


(19)

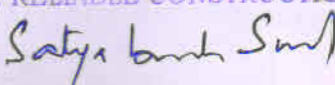
by the said Attorney pursuant to this power of Attorney. We do hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

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

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

  
Anil Kumar Bhandari  
Partner

M/s. RELIABLE CONSTRUCTION



Contd...20

Partner

**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 our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

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

  
Mokendu Bandyopadhyay  
Advocate

M/s. RELIABLE CONSTRUCTION

  
Satya Bhanu Sinha

Partner

Contd...21



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

**34.** To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

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

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

**37.** AND we hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the concerned competent authority and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

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

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


**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece or parcel of land classified as "BASTU" having rayat possessory right admeasuring more or less (7 Cottahs + 6 Cottahs 15 Sq.ft. + 2 Cottahs + 2 Cottahs 15 Chittaks 30 Sq.ft.) totalling 18 Cottahs alongwith a 1000 sq.ft. One Storied Residential Building standing thereon togetherwith all easements rights appertaining thereto, lying and situated 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 A.D.S.R.O. Sodepur, Dist. North 24 Parganas within the local limits of Panihati Municipality being Holding Nos. 10 & 13/1(Old) 13(New), B.T. Road under Ward No. 14, upon which the proposed residential cum commercial multistoried building is to be constructed in accordance with the building plan sanctioned from the Concerned Competent Authority, TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this General Power of Attorney for Development.

**BUTTED AND BOUNDED**

- On the North : Land of Shital Ghosh & Others.  
 On the South : Bangashree Cotton Mill.  
 On the East : Complex of Godrej Prakriti.  
 On the West : B.T. Road. **M/s. RELIABLE CONSTRUCTION**

  
 Alokendu Bandyopadhyay  
 Advocate

 Contd...23  
 Partner



(23)

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 14th day of December, 2016 A.D.

**SIGNED AND DELIVERED**

**in presence of following**

**WITNESSES:**

1. Satyojit Das  
- Adv.  
Barasat Court  
KOL-120

2. Arvind Kumar Poojari  
Shikharinagar  
1301-113.

- 1. Santam Ghosh
- 2. Sukanta Ghosh
- 3. Pragna Ghosh
- 4. Sujata Ghosh

**SIGNATURE OF THE EXECUTANTS/OWNERS**

M/s. RELIABLE CONSTRUCTION  
Satiya bhai Saha Shambhuna Das  
Utam Goswami Partner

**SIGNATURE OF THE ATTORNEY**

**Drafted by:**

Alokendu Bandyopadhyay  
Adv.

Alokendu Bandyopadhyay  
Enl. no - WB - 57# / 2004, Advocate  
District Judges Court, Barasat  
North 24 Parganas (W.B.)

**Laser Setter:**

Prasanna Paul

Alokendu Bandyopadhyay  
Advocate

M/s. RELIABLE CONSTRUCTION

Satiya bhai Saha  
Partner



### Major Information of the Deed

Deed No :	I-1524-06403/2016	Date of Registration	14/12/2016
Query No / Year	1524-1000423407/2016	Office where deed is registered	
Query Date	14/12/2016 1:21:48 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu 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. 3,00,00,000/-	Rs. 4,03,49,990/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(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: B.T. Road, Mouza: Sukhchar, Ward No: 14, Holding No:13

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-3428	RS-205	Bastu	Bastu	18 Katha	2,95,00,000/-	3,95,99,990/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					29.7Dec	295,00,000 /-	395,99,990 /-	




### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	5,00,000/-	7,50,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

	<b>Total :</b>	1000 sq ft	5,00,000 /-	7,50,000/-	
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### Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Santanu Guha</b> Son of Late Haripada Guha Executed by: Self, Date of Execution: 14/12/2016 , Admitted by: Self, Date of Admission: 14/12/2016 ,Place : Office	 14/12/2016	 LTI 14/12/2016	 <b>M/s. RELIABLE CONSTRUCTION</b> 14/12/2016 Santanu Guha
T N Banerjee Road, P.O:- Sukchar, P.S:- Khardaha, Panihati, District: North 24 Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Partner, PAN No: AGRPG1969N, Status: Individual				






Name	Photo	Fingerprint	Signature
<b>Mr Subrata Guha</b> Son of Late Haripada Guha Executed by: Self, Date of Execution: 14/12/2016 , Admitted by: Self, Date of Admission: 14/12/2016 ,Place : Office			
14/12/2016	LTI 14/12/2016	14/12/2016	

T.N.Banerjee Road, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AGIPG8796M, Status :Individual

Name	Photo	Fingerprint	Signature
<b>Mrs Puspita Guha</b> Wife of Mr Santanu Guha Executed by: Self, Date of Execution: 14/12/2016 , Admitted by: Self, Date of Admission: 14/12/2016 ,Place : Office			
14/12/2016	LTI 14/12/2016	14/12/2016	

T.N.Banerjee Road,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANCPG2948L, Status :Individual

Name	Photo	Fingerprint	Signature
<b>Mrs Sujata Guha</b> Wife of Mr Subrata Guha Executed by: Self, Date of Execution: 14/12/2016 , Admitted by: Self, Date of Admission: 14/12/2016 ,Place : Office			
14/12/2016	LTI 14/12/2016	14/12/2016	

T.N.Banerjee Road,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AQBPG5310J, Status :Individual

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/S. 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

20/12/2016 Query No:-15241000423407 / 2016 Deed No :I - 152406403 / 2016. Document is digitally signed.

