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I-02733/2019

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

गन्धिबबङ्ग पश्चिम बंगाल WEST BENGAL

Examiné et enregistré  
soumis à la registration. The  
signature sheet / sheets & the  
endorsement sheet / sheets  
attached with this document  
as the part of this document

E 317895

POWER OF ATTORNEY FOR  
DEVELOPMENT

Additional District Sub-Registrar  
Sodepur, North 24-Parganas

17 MAY 2019

TO ALL TO WHOM THESE:

We, **1. SMT. SUJATA GUHA**, Wife of Late Subrata Guha,  
by Nationality-Indian, by religion-Hindu, by occupation-  
Housewife, residing at T.N.Banerjee Road, P.O. Sukchar, P.S.  
Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN No.:**  
**AQBPG5310J**,

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M/s. RELIABLE CONSTRUCTION

Satya bhar Smt

Partner



(2)

**2. SRI SARNAB GUHA**, Son of Late Subrata Guha, by Nationality-Indian, by religion-Hindu, by Occupation-Student, residing at: T.N.Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN No.:** **BGTPG6525L**, do hereby jointly appoint, constitute and nominate "**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 having **PAN-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 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,

M/s. RELIABLE CONSTRUCTION

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Satya bhar Sinha

Partner

P. Sankar



(3)

**SEND GREETINGS:-**

**WHEREAS** originally one Sri Gopal Bera @ Gopal Chandra Bera (Son of Bihari Lal Bera) was the absolute and lawful owner of an area of landed property more or less 60 decimal within Mouza - Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 3428, under R.S.Khatian No. 205, P.S.-Khardah, A.D.S.R.O. Barrackpore, within the local limits of Panihati Municipality and Recorded his name in the R.S. Record of Right and enjoying the same peacefully, quietly and without any interruption of others.

**AND WHEREAS** the said Gopal Bera @ Gopal Chandra Bera (Son of Bihari Lal Bera) while had been enjoying the actual physical possession of the said landed property, he executed a lease Deed for 51 years in respect of some portion of his landed property in favour of M/S. Wirebelt Pvt. Ltd. by virtue of a lease Deed being executed and Registered on 16.08.1962 at the Office of Sub-Registrar Barrackpore and the same was recorded in Book no. I, Volume no. 49, pages from 257 to 263, being Deed no. 4600, for the year 1962 and thereafter he also executed another lease Deed for 47 years 1 month in respect of rest portion of his landed property in favour of M/S. Wirebelt Pvt. Ltd. by virtue of another lease Deed being executed and Registered on 15.07.1966 at the Office of Sub-Registrar Barrackpore and the same was recorded in Book no. I, Volume no. 57, pages from 187 to 192, being Deed no. 3821, for the year 1966.

**AND WHEREAS** The said Gopal Bera @ Gopal Chandra Bera died intestate leaving behind him his 3 sons namely Sri Anil Chandra Bera, Sri Sushil Bera, Sri Ajit Kumar Bera and 5 daughters namely Smt. Bhabani Bera (Daughter of Gopal

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M/s. RELIABLE CONSTRUCTION

*Satya Kumar Sinha*

Partner

*P. S. Men*



(4)

Chandra Bera), Smt. Shoily Sarkar (Wife of Sri Sukumar Sarkar, Daughter of Gopal Chandra Bera), Smt. Radha Rani Halder (Wife of Sri Shibu Halder, Daughter of Gopal Chandra Bera), Smt. Kalyani Das (Wife of Sri Mohitosh Das, Daughter of Gopal Chandra Bera), Smt. Kamala Panja (Wife of Late Panchu Gopal Panja, Daughter of Gopal Chandra Bera), as his surviving legal heirs and successors and thereafter the said M/S. Wirebelt Pvt. Ltd. represented by its Directors Sri Haripada Guha & others on 23.05.1995 voluntarily executed a Redumption of lease and/or surrender of lease of the aforesaid landed property in favour of the lawful legal heirs of Gopal Chandra Bera as aforesaid.

**AND WHEREAS** in the manner aforesaid the said Sri Anil Chandra Bera & 7 others as above named became the lawful owners of 60 Decimal of land in Dag no. 3428 within mouza-Sukchar, and they enjoying the same as ezmal.

**AND WHEREAS** the said Sri Anil Chandra Bera, Sri Sushil Bera, Sri Ajit Kumar Bera, Smt. Bhabani Bera, Smt. Shoily Sarkar, Smt. Radha Rani Halder, Smt. Kalyani Das, Smt. Kamala Panja, while have been enjoying the actual physical possession of the said landed property, they sold out a plot of land measuring an area 9 cottahs being sub plot no. 2 in favour of Sri Subrata Guha by executing a bengali Deed of Sale being no. 5501, which was executed and Registered on 26.05.1995 at the office of A.D.S.R.O. Barrackpore, North 24 Parganas and the same was recorded in Book no. 1, Volume no. 151, pages from 309 to 322, being no. 5501 for the year 1995 and after purchasing the said landed property by virtue of the said Bengali Deed of Sale he has been possessing the said 9 Cottahs of land togetherwith residential

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Satya Banta Saha

Partner

P. Kumar



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building standing thereon and have become the absolute and sole owner of the said 9 Cottahs of land be the same little more or less togetherwith a residential building standing thereon as sixteen annas owner and mutated his name before the Panihati Municipality bearing Holding No. 13/1(Old) 13(New), under Ward No. 14 and has been possessing the same peacefully, quietly and without any interruption of others and paying the relevant rents and taxes regularly.

