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I-00849/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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যদি এই নথি সরকারকে  
 সনদ হিসেবে প্রদান করা হয় তবে এটি  
 স্বীকৃত হবে। স্বাক্ষর পত্র / পত্রিকা  
 ও স্বাক্ষরিত পত্রিকা / পত্রিকা  
 এই নথির সাথে সংযুক্ত  
 হওয়া উচিত।

Regional Director Sub-Registrar  
 Soorepur, North 24-Parganas

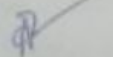
7 FEB 2018

**POWER OF ATTORNEY FOR  
 DEVELOPMENT**

**TO ALL TO WHOM THESE :**

I, **SRI SYAMAL KUMAR CHATTERJEE (PAN no. ABWPC5564A)**, Son of Late Amarendra Nath Chatterjee, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at: 116, Trannath Bannerjee Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114, do hereby

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 Alokendu Bandyopadhyay  
 Advocate

(2)

appoint, constitute and nominate "**M/S. RELIABLE CONSTRUCTION**" a Partnership firm having its office at 7, B.T. Road, Swadeshimore P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114, **PAN NO. AALFR2292N** hereby represented by its Partners:

**(1) SRI SATYABRATA SINHA**, S/o. 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,

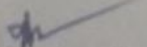
**(2) SRI UTTAM GOSWAMI**, S/o Late Gouranga Goswami, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: Gouranga Nagar, P.O. Natagarh, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700113,

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

**(4) SRI SHAMBHU NATH DAS**, S/o. 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 owner/executant hereof namely Syamal Kumar Chatterjee (Son of Late Amarendra Nath Chatterjee) has got all that an area of landed property 13 Cottahs 14 Chittaks 25 Sq.ft. (land area measuring 2cottahs 6chittaks 30sq.ft. in R.S. Dag no. 187, under R.S. Khatian no. 1905 and 1908, classified as 'Pukur Par' + 9cottahs 10chittaks 40sq.ft. in R.S. Dag no. 188, under R.S. Khatian no. 1905,

  
Alokendu Bandyopadhyay  
Advocate

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1908, classified as 'Pukur' + 1cottahs 13chittaks in R.S. Dag no. 189, under R.S. Khatian no. 1905 and 1908, classified as 'Pukur Par') alongwith other landed property in different Dags lying and situate at Mouza-Panihati, J.L No. 10, Re. Su. No. 32, Touzi No. 155, P.S. Khardah, Formarly A.D.S.R.O. Barrackpore now A.D.S.R.O. Sodepur, District-North 24 Parganas, within the local limits of Panihati Municipality, Ward No. 3, by virtue of a Registered Deed of Gift, which was executed and registered by Sabitri Mukherjee (Wife of Late Pramatha Nath Mukherjee), bearing Gift Deed no. 12327, dated 03.10.2012, Registered in the Office of A.R.A.-II, Kolkata and the same was recorded in Book no. I, C.D. Volume no. 49, noted within the pages from 873 to 892, being no. 12327, for the year 2012 and thereafter taking delivery of the Original Gift Deed the Donor of the said Gift Deed became aware that certain mistakes/discrepancies have crept inadvertantly in the said Gift Deed and the Donor further executed a Deed of Decleration on 05.11.2014 in favour of the Donee i.e. in favour of the Owner hereof which was Registered in the Office of A.D.S.R. Sodepur on 08.12.2014 in Book No. IV, C.D.Volume No. 2, Pages From 2467 to 2478, being no. 00694 for the year 2014.

**AND WHEREAS** said Shyamal Kumar Chatterjee as being the lawful and absolute owner of the aforesaid landed property measuring 13 Cottahs 14 Chittaks 25 Sq.ft. he mutated his name in the office of Panihati Municipality bearing Holding no. 267, T.N.Banerjee Road, under Ward No. 3.

**AND WHEREAS** in the manner aforesaid the Land owner/ executant hereof became the lawful owner of the landed property measuring an area 13 Cottahs 14 Chittaks 25 Sq.ft.



*Alokendu Bandyopadhyay*

*Advocate*

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
of "Pukur" & "Pukur Par" togetherwith all easements rights appertaining thereto and the land owner/executant hereof also recorded his name in the R.S.Records of Rights of B.L. & L.R.O., B.K.P.-II, vide Khatian No. 2488 (in the name of Shyamal Kumar Chatterjee) and enjoying the same by paying the relevant rents & taxes to the authority concern without any interruption of others.