Page 35 of 39



M/s. RELIABLE CONSTRUCTION




Satyajit Kumar Samal

Partner






Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr SATYABRATA SINHA</b> Son of Late Shyam Mohan Sinha Date of Execution - 14/12/2016, , Admitted by: Self, Date of Admission: 14/12/2016, Place of Admission of Execution: Office	 14/12/2016	 LTI 14/12/2016	 14/12/2016




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 : M/S. RELIABLE CONSTRUCTION (as partner)

Name	Photo	Finger Print	Signature
<b>Mr UTTAM GOSWAMI</b> Son of Late Gouranga Goswami Date of Execution - 14/12/2016, , Admitted by: Self, Date of Admission: 14/12/2016, Place of Admission of Execution: Office	 14/12/2016	 LTI 14/12/2016	 14/12/2016

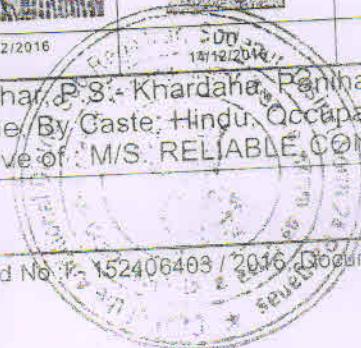
Gouranga Nagar, P.O:- Natagarh, P.S:- Ghola, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S. RELIABLE CONSTRUCTION (as partner)

Name	Photo	Finger Print	Signature
<b>Mr SUJAY DAS</b> Son of Late Shib Chandra Das Date of Execution - 14/12/2016, , Admitted by: Self, Date of Admission: 14/12/2016, Place of Admission of Execution: Office	 14/12/2016	 LTI 14/12/2016	 14/12/2016

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 (as partner)

Name	Photo	Finger Print	Signature
<b>Mr SHAMBHU NATH DAS</b> Son of Late Narayan Chandra Das Date of Execution - 14/12/2016, , Admitted by: Self, Date of Admission: 14/12/2016, Place of Admission of Execution: Office	 14/12/2016	 LTI 14/12/2016	 14/12/2016

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 : M/S. RELIABLE CONSTRUCTION (as partner)



M/s. RELIABLE CONSTRUCTION

*Satyabrata Sinha*  
 Partner



Per Details :

Name & address

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. By  
Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Santanu Guha, Mr Subrata Guha, Mrs Puspita  
Guha, Mrs Sujata Guha, Mr SATYABRATA SINHA, Mr UTTAM GOSWAMI, Mr SUJAY DAS, Mr SHAMBHU NATH DAS

*Avishek Podder*

14/12/2016

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Santanu Guha	M/S. RELIABLE CONSTRUCTION-7.425 Dec
2	Mr Subrata Guha	M/S. RELIABLE CONSTRUCTION-7.425 Dec
3	Mrs Puspita Guha	M/S. RELIABLE CONSTRUCTION-7.425 Dec
4	Mrs Sujata Guha	M/S. RELIABLE CONSTRUCTION-7.425 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Santanu Guha	M/S. RELIABLE CONSTRUCTION-250 Sq Ft
2	Mr Subrata Guha	M/S. RELIABLE CONSTRUCTION-250 Sq Ft
3	Mrs Puspita Guha	M/S. RELIABLE CONSTRUCTION-250 Sq Ft
4	Mrs Sujata Guha	M/S. RELIABLE CONSTRUCTION-250 Sq Ft

Endorsement For Deed Number : I - 152406403 / 2016

On 14-12-2016

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 13:59 hrs on 14-12-2016, at the Office of the A.D.S.R. SODEPUR by Mr Santanu Guha, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,03,49,990/-

20/12/2016 Query No.-15241000423407 / 2016 Deed No :I - 152406403 / 2016. Document is digitally signed.

M/s. RELIABLE CONSTRUCTION

*Satyabrata Sinha*

Partner



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

Execution is admitted on 14/12/2016 by 1. Mr Santanu Guha, Son of Late Haripada Guha, T.N.Banerjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 2. Mr Subrata Guha, Son of Late Haripada Guha, T.N.Banerjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Service, 3. Mrs Puspita Guha, Wife of Mr Santanu Guha, T.N.Banerjee Road,, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 4. Mrs Sujata Guha, Wife of Mr Subrata Guha, T.N.Banerjee Road,, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife

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 Business

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

Execution is admitted on 14-12-2016 by Mr SATYABRATA SINHA, partner, M/S. 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 Business

Execution is admitted on 14-12-2016 by Mr UTTAM GOSWAMI, partner, M/S. 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 Business

Execution is admitted on 14-12-2016 by Mr SUJAY DAS, partner, M/S. 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 Business

Execution is admitted on 14-12-2016 by Mr SHAMBHU NATH DAS, partner, M/S. 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 Business

**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 5950, Amount: Rs.100/-, Date of Purchase: 12/12/2016, 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



Registration under section 60 and Rule 69.

Book - I

Number 1524-2016, Page from 187259 to 187297

152406403 for the year 2016.



Digitally signed by MAITREYEE GHOSH  
Date: 2016.12.20 16:26:44 +05:30  
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 20-12-2016 16:26:43  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

(This document is digitally signed.)

20/12/2016 Query No:-15241000423407 / 2016 Deed No :- 152406403 / 2016, Document is digitally signed.

Page 39 of 39



M/s. RELIABLE CONSTRUCTION

Satyabrata Sinha

Partner