTAM GOSWAMI**, Son of Late Gouranga Goswami, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Gouranga Nagar, P.O. Natagarh, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700113,

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

(4) **SRI SHAMBHU NATH DAS**, Son of Late Narayan Chandra Das, by Nationality-Indian, By Religion-Hindu, by Occupation-Business, residing at: Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, for construction of a Multistoried Building/Complex (G+4), upon the said property consisting of several Numbers of Self Contained and Independent Flats, Garages, Shop Rooms etc. on the terms, conditions and considerations mentioned in the said Agreement.

**AND WHEREAS** at the treaty of the said Agreement WE have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

**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),

  
Alokendu Bandyopadhyay  
Advocate

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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:

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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 ASHOK SAMANTA (PAN: BOFPS3980F)**, Son of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business,

*AR*

Alokendu Bandyopadhyay

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Residing at: B.B. Bagan, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700114,

**2. SRI ANUP SAMANTA (PAN: CTIPS8129K)**, Son of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: B.B. Bagan, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700114,

**3. SRI TAPAS SAMANTA (PAN: ILWPS 0180Q)**, Son of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: B.B. Bagan, Aswini Dutta Road, P.O. Panihati, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700114,

**4. SMT. BELA CHATTERJEE (PAN: AVRPC6119L)**, Wife of Sri Shovon Kumar Chatterjee, Daughter of Late Asim Samanta @ Ashim Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: Madhya Panshila, R.N. Avenue Bye Lane, P.O. Pansila, P.S. Khardah, Dist-North 24 Parganas, Kolkata-700112,

**5. SRI AMITAVA SAMANTA (PAN: BCQPS4197D)**, Son of Late Dilip Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: 1/2, Purbachal North, Nibedita Road, P.O. Haltu, P.S. Garfa, Kolkata-700078,

**6. SMT. POULAMI SAMANTA (PAN: DIGPS9184C)**, Daughter of Late Dilip Kumar Samanta, by Nationality-Indian, by Religion-Hindu, by Occupation-Household, Residing at: 208, Ananda Pally, Jadavpur, P.O. Haltu, P.S. Garfa, Kolkata-

*Handwritten signature*

*Linkendu Banerjee*

*delivered*

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700032, do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executants all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and 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.



Alokendu Bandyopadhyay  
Advocate

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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.



Atokendra Banerjee

Advocate

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8. To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.

10. To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.

11. To make necessary applications to the W.B.S.E.D.C.L./C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.

12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors,



*Atokmita Bandyopadhyay*

*Advocate*

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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.

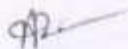
**13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.

**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).



Alokendu Bandyopadhyay

Advocate

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**18.** To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office (BKP-II) as well as the Panihati Municipality for the purpose of mutation of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

**19.** To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

**20.** (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of



getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

**21.** (i) To enter into Agreement for sale of Building **(except Owner's allocation)** as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(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



*Alokendra Bapat*

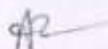
*Attorney*

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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.



Alokendu Bandyopadhyay

Author

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22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof (**except Owner's allocated portion**) in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

24. To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance, Lease and/or other documents of transfer as aforesaid may have been executed.

25. To execute Lease in respect of the said property (**except Owner's allocated portion**) and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as we could do.



Atokena Bandyopadhyay

Attorney

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

(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

**28.** (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) We do hereby agree and undertake that we shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. We do hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

(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.

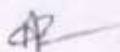
*dr*



**29.** For us and in our name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.

**30.** To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

**31.** To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original,



*Alokendra Bandyopadhyay*


*Advocate*

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Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

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

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



Alokendu Banerjee

Attorney

Contd...21



**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.



*Atikendu Bhattacharya*

*Attorney*

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land measuring an area of **3Cottahs 4Chittaks 24Sq.ft.** of land, bearing sub-plot no. B, togetherwith **714 sq.ft.** one storied pucca residential house standing thereon with **Cemented Flooring**, classified as "**BASTU**", lying and situate at **Mouza-Panihati, J.L. No. 10, Re. Su. no. 32, Touzi No. 155**, comprised and contained in **R.S. & L.R. Dag No. 3523**, under R.S. Khatian no. 1776, 1761 & 1746, Corresponding to **L.R. Khatian No. 4045**, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality being **Holding No. 25**, Aswini Dutta Road, under Ward No. 10, Kolkata-700114, **TOGETHERWITH** all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

**BUTTED AND BOUNDED BY**

On the North : 23ft. Wide Aswini Dutta Road,  
 On the South : House of Nanda Rani Debi,  
 On the East : House of Smt. Rani Roy (Plot No. C),  
 On the West : H/O. Smt. Maya Sengupta (Plot No. A),

92

Alokendu Bandyopadhyay

Advocate

Contd...23



(23)

**IN WITNESSES WHEREOF** the parties/Executants hereto have hereunto set and subscribed their respective hands on this 27th Day of May, 2022 A.D.