**AND WHEREAS** the Owners/Executants is now desirous of developing the said land by constructing a Swimming Pool 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** I the executants hereof have entered into a **Registered Development Agreement being no. 152400833/18**..... in **Book no. I** which was executed and Registered by us on **16th day of February, 2018** at the office of A.D.S.R. Sodepur, North 24 Parganas with the developer "**M/S. RELIABLE CONSTRUCTION**" a Partnership firm having its 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**, S/o. 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**, S/o Late Gouranga Goswami, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at Gouranga Nagar, P.O. Natagarh, P.S. Ghola, Dist. North 24 Parganas, Kolkata - 700113,

  
Alokendu Bandyopadhyay  
Advocate

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*Shyamal K. Chatterjee*

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**(3) SRI SUJAY DAS**, S/o. 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**, S/o. 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 Swimming Pool upon the said property on the terms, conditions and considerations mentioned in the said Agreement.

**AND WHEREAS** at the treaty of the said Agreement I 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 Developers have requested us to grant the said power of Attorney in favour of them "**M/S. RELIABLE CONSTRUCTION**" a Partnership firm having its 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**, S/o. 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**, S/o Late Gouranga Goswami, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at Gouranga Nagar, P.O. Natagarh, P.S. Ghola, Dist. North 24 Parganas, Kolkata - 700113,

  
Alokendu Bandyopadhyay  
Advocate

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**(3) SRI SUJAY DAS**, S/o. 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**, S/o. 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 I hereby do:-

**NOW KNOW YE AND THESE PRESENTS WITNESS** that I, **SRI SYAMAL KUMAR CHATTERJEE**, Son of Late Amarendra Nath Chatterjee, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at: 116, Trannath Bannerjee Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 do hereby nominate, constitute and appoint the within named Developer to be my 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 my 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

  
Alokendu Bandyopadhyay

Advocate

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(7)

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.

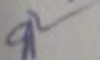
3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Swimming Pool 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



*Alokendu Bandyopadhyay*

*Advocate*

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also construction of Swimming Pool 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 my said Attorney and to give and effectual receipts in my name and on my 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 Swimming Pool thereon and also to obtain water connections and service connection to the Swimming Pool 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 Swimming Pool.

**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 Swimming Pool 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 Swimming Pool on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.



*Alokendu Bandyopadhyay*

*Advocate*

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


**14.** To apply for and obtaining water connection for the Swimming Pool to be constructed on the said property and/or occupation and Completion Certificate in respect of the said Swimming Pool 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 Swimming Pool thereon and also for obtaining occupation and/or completion Certificate in respect of the said Swimming Pool 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 Swimming Pool and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said Swimming Pool.

**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 as well as the Panihati Municipality for the purpose of mutation of the subject 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 Swimming Pool and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

  
*Alokendu Bandyopadhyay*  
Advocate

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


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

(ii) To make applications and submit the amended or new Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Sanction 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 Swimming Pool **(except Owner's allocation)** as per Agreement that will be

  
Alokendu Bandyopadhyay  
Advocate

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(11)


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.

(iii) The Land owners shall handover physical possession of the subject property to the developer and/or its representatives within 7 days after execution of the Development Agreement to have access to the property for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep Swimming Pool materials and allow the men and agents of the Developer to stay in the property for the purpose of construction of the Swimming Pool 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 area after taking physical possession of their owners allocation from the developer. It is agreed that on and from handing over possession of the said property for construction of Swimming Pool proportionate share of taxes or charges, if any, in respect of the said property will be borne by the developer (**except Owner's allocation**) in respect of the Swimming Pool 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 swimming pool 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,

  
Alokendu Bandyopadhyay  
Advocate

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D.R. North 24 Parganas at Barasat and the Registrar of Assurance at Kolkata.

**22.** To execute the conveyance or conveyances in respect of the said property/Swimming Pool 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.

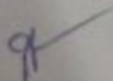
**24.** To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance. Lease and/or other documents of transfer as aforesaid may have been executed.

**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 I could do.

**27.** (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as my 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



*Alokendu Bandyopadhyay*  
Advocate

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
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) I do hereby agree and undertake that I 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. I 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 my 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

  
Alokendu Bandyopadhyay  
Advocate

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(14)

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 my name or in the name of the said Attorney.

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

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

  
Alokendu Bandyopadhyay  
Advocate

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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 I could in my 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.

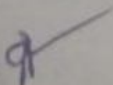
**35.** AND I HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

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

**37.** AND I 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 Swimming Pool is conveyed and/or transferred in favour of ultimate transferee.

