

(11)

15. To pay all outgoing, including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the Said Land as occupier and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.


16. To give undertakings, assurance and indemnities, as be required for the purposes aforesaid.

17. To appear and represent us before all semi-government or government authorities, make commitments and execute undertakings, affidavit, declaration and other necessary papers and register the same according to law as may be required for all or any of the purposes herein contained, including the process of usage of the passage already marked in the title of the said land as mentioned in the schedule.

18. To advertise in different news papers and display hoarding in different places, engage agency for selling of the Said development on the said land and whatever structures facilities as our said Attorney shall think fit and proper.

AND GENERALLY to do all other deeds and things concerning the same and WE do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney shall or may lawfully do, execute or perform or cause to be done, executed or performed in connection with the Said Land by virtue of the power or authority hereunder conferred upon.

WE do hereby further declare and confirm that this Power of Attorney is and shall not be revoked or cancelled without


Alokendu Bandyopadhyay
Advocate

Contd...12

(12)

the consent in writing of our said Attorney or unless the said Development Agreement is cancelled.

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

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

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land classified as "Bastu" having rayat possessory right admeasuring more or less **Undivided 3/5th Share of land i.e. 3 cottah alongwith undivided 150 sq.ft. R.T. Shed Standing thereon** out of the total landed property i.e. 5 Cottahs of land and 250 sq.ft. R.T. Shed Standing thereon (as the developer firm is the lawful owner of rest Undivided 2/5th Share of land i.e. 2 cottah alongwith undivided 100 sq.ft. R.T. Shed Standing thereon) togetherwith all easements rights appertaining thereto, lying and situated at **Mouza-Sodepur**, J.L. No. 08, Re. Su. no. 45, Touzi No.172, comprised and contained in **R.S. Dag No. 362**, under R.S. Khatian No. 1419, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas within the local limits of Panihati Municipality being Holding No. 166, Amarabati, under Ward No. 17, premises no. A-12, Amarabati, P.O. Sodepur, P.S. Khardah, Kolkata-700110, which is the subject property of this General Power of Attorney for Development.

THE ENTIRE PROPERTY

BUTTED AND BOUNDED BY

ON THE NORTH : 25ft. Wide Amarabati Main Road.

ON THE SOUTH : Akash Prodig Apartment.

ON THE EAST : Ashwini Apartment (Premises no. A-13).

ON THE WEST : Pratima Apartment (Premises no. A-11).

(13)

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 21st day of November, 2016 A.D.

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

WITNESSES:

1. Satyajit Das
- Adv.
Barackpore Court
KOL-120

2. Anish Kumar Podder
Shirzainnagar
KOL-113

1. Sujamal Krishna Deb

2. Utpal Kumar Deb

3. Era Deb.

4. Anamika Das

SIGNATURE OF THE EXECUTANTS/OWNERS

M/s. RELIABLE CONSTRUCTION

Uttam Goswami - Shankhurnath Das
Partner

SIGNATURE OF THE ATTORNEY

Drafted by:

Alokendu Bandyopadhyay
Adv.

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

Laser Setter:

Prasanna Paul

RULE 44A OF THE I.R. ACT



1) Name : **SRI SHYAMAL KRISHNA DEB**

LEFT HAND FINGER PRINTS

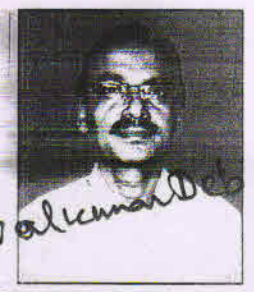
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Shyamal Krishna Deb

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI UTPAL KUMAR DEB**

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

Utpal Kumar Deb

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.

RULE 44A OF THE I.R. ACT 1908



(1) Name : **SMT. ENA DEB**

Ena Deb.

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Ena Deb.

SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. ANAMIKA DAS**

Ana

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

Anamika Das

SIGNATURE OF THE PRESENTANT

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

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

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



(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

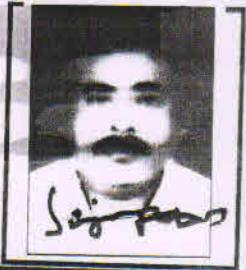
THUMB	FORE	MIDDLE	RING	LITTLE

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.

