

(13)

the building or buildings 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 land 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, D.R. North 24 Parganas at Barasat and the Registrar of Assurance- II at Kolkata.

**23.** To execute the conveyance or conveyances in respect of the said property and building/s 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.

**24.** 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.

**25.** 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.

**26.** To execute Lease, subject to approval of owner in writing, 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.

**27.** To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by me 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 expedi-

(14)

ent for registering the said deed, instruments and writings or any of them as fully and efficiently as I could do.

**28.** (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 me upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

**29.** (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 hereby agree and undertake that unless otherwise required, 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 hereby expressly agree and undertake that if any such instructions shall be issued by me 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 me.

**30.** For me 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



Alokendu Bandyopadhyay

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M/s. RELIABLE CONSTRUCTION

Satyajit Sanyal

Partner

(15)

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 me 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.

**31.** 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.

**32.** To sign, verify and execute Plaints, Written Statements, Counterclaims, 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 me under any Mortgage or Charge or by any Court or any Office thereof and to pur-

  
Alokendu Bandyopadhyay

Advocate

Contd...16

M/s. RELIABLE CONSTRUCTION

Satya bndh Smj

Partner

(16)

chase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

**33.** To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to me 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.

**34.** 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 person do.

**35.** 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.

**36.** 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 him.

**37.** 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.

**38.** 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

  
Alokendu Bandyopadhyay

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M/s. RELIABLE CONSTRUCTION

Satyajit Saha

Partner

(17)

and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

**39.** 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 and parcel of land measuring an area of **4 Cottahs 3 Chittacks 22.5 Sq.ft.**, of land classified as "**BASTU**", togetherwith a residential building standing thereon having constructed covered area of **600 Sq.ft.** lying and situate at **Mouza-Panihati**, J.L.No. 10, E.P. No. 13, S.P. No. 52