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

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



*Alokendu Bandyopadhyay*

*Advocate*

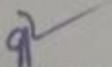
Contd...16

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the piece or parcel of landed property classified as **"PUKUR" & "PUKUR PAR"** having rayat possessory right admeasuring more or less **13 Cottahs 14 Chittaks 25 Sq.ft.** (land area measuring 2cottahs 6chittaks 30sq.ft. in R.S. Dag no. 187, under R.S. Khatian no. 1905 and 1908, classified as 'Pukur Par' + 9cottahs 10chittaks 40sq.ft. in R.S. Dag no. 188, under R.S. Khatian no. 1905, 1908, classified as 'Pukur' + 1cottahs 13chittaks in R.S. Dag no. 189, under R.S. Khatian no. 1905 and 1908, classified as 'Pukur Par') of land togetherwith all easements rights appertaining thereto, lying and situated at **Mouza-Panihati**, J.L. No. 10, Re. Su. No. 32, Touji No. 155, of the Collector of North 24 Parganas, comprised and contained in **R.S. Dag No. 187, 188, 189, under R.S. Khatian nos. 1905, 1908, corresponding to New Modified Khatian No. 2488** (in the name of Shyamal Kumar Chatterjee) P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas within the local limits of Panihati Municipality bearing holding No. 267, T.N.Banerjee Road, under Ward No. 3, **TOGETHERWITH** all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the Swimming Pool hereby mentioned which is the subject property of this Power of Attorney for Development.

**BUTTED AND BOUNDED**

On the North : Property of Syamal Kumar Chatterjee.  
 On the South : Property of Gobinda Kumar Home.  
 On the East : Property of Syamal Kumar Chatterjee.  
 On the West : Property of Gobinda Kumar Home.

  
 Alokendu Bandyopadhyay  
 Advocate

Contd...17



(17)

**IN WITNESSES WHEREOF** the parties/Executants hereto have hereunto set and subscribed their respective hands on this 16th day of February, 2018 A.D.

**SIGNED AND DELIVERED**

**in presence of following**

**WITNESSES :**

1. Asim Bose Roy  
Agarpara.  
KoL-700109
2. [Signature]  
Matri Mandir.  
Sunchar, KA-115
3. Arishker Podder  
Sritsamnagar  
KoL-113.

Syamal Kr. Chattop

**SIGNATURE OF THE  
EXECUTANT/OWNER**

M/s. RELIABLE CONSTRUCTION  
[Signature] Satya bhushan  
Utam Goswami. Shambhurnath Das  
Partner

**SIGNATURE OF THE ATTORNEY**

**Drafted by:**

Alokendu Bandyopadhyay  
Adv.

Alokendu Bandyopadhyay  
Enl. No - NB-570/2004, Advocate  
District Judges' Court, Barasat  
North 24 Parganas (W.B.)

**Laser Setter:**

[Signature]  
**Prasanna Paul**

Alokendu Bandyopadhyay  
Advocate

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



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

*Satyabrata Sinha*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

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

*Satyabrata Sinha*

SIGNATURE OF THE PRESENTANT



*Uttam Goswami*

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

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

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Uttam Goswami*

SIGNATURE OF THE PRESENTANT

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

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

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



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

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

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

*Sri Sujay Das*

-----  
**SIGNATURE OF THE PRESENTANT**



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

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

*Shambhuna Das*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Shambhuna Das*

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

-----  
**SIGNATURE OF THE PRESENTANT**

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

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



(1) Name : SRI SYAMAL KUMAR CHATTERJEE

*Syamal Kr. Chatterji*

## 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.

*Syamal Kr. Chatterji*

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.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ABWPC5564A



नाम /NAME  
SYAMAL KUMAR CHATTERJEE

पिता का नाम /FATHER'S NAME  
AMARENDRA NATH CHATTERJEE

जन्म तिथि /DATE OF BIRTH  
05-01-1951

हस्ताक्षर /SIGNATURE  
*Syamal K. Chatterjee*

*B. Das*  
अपकर आयुक्त, प.सं.-11  
COMMISSIONER OF INCOME-TAX, W.B. - II

*Syamal K. Chatterjee*



M/s. RELIABLE CONSTRUCTION  
Satya bank Smt  
Uttam Goswami. Shambhunaath Des  
Partner

PERMANENT ACCOUNT NUMBER  
AFDPD5166N



REN (NAME)  
SHAMBHU NATH DAS

REN (FATHER'S NAME)  
NARAYAN CHANDRA DAS

REN (DATE OF BIRTH)  
29-07-1962

REN (SIGNATURE)

*Shambhu Nath Das*

*B. Das*

SECRETARY, I.T. DEPT.