**SIGNED AND DELIVERED**

**in presence of following**

**WITNESSES:**

1. Ashok Kumar Roy  
Agarpara  
KoL-700109
2. Chandan Kumar Roy  
Adv  
Barrackpore Court  
Enl No:- F/A 21/2013

1. Ashok Samanta
2. Anup Samanta  
Tapur Samanta  
Indra Chatterjee  
Anindya Samanta  
Prabhu Samanta

**SIGNATURE OF THE**  
**EXECUTANTS/OWNERS**

M/s. RELIABLE CONSTRUCTION  
1-17-18 Satyabrata S.  
Uttam Ghosh Ahankar

**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

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

**Laser Setter:**

Preetam Das  
**Preetam Das**

Alokendu Bandyopadhyay

Advocate

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



(1) Name : **SRI SATYABRATA SINHA**

*Satya Brata 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

*Satya Brata Sinha*

SIGNATURE OF THE PRESENTANT



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

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

*Uttam Goswami*

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*Uttam Goswami*

SIGNATURE OF THE PRESENTANT

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

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



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



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

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

SIGNATURE OF THE PRESENTANT

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

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



## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

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



*Ashok Samanta*

(1) Name : **SRI ASHOK SAMANTA**

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*Ashok Samanta*

SIGNATURE OF THE PRESENTANT



*Anup Samanta*

(2) Name : **SRI ANUP SAMANTA**

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

*Anup Samanta*

SIGNATURE OF THE PRESENTANT

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

L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



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



Tapm

(1) Name : **SRI TAPAS SAMANTA**

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Tapm Samanta

SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. BELA CHATTERJEE**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator *Bela Chatterjee*

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*Bela Chatterjee*  
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 AMITAVA SAMANTA**



## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*Amitava Samanta*

SIGNATURE OF THE PRESENTANT

(2) Name : **SMT. POULAMI SAMANTA**

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

*Poulami Samanta*



## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*Poulami Samanta*  
SIGNATURE OF THE PRESENTANT

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



## Major Information of the Deed

Deed No :	I-1524-04702/2022	Date of Registration	27/05/2022
Query No / Year	1524-8001579243/2022	Office where deed is registered	
Query Date	27/05/2022 12:48:01 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. 30,00,000/-	Rs. 53,57,700/-		
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]- 152404684/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Ashwini Datta Road (Panihati Municipality)  
Mouza: Panihati, , Ward No: 10, Holding No:25 Pin Code : 700114



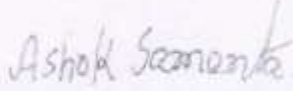


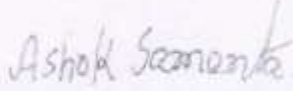


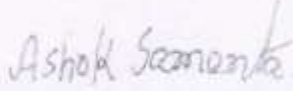


















Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3523	LR-4045	Bastu	Bastu	3 Katha 4 Chatak 24 Sq Ft	28,00,000/-	48,75,750/-	Width of Approach Road: 23 Ft. Adjacent to Main Road, , Project Name
Grand Total :					5.4175Dec	28,00,000 /-	48,75,750 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	714 Sq Ft.	2,00,000/-	4,81,950/-	Structure Type: Structure
Gr. Floor, Area of floor : 714 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		714 sq ft	2,00,000 /-	4,81,950 /-	



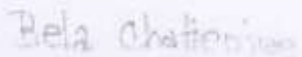








Principal Details :

