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2016

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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अनुमति प्राप्त है। The document is admitted to registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document are the part of this document.

S. 4234071

National District Sub-Registrar, Codeour, North 24 Parganas. 14 DEC 2016. POWER OF ATTORNEY FOR DEVELOPMENT

TO ALL TO WHOM THESE :

We, **1. SRI SANTANU GUHA**, Son of Late Haripada Guha, by Nationality- Indian, by religion - Hindu, by occupation - Business, residing at T.N.Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, PAN No.: **AGKPG1969N**,

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M/s. RELIABLE CONSTRUCTION

Satya Bhusan Sami

Partner

Mokunda Bank

(2)

2. SRI SUBRATA GUHA, Son of Late Haripada Guha, by Nationality - Indian, by religion - Hindu, by occupation - Service, residing at T.N.Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN No.: AGIPG8796M.**

3. SMT. PUSPITA GUHA, Wife of Sri Santanu Guha, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at T.N.Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN No.: ANCPG2948L,**

4. 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, **PAN No.: AQBPG5310J**, do hereby 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 Haripada Das, 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,

M/s. RELIABLE CONSTRUCTION

Satya bhar Sinha

Co-Partner

(3)

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,

SEND GREETINGS:-

(i) 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

M/s. RELIABLE CONSTRUCTION

Satyajit Kumar Samal

Partner

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(4)

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 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.

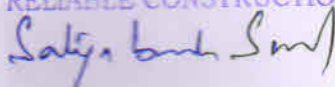
AND WHEREAS The said Sri Anil Chandra Bera, Sri Sushil Bera, Sri Ajit Kumar Bera, Smt. Bhabani Bera, Smt. Shoily Sarkar, Smt. Radha Rani Halder, Smt. Kalyani Das, Smt. Kamala Panja, while have been enjoying the actual physical possession of the said M/s. ~~REDAUMPTION OF LEASE~~ of land in Dag no. 3428,

(5)
within Mouza- Sukchar and they conjointly sold out a plot of land measuring an area 9 cottahs out of 60 decimal of land being sub plot no. 1 in favour of the owner no. 1 hereof by executing a bengali Deed of Sale being no. 3375, which was executed and Registered on 24.05.1995 at the office of A.D.S.R.O. Barrackpore, North 24 Parganas and the same was recorded in Book no. I, Volume no. 93, pages from 271 to 284, being no. 3375 for the year 1995 and the Owner No. 1 hereof by virtue of the said Bengali Deed of Sale has been possessing the said 9 Cottahs of land togetherwith residential building standing thereon. Thus the Owner no 1 herein has 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. 10 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 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 rest area of the said landed property, they further sold out another plot of land measuring an area 9 cottahs being sub plot no. 2 in favour of the owner no. 2 hereof 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. I, Volume no. 151, pages from 309 to 322, being no. 5501 for the year 1995


Mokendu Bandhopadhyay
Advocate

M/s. RELIABLE CONSTRUCTION



Partner

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(6)

and the Owner No. 2 hereof by virtue of the said Bengali Deed of Sale has been possessing the said 9 Cottahs of land togetherwith residential building standing thereon. Thus the Owner no 2 herein has 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 owner no. 1 namely Sri Santanu Guha while has been enjoying his purchased landed property i.e. 9 cottahs of land being Sub-Plot no. 1, within mouza-Sukchar, comprised in Dag no. 3428, he make a Gift in respect of 2 cottahs of land being Sub-Plot no. 1/A, out of his 9 cottahs of land in favour of his wife namely Smt. Puspita Guha (the owner no. 3 hereof) by executing a bengali Deed of Gift, being no. 3077, which was executed and Registered on 12.06.2007 at the office of A.D.S.R.O. Barrackpore, North 24 Parganas and the same was recorded in Book no. I, Volume no. 82, pages from 85 to 90, being no. 3077 for the year 2007 and the Owner No. 3 hereof by virtue of the said Bengali Deed of Gift has been possessing the said 2 Cottahs of land. Thus the Owner no. 3 herein has become the absolute and sole owner of the said 2 Cottahs of land be the same little more or less 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.

M/s. RELIABLE CONSTRUCTION

Satya Babu Sami

Partner

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(7)

AND WHEREAS the owner no. 2 namely 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 (the owner no. 4 hereof) by executing a Deed of Gift, being no. ~~152406379~~ 14122016, in Book No. I, which was executed and Registered on 14.12.2016 at the office of A.D.S.R.O. Sodepur, North 24 Parganas for the year 2016 and the Owner No. 4 hereof by virtue of the said Deed of Gift has been possessing the said 2 Cottahs 15 Chittaks 30 Sq.ft. of land. Thus the Owner no. 4 herein has become the absolute and sole owner of the said 2 Cottahs 15 Chittaks 30 Sq.ft. of land be the same little more or less 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.

Smt. Sujata Guha

AND WHEREAS having acquired the aforesaid plots of land through the aforesaid four separate Deeds the Owners/Executants No. 1, 2, 3 & 4 hereof for their better enjoyment as well as for the purpose of construction of Multi Storeyed building upon the said landed property they amalgamated their four separate plots into a Single plot as **(7 Cottahs + 6 Cottahs 15 Sq.ft. + 2 Cottahs + 2 Cottahs 15 Chittaks 30 Sq.ft.) totalling 18 Cottahs** of land togetherwith a residential structure standing thereon situates and lying at 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, the then A.D.S.R.O. Barrackpore at present

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Alokendu Banerjee

M/3. RELIABLE CONSTRUCTION

Satya Bandhu Saha

Partner

(8)

A.D.S.R.O. Sodepur, District - North 24 Parganas, within the local limits of the Panihati Municipality, under Ward No. 14 and paid taxes to the authority concerned regularly.

AND WHEREAS the Owners/Executants is now desirous of developing the said land by constructed Multi Storeyed building in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

AND WHEREAS We the executants hereof have entered into a **Registered Development Agreement being no. 152406389** in Book no. I which was executed and Registered by us on 14th day of December, 2016 at the office of A.D.S.R.O. 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**, 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. Gholia, Dist. North 24 Parganas, Kolkata - 700114.

Satyabrata Sinha

Partner Contd. 9

Kantam Singh

(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 Multistoried Building/ Complex upon the said property consisting of several Numbers of Self Contained and independent Flats, Shop rooms, Office Space, Godowns, Garages, Car Parking Space 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 General Power of Attorney for Development in favour of the said Developer 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 "**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

[Signature]
Bakendu Banerjee
11/11/2014

M/s. RELIABLE CONSTRUCTION Contd...10

[Signature]

Partner

- 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, which we hereby do :-


NOW KNOW YE AND THESE PRESENTS WITNESS that

We, **1. SRI SANTANU GUHA**, Son of Late Haripada Guha, by Nationality- Indian, by religion - Hindu, by occupation - Business, residing at T.N.Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

2. SRI SUBRATA GUHA, Son of Late Haripada Guha, by Nationality - Indian, by religion - Hindu, by occupation - Service, residing at T.N.Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

3. SMT. PUSPITA GUHA, Wife of Sri Santanu Guha, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at T.N.Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

4. 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.


Mokanda Bank of India

M/s. **RELIABLE CONSTRUCTION**

Satyanand Saha

Partner

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