COMMISSIONER OF INCOME TAX, W.B. III

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

SUJAY DAS

SHID CHANDRA DAS

01/01/1972

Permanent Account Number

AMYP02858H

*Sujay Das*  
Signature



04052013

इस कार्ड के खोने / खोने पर / या खोने पर / खोने पर / खोने पर  
आयकर पैन सेवा इकाई को सूचित करें  
5 वीं मंजिल, मन्नी स्ट्रीट-1, प्लॉट नं. 341, सूर्य नगर, पुणे-411 016  
मॉडल कॉलोनी, नजद देवगुला चौक,  
पुणे - 411 016

*If this card is lost / someone's lost card is found,  
please inform / retain to  
Income Tax PAN Service Unit, NSDL  
5th Floor, Manni Street-1  
Plot No. 341, Suryanagar, Pune-411 016,  
Model Colony, Near Devgula Chowk,  
Pune - 411 016.*

Tel: 91-20-2721 8960, Fax: 91-20-2721 8961  
e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AJSPG9562G



नाम / Name  
UTTAM GOSWAMI

पिता का नाम / Father's Name  
GOURANGA GOSWAMI

जन्म की तारीख / Date of Birth  
31/12/1971

Uttam Goswami  
हस्ताक्षर / Signature



इस कार्ड के लोने/पाने पर कृपया सूक्ति करें/लीटाएं:  
जायन्ती पेन सेवा इकाई, एन एस टी एल  
5 बी मैजिल, मंडी स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDI,  
5th Floor, Mandi Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.  
Tel: 91 20 26101000/26102721/8081  
E-mail: [pan@nsdi.gov.in](mailto:pan@nsdi.gov.in)

आयकर विभाग

INCOME TAX DEPARTMENT

SATYA BRATA SINHA

SHYAM MOHAN SINHA

31/08/1969

Permanent Account Number

AKQPS6921C

Satya Brata Sinha

Signature



भारत सरकार

GOVT. OF INDIA



1404/2012

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाना:  
आयकर पैन सेवा इकाई, एन.एस.डी.एल.  
तीसरी मंजिल, सफायर चेंबर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411045

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

## Major Information of the Deed

Deed No :	I-1524-00849/2018	Date of Registration	16/02/2018
Query No / Year	1524-1000050767/2018	Office where deed is registered	
Query Date	16/02/2018 12:26:10 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. 60,00,000/-	Rs. 1,64,63,719/-		
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] - 152400833/2018 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: T. N. Banerjee Road, Mouza: Panihati, Ward No: 3, Holding No:267



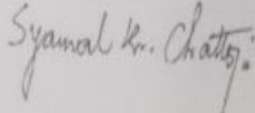
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-187	RS-2488	Bastu	Pukurpar	2 Katha 6 Chatak 30 Sq Ft	15,00,000/-	33,22,915/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	RS-188	RS-2488	Pukur	Pukur	9 Katha 10 Chatak 40 Sq Ft	38,00,000/-	1,06,48,617/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	RS-189	RS-2488	Bastu	Pukurpar	1 Katha 13 Chatak	7,00,000/-	24,92,187/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>22.9511Dec</b>	<b>60,00,000 /-</b>	<b>164,63,719 /-</b>	
<b>Grand Total :</b>					<b>22.9511Dec</b>	<b>60,00,000 /-</b>	<b>164,63,719 /-</b>	



Major Information of the Deed :- I-1524-00849/2018-16/02/2018

21/02/2018 Query No:-15241000050767 / 2018 Deed No :I- 152400849 / 2018, Document is digitally signed.



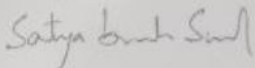
## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SYAMAL KUMAR CHATTERJEE (Presentant)</b> Son of Late Amarendra Nath Chatterjee Executed by: Self, Date of Execution: 16/02/2018 , Admitted by: Self, Date of Admission: 16/02/2018 ,Place : Office	<b>Photo</b>  <small>16/02/2018</small>	<b>Fingerprint</b>  <small>LTI 16/02/2018</small>	<b>Signature</b>  <small>16/02/2018</small>
116, Trannath Bannerjee Road, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABWPC5564A, Status :Individual, Executed by: Self, Date of Execution: 16/02/2018 , Admitted by: Self, Date of Admission: 16/02/2018 ,Place : Office				

## Attorney Details :



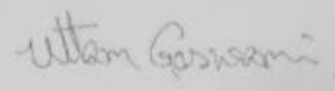






Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>RELIABLE CONSTRUCTION</b> 7, B.T. Road, Swadeshimore., P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114 , PAN No.:: AALFR2292N, Status :Organization, Executed by: Representative			

## Representative Details :

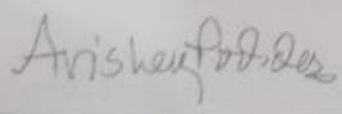
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SATYABRATA SINHA</b> Son of Late Shyam Mohan Sinha Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office	<b>Photo</b>  <small>Feb 16 2018 1:56PM</small>	<b>Finger Print</b>  <small>LTI 16/02/2018</small>	<b>Signature</b>  <small>16/02/2018</small>
Building "DINANTA", 7, B.T. Road, Swadeshi More, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)				

Major Information of the Deed :- I-1524-00849/2018-16/02/2018

21/02/2018 Query No:-15241000050767 / 2018 Deed No :I - 152400849 / 2018, Document is digitally signed.