No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Ashok Samanta</b>                      (Presentant)                      Son of Late Asim Samanta                      Executed by: Self, Date of Execution: 27/05/2022                      , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>27/05/2022</td> <td></td> <td>LTI 27/05/2022</td> <td>27/05/2022</td> </tr> </tbody> </table> <p>                     B.B. Bagan, Aswini Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North                      Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business                      Citizen of: India, PAN No.:: BOxxxxxx0F, Aadhaar No Not Provided, Status :Individual, Executed                      Self, Date of Execution: 27/05/2022                      , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                 </p>	Name	Photo	Finger Print	Signature	<b>Mr Ashok Samanta</b> (Presentant) Son of Late Asim Samanta Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				27/05/2022		LTI 27/05/2022	27/05/2022
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Anup Samanta</b>                      Son of Late Asim Samanta                      Executed by: Self, Date of Execution: 27/05/2022                      , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>27/05/2022</td> <td></td> <td>LTI 27/05/2022</td> <td>27/05/2022</td> </tr> </tbody> </table> <p>                     B.B. Bagan, Aswini Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North                      Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Service                      Citizen of: India, PAN No.:: CTxxxxxx9K, Aadhaar No Not Provided, Status :Individual, Executed                      Self, Date of Execution: 27/05/2022                      , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                 </p>	Name	Photo	Finger Print	Signature	<b>Mr Anup Samanta</b> Son of Late Asim Samanta Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				27/05/2022		LTI 27/05/2022	27/05/2022
Name	Photo	Finger Print	Signature										
<b>Mr Anup Samanta</b> Son of Late Asim Samanta Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office													
27/05/2022		LTI 27/05/2022	27/05/2022										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr TAPAS Samanta</b>                      Son of Late Asim Samanta                      Executed by: Self, Date of Execution: 27/05/2022                      , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>27/05/2022</td> <td></td> <td>LTI 27/05/2022</td> <td>27/05/2022</td> </tr> </tbody> </table> <p>                     B.B. Bagan, Aswini Dutta Road, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North                      Parganas, West Bengal, India, PIN:- 700114 Sex: Male, By Caste: Hindu, Occupation: Business                      Citizen of: India, PAN No.:: ILxxxxxx0Q, Aadhaar No Not Provided, Status :Individual, Executed                      Self, Date of Execution: 27/05/2022                      , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office                 </p>	Name	Photo	Finger Print	Signature	<b>Mr TAPAS Samanta</b> Son of Late Asim Samanta Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				27/05/2022		LTI 27/05/2022	27/05/2022
Name	Photo	Finger Print	Signature										
<b>Mr TAPAS Samanta</b> Son of Late Asim Samanta Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office													
27/05/2022		LTI 27/05/2022	27/05/2022										





Name	Photo	Finger Print	Signature
<b>Smt BELA CHATTERJEE</b> Wife of Mr Shovon Kumar Chatterjee Executed by: Self, Date of Execution: 27/05/2022 Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	 27/05/2022	 LTI 27/05/2022	 27/05/2022
Madhya Panshila, R.N. Avenue Bye Lane, City:- Panihati, P.O:- Pansila, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx9L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
<b>Mr AMITAVA SAMANTA</b> Son of Late Dilip Kumar Samanta Executed by: Self, Date of Execution: 27/05/2022 Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	 27/05/2022	 LTI 27/05/2022	 27/05/2022
1/2, Purbachal North, Nibedita Road, City:- , P.O:- Patuli, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxxx7D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
<b>Smt Poulami Samanta</b> Daughter of Late Dilip Kumar Samanta Executed by: Self, Date of Execution: 27/05/2022 Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	 27/05/2022	 LTI 27/05/2022	 27/05/2022
208, Ananda Pally, Jadavpur, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DIxxxxxx4C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			






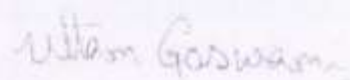





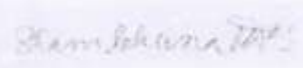
#### Attorney Details :

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.:: AAxxxxxx2N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr SATYABRATA SINHA</b> Son of Late Shyam Mohan Sinha Date of Execution - 27/05/2022, Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office	 May 27 2022 1:37PM	 LTI 27/05/2022	 27/05/2022
Building "DINANTA", 7, B.T. Road, Swadeshi More, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of RELIABLE CONSTRUCTION (as Partner)			
<b>Mr UTTAM GOSWAMI</b> Son of Late Gouranga Goswami Date of Execution - 27/05/2022, Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office	 May 27 2022 1:37PM	 LTI 27/05/2022	 27/05/2022
Gouranga Nagar, City:- Panihati, P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of RELIABLE CONSTRUCTION (as Partner)			
<b>Mr SUJAY DAS</b> Son of Late Shib Chandra Das Date of Execution - 27/05/2022, Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office	 May 27 2022 1:38PM	 LTI 27/05/2022	 27/05/2022
4 No. Deshbandhu Nagar, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of RELIABLE CONSTRUCTION (as Partner)			
<b>Mr SHAMBHU NATH DAS</b> Son of Late Narayan Chandra Das Date of Execution - 27/05/2022, Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office	 May 27 2022 1:38PM	 LTI 27/05/2022	 27/05/2022





Asadhar 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: Aachar No Not Provided Status: Representative, Representative of: RELIABLE CONSTRUCTION (as Partner)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Ayan Banerjee</b> Son of Mr. S Banerjee Bkp. City:- P.O:- Bkp. P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India. PIN:- 700120			
	27/05/2022	27/05/2022	27/05/2022

Identifier Of Mr Ashok Samanta, Mr Anup Samanta, Mr TAPAS Samanta, Smt BELA CHATTERJEE, Mr AMITAVA SAMANTA, Smt Poulami Samanta, Mr SATYABRATA SINHA, Mr UTTAM GOSWAMI, Mr SUJAY DAS, Mr SHAMBU NATH DAS

#### Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Ashok Samanta	RELIABLE CONSTRUCTION-0.902917 Dec
2	Mr Anup Samanta	RELIABLE CONSTRUCTION-0.902917 Dec
3	Mr TAPAS Samanta	RELIABLE CONSTRUCTION-0.902917 Dec
4	Smt BELA CHATTERJEE	RELIABLE CONSTRUCTION-0.902917 Dec
5	Mr AMITAVA SAMANTA	RELIABLE CONSTRUCTION-0.902917 Dec
6	Smt Poulami Samanta	RELIABLE CONSTRUCTION-0.902917 Dec

#### Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Ashok Samanta	RELIABLE CONSTRUCTION-119.00000000 Sq Ft
2	Mr Anup Samanta	RELIABLE CONSTRUCTION-119.00000000 Sq Ft
3	Mr TAPAS Samanta	RELIABLE CONSTRUCTION-119.00000000 Sq Ft
4	Smt BELA CHATTERJEE	RELIABLE CONSTRUCTION-119.00000000 Sq Ft
5	Mr AMITAVA SAMANTA	RELIABLE CONSTRUCTION-119.00000000 Sq Ft
6	Smt Poulami Samanta	RELIABLE CONSTRUCTION-119.00000000 Sq Ft

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Ashwini Datta Road (Panihati Municipality)  
 Mouza: Panihati, , Ward No: 10, Holding No:25 Pin Code : 700114

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3523, LR Khatian No:- 4045	Owner:বানী সামন্ত, Gurdian:বানী সামন্ত, Address:মিড, Classification:বার, Area:0.06000000	Owner Name not selected by applicant.



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

under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number of the Stamp Act 1899.

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

presented for registration at 13:23 hrs on 27-05-2022, at the Office of the A.D.S.R. SODEPUR by Mr. Ashok Kumar, 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. 53,57,700/-

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

Execution is admitted on 27/05/2022 by 1. Mr Ashok Samanta, Son of Late Asim Samanta, B.B. Bagan, Aswini Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 2. Mr Anup Samanta, Son of Late Asim Samanta, B.B. Bagan, Aswini Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Service, 3. Mr TAPAS Samanta, Son of Late Asim Samanta, B.B. Bagan, Aswini Dutta Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business, 4. Smt BELA CHATTERJEE, Wife of Mr. Shovon Kumar Chatterjee, Madhya Panshila, R.N. Avenue Bye Lane, P.O: Pansila, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Housewife, 5. AMITAVA SAMANTA, Son of Late Dilip Kumar Samanta, 1/2, Purbachal North, Nibedita Road, P.O Patuli, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 6. Poulami Samanta, Daughter of Late Dilip Kumar Samanta, 208, Ananda Pally, Jadavpur, P.O Jadavpur, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Housewife. Indetified 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 27-05-2022 by Mr SUJAY DAS, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114

Indetified by Mr Ayan Banerjee, . . Son of Mr 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 27-05-2022 by Mr SHAMBHU NATH DAS, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Indetified by Mr Ayan Banerjee, . . Son of Mr 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 27-05-2022 by Mr SATYABRATA SINHA, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Indetified by Mr Ayan Banerjee, . . Son of Mr 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 27-05-2022 by Mr UTTAM GOSWAMI, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimore, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114

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

**Payment of Fees**

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





**ment of Stamp Duty**

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

**Description of Stamp**

1 Stamp Type Impressed, Serial no 14541 Amount Rs 100/- Date of Purchase 21/05/2022 Value Rs 100/-

Sumanta Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal



ificate of Registration under section 60 and Rule 69.  
gistered in Book - I  
olume number 1524-2022, Page from 174930 to 174968  
being No 152404702 for the year 2022.



Digitally signed by SUMANTA  
CHAKRABORTY  
Date: 2022.05.30 12:15:24 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/05/30 12:15:24 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

RELIABLE CONSTRUCTION  
Satya bond Sun  
Part of