**AND WHEREAS** the said Sri Subrata Guha while has been enjoying his purchased landed property i.e. 9 cottahs of land being Sub-Plot no. 2, within mouza-Sukchar, comprised in Dag no. 3428, he make a Gift in respect of 2 Cottahs 15 Chittaks 30 Sq.ft. of land being Sub-Plot no. 2/A, out of his 9 cottahs of land in favour of his wife namely Smt. Sujata Guha by executing a Deed of Gift, being no. 152406379, which was executed and Registered on 14.12.2016 at the office of A.D.S.R.O. Sodepur, North 24 Parganas, in Book No. I, Volume no. 1524-2016, noted within the pages from 186866 to 186886, being no. 152406379, for the year 2016 and retain the rest landed property measuring more or less 6 Cottahs 15 Sq.ft. with himself as sixteen annas owner and has been possessing the same peacefully, quietly and without any interruption of others by paying the relevant rents and taxes regularly.

**AND WHEREAS** said Subrata Guha while has been enjoying the actual physical possession of the said landed property, he died intestate on 24.12.2018 leaving behind him his wife namely SMT. SUJATA GUHA (i.e. the executant no. 1 hereof) and only son namely SRI SARNAB GUHA (i.e. the executant no. 2 hereof) as his surviving legal heirs and successors and

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M/s. RELIABLE CONSTRUCTION

*Satya Kumar Saha*

Partner

*P. Saha*



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the landed property left by deceased Subrata Guha was devolved upon his wife & son as above named as per the law of Hindu Succession Act, 1956 and presently they have been possessing the same peacefully, quietly and without any interruption of others and paying the relevant rents and taxes regularly and the said land is free from all sorts of encumbrances, liens, charges mortgages.

**AND WHEREAS** in order to make proper use and commercial gain out of and from the said premises/property the husband of the executant no. 1 and the beloved father of the executant no. 2 hereof namely Subrata Guha (since deceased) in his lifetime alongwith his other co-sharer entered into and executed a Registered Development Agreement, being no. 152406389, of A.D.S.R. Sodepur, for the year 2016 and also executed a Registered Development Power of Attorney, being no. 152406403, of A.D.S.R. Sodepur, For the Year 2016 with the developer namely "**M/S. RELIABLE CONSTRUCTION**" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 represented by its Partners: namely  
**(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,

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Satyabrata Sinha

Partner

P. Sankar



(7)

**(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 the purpose of construction of a multistoried building over their landed property under mutual terms and conditions as contained therein.

**AND WHEREAS** the said Subrata Guha died on 24.12.2018, who was one of the party of the said Development Agreement and after his demise his wife and son i.e. the executant no. 1 & 2 hereof as being the legal heirs of deceased Subrata Guha jointly stepped into the said project as per the previous terms of the Development Agreement and adopted the said Development Agreement, being no. 152406389, dated 14.12.2016 and to honour the same they jointly willing to execute an afresh Power of Attorney for Development in favour of the developer namely "**M/S. RELIABLE CONSTRUCTION**" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No.- L79152/2014 having its registered office at: 7, B.T. Road, Swadeshimore P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 represented by its Partners: namely **(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

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*Satyabrata Sinha*

Partner

*P. S. Khardah*



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occupation-Business, residing at Gouranga Nagar, P.O. Natagarh, P.S. Gholia, 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 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 the purpose to enable the developer firm to complete the said project/multistoried building in conjunction with the Executants.

**AND WHEREAS** after the demise of said Subrata Guha we the executant hereof as being his lawful legal heirs jointly have agreed to conferred an afresh Power of Attorney for Development in respect of the landed property as left by deceased Subrata Guha in favour of the said Developer Firm 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 which WE hereby do:-

**NOW KNOW YE AND THESE PRESENTS WITNESS** that We, **1. SMT. SUJATA GUHA**, Wife of Sri Subrata Guha, by Nationality-Indian, by religion-Hindu, by occupation-Housewife, residing at T.N.Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **2. SRI SARNAB GUHA**, Son of Late Subrata Guha, by Nationality-Indian, by religion-Hindu, by Occupation-Student, residing at: T.N.Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and

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M/s. RELIABLE CONSTRUCTION

*Satyam Kumar Saha*

Partner

*P. Saha*