2	Name	Photo	Finger Print	Signature
	<b>Mr UTTAM GOSWAMI</b> Son of Late Gouranga Goswami Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
		Feb 16 2018 1:58PM	LTI 16/02/2018	16/02/2018
Gouranga Nagar, P.O:- Natagarh, P.S:- Ghola, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)				
3	Name	Photo	Finger Print	Signature
	<b>Mr SUJAY DAS</b> Son of Late Shib Chandra Das Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
		Feb 16 2018 1:57PM	LTI 16/02/2018	16/02/2018
4 No. Deshbandhu Nagar,, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)				
4	Name	Photo	Finger Print	Signature
	<b>Mr SHAMBHU NATH DAS</b> Son of Late Narayan Chandra Das Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
		Feb 16 2018 1:56PM	LTI 16/02/2018	16/02/2018
Sasadhar Tarafdar Road, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : RELIABLE CONSTRUCTION (as Partner)				

**Identifier Details :**

Name & address	
Mr Avishek Podder Son of Mr Basudeb Podder Sriramnagar, P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr SYAMAL KUMAR CHATTERJEE, Mr SATYABRATA SINHA, Mr UTTAM GOSWAMI, Mr SUJAY DAS, Mr SHAMBHU NATH DAS	16/02/2018
	



Major Information of the Deed :- I-1524-00849/2018-16/02/2018

21/02/2018 Query No:-15241000050767 / 2018 Deed No :I - 152400849 / 2018, Document is digitally signed.

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SYAMAL KUMAR CHATTERJEE	RELIABLE CONSTRUCTION-3.9875 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SYAMAL KUMAR CHATTERJEE	RELIABLE CONSTRUCTION-15.9729 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SYAMAL KUMAR CHATTERJEE	RELIABLE CONSTRUCTION-2.99062 Dec

Endorsement For Deed Number : I - 152400849 / 2018

On 16-02-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:54 hrs on 16-02-2018, at the Office of the A.D.S.R. SODEPUR by Mr SYAMAL KUMAR CHATTERJEE ,Executant.

**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 1,64,63,719/-

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

Execution is admitted on 16/02/2018 by Mr SYAMAL KUMAR CHATTERJEE, Son of Late Amarendra Nath Chatterjee, 116, Trannath Bannerjee Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business

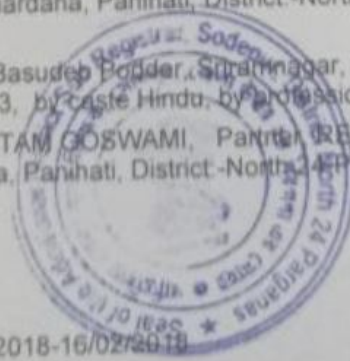
Indetified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

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

Execution is admitted on 16-02-2018 by Mr SATYABRATA SINHA, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114

Indetified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 16-02-2018 by Mr UTTAM GOSWAMI, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114



Major Information of the Deed :- I-1524-00849/2018-16/02/2018

Identified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 16-02-2018 by Mr SUJAY DAS, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114

Identified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 16-02-2018 by Mr SHAMBHU NATH DAS, Partner, RELIABLE CONSTRUCTION, 7, B.T. Road, Swadeshimore,, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114

Identified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

#### Payment of Fees

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

#### 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: Court Fees, Amount: Rs. 10/-
2. Stamp: Type: Impressed, Serial no 7020, Amount: Rs. 100/-, Date of Purchase: 12/02/2018, Vendor name: Rana Sur

*Maitreyee Ghosh*

**Maitreyee Ghosh**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

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

**North 24-Parganas, West Bengal**



Major Information of the Deed :- I-1524-00849/2018-16/02/2018

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1524-2018, Page from 29651 to 29685  
being No 152400849 for the year 2018.



Digitally signed by Maitreyee Ghosh  
Date: 2018.02.21 14:14:37 +05:30  
Reason: Digital Signing of Deed.

Maitreyee Ghosh.

(Maitreyee Ghosh) 21-02-2018 14:12:44  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



(This document is digitally signed.)