RULE 44A OF THE I.R. ACT 1908



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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

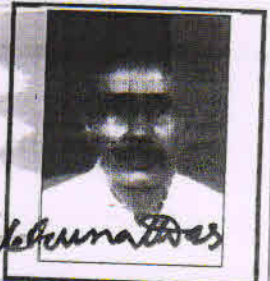
RIGHT HAND FINGER PRINTS

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS




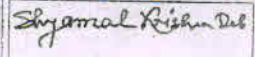
THUMB	FORE	MIDDLE	RING	LITTLE

Shambhunanath Das

SIGNATURE OF THE PRESENTANT


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

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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADSPD8907A	
	नाम / NAME SHYAMAL KRISHNA DEB	
	पिता का नाम / FATHER'S NAME SUDHIR CHANDRA DEB	
	जन्म तिथि / DATE OF BIRTH 07-07-1959	
हस्ताक्षर / SIGNATURE		
	आयकर आयुक्त, प.अं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI	

Shyamal Krishna Deb


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAZPD7373E

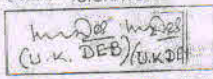


नाम /NAME
UTPAL KUMAR DEB

पिता का नाम /FATHER'S NAME
SUDHIR RANJAN DEB

जन्म तिथि /DATE OF BIRTH
09-08-1959

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, भोपाल
CHIEF COMMISSIONER OF INCOME TAX, BHOPAL


(U.K. DEB)/UKD

Utpalkumar Deb

Major Information of the Deed

Deed No :	I-1524-06077/2016	Date of Registration	11/21/2016 1:18:20 PM
Query No / Year	1524-1000405447/2016	Office where deed is registered	
Query Date	21/11/2016 12:54:25 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat Court 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. 50,00,000/-	Rs. 59,85,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:49(g))	Rs. 21/- (Article:E, E)		
Remarks	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: Amarabati, Mouza: SODEPUR, Premises No. A12, Ward No: 17, Holding No:166

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	RS-362	RS-1419	Bastu	Bastu	3 Katha	49,60,000/-	59,40,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :					4.95Dec	49,60,000 /-	59,40,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	40,000/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		150 sq ft	40,000 /-	45,000 /-	

29/11/2016 Query No:-15241000405447 / 2016 Deed No:-1524-06077 / 2016, Document is digitally signed.

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Details :




Name, Address, Photo, Fingerprint and Signature

Name	Photo	Fingerprint	Signature
Mr Shyamal Krishna Deb Son of Late Sudhir Ranjan Deb Executed by: Self, Date of Execution: 21/11/2016 , Admitted by: Self, Date of Admission: 21/11/2016 ,Place : Office			
21/11/2016	LTI 21/11/2016	21/11/2016	



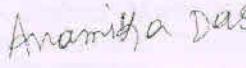
A-12, Amarabati, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. ACSPD8907A, Status :Individual

Name	Photo	Fingerprint	Signature
Mr Utpal Kumar Deb Son of Late Sudhir Ranjan Deb Executed by: Self, Date of Execution: 21/11/2016 , Admitted by: Self, Date of Admission: 21/11/2016 ,Place : Office			
21/11/2016	LTI 21/11/2016	21/11/2016	

A-12, Amarabati, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AAZPD7373E, Status :Individual

Name	Photo	Fingerprint	Signature
Mrs Ena Deb Wife of Late Amal Krishna Deb Executed by: Self, Date of Execution: 21/11/2016 , Admitted by: Self, Date of Admission: 21/11/2016 ,Place : Office			
21/11/2016	LTI 21/11/2016	21/11/2016	

A-12, Amarabati, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AQBPD1303Q, Status :Individual

Name	Photo	Fingerprint	Signature
Mrs Anamika Das Wife of Mr Avik Das Executed by: Self, Date of Execution: 21/11/2016 , Admitted by: Self, Date of Admission: 21/11/2016 ,Place : Office			
		LTI 21/11/2016	21/11/2016

58, Panchabati,, P.O:- Sodepur, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AXUPB6099D, Status :Individual










ails :

Name, Address, Photo, Finger print and Signature

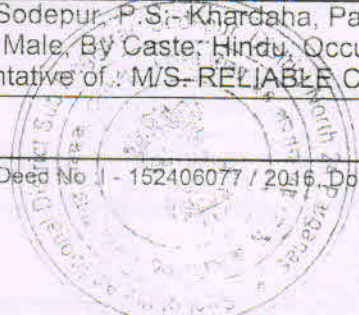
M/S. RELIABLE CONSTRUCTION




7, B.T. Road, Swadeshinore, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114 PAN No. AALFR2292N, Status :Organization

Representative Details :


Sl No	Name	Address	Photo	Finger print	Signature
1	Mr SATYABRATA SINHA Son of Late Shyam Mohan Sinha Date of Execution - 21/11/2016, Admitted by: Self, Date of Admission: Nov 21 2016, Place of Admission of Execution: Office				
			Nov 21 2016 1:30PM	LTI Nov 21 2016 1:30PM	Nov 21 2016 1:31PM
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 : M/S. RELIABLE CONSTRUCTION					
2	Mr UTTAM GOSWAMI Son of Late Gouranga Goswami Date of Execution - 21/11/2016, Admitted by: Self, Date of Admission: Nov 21 2016, Place of Admission of Execution: Office				
			Nov 21 2016 1:30PM	LTI Nov 21 2016 1:30PM	Nov 21 2016 1:30PM
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 : M/S. RELIABLE CONSTRUCTION					
3	Mr SUJAY DAS Son of Late Shib Chandra Das Date of Execution - 21/11/2016, Admitted by: Self, Date of Admission: Nov 21 2016, Place of Admission of Execution: Office				
			Nov 21 2016 1:31PM	LTI Nov 21 2016 1:31PM	Nov 21 2016 1:32PM
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 : M/S- RELIABLE CONSTRUCTION					

29/11/2016 Query No:-15241000405447 / 2016 Deed No. I - 152406077 / 2016 Document is digitally signed,



Name	Photo	Finger Print	Signature
SHAMBHU NATH DAS Son of Late Narayan Chandra Das Date of Execution - 21/11/2016, Admitted by Self, Date of Admission: Nov 21 2016, Place of Admission of Execution: Office			
	Nov 21 2016 1:31PM	LTI Nov 21 2016 1:31PM	Nov 21 2016 1:31PM
Sasachar Taratar Road, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India. PIN- 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status: Representative, Representative of: M/S. RELIABLE CONSTRUCTION			

Identifier Details:

Name & address	
Mr Anand Prasad Son of Mr E Prasad Ghoshamagar, P.O:- Nalagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr Shyamal Krishna Deb, Mr Utpal Kumar Deb, Mrs Ena Deb, Mrs Anamika Das, Mr SATYABRATA SINHA, Mr UTTAM GOSWAMI, Mr SUJAY DAS, Mr SHAMBHU NATH DAS	21/11/2016
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Shyamal Krishna Deb	M/S. RELIABLE CONSTRUCTION-1.2375 Dec
2	Mr Utpal Kumar Deb	M/S. RELIABLE CONSTRUCTION-1.2375 Dec
3	Mrs Ena Deb	M/S. RELIABLE CONSTRUCTION-1.2375 Dec
4	Mrs Anamika Das	M/S. RELIABLE CONSTRUCTION-1.2375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Shyamal Krishna Deb	M/S. RELIABLE CONSTRUCTION-37.5 Sq Ft
2	Mr Utpal Kumar Deb	M/S. RELIABLE CONSTRUCTION-37.5 Sq Ft
3	Mrs Ena Deb	M/S. RELIABLE CONSTRUCTION-37.5 Sq Ft
4	Mrs Anamika Das	M/S. RELIABLE CONSTRUCTION-37.5 Sq Ft

Endorsement For Deed Number : I - 152406077 / 2016



29/11/2016 Query No:-15241000405447 / 2016 Deed No:-152406077 / 2016. Document is digitally signed.

of Admissibility (Under Section 58, Registration Rules 1962)

Admitted under rule 27 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 of Indian Stamp Act, 1899.

Presentation (Under Section 58, Registration Rules, 1962)

Presented for registration on 21-11-2016, at the Office of the A.D.S.R. SODEPUR by Mr Shyamal Krishna Deb, one of the Executors.

Certificate of Market Value (Under Section 58, Registration Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 59,85,000/-

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

Execution is admitted on 21-11-2016 by 1. Mr Shyamal Krishna Deb, Son of Late Sudhir Ranjan Deb, A-12, Amarabati, P.O: Sodepur, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Advocate, 2. Mr Utpal Kumar Deb, Son of Late Sudhir Ranjan Deb, A-12, Amarabati, P.O: Sodepur, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Service, 3. Mrs Ena Deb, Wife of Late Amal Krishna Deb, A-12, Amarabati, P.O: Sodepur, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 4. Mrs Anamika Das, Wife of Mr Avik Das, 58, Panchabati, P.O: Sodepur, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife.

Identified by Mr Avishek Podder, , Son of Mr B Podder, Sreeramnagar, 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 21-11-2016 by Mr SATYABRATA SINHA,

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

Execution is admitted on 21-11-2016 by Mr UTTAM GOSWAMI,

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

Execution is admitted on 21-11-2016 by Mr SUJAY DAS,

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

Execution is admitted on 21-11-2016 by Mr SHAMBHU NATH DAS,

Identified by Mr Avishek Podder, , Son of Mr B Podder, Sreeramnagar, 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: impressed, Serial no 8765, Amount: Rs. 100/-, Date of Purchase: 19/11/2016, Vendor name: R Sur

Maitreyee Ghosh.



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

under section 60 and Rule 69.

2016, Page from 179239 to 179268
being for the year 2016.



Digitally signed by MAITREYEE GHOSH
Date: 2016.11.29 13:21:56 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 29/11/2016 13:21:55
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

29/11/2016 Query No:-15241000405447 / 2016 Deed No :- 152406077 / 2016, Document is digitally signed.

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M/s. RELIABLE CONSTRUCTION

Saliba bant Saha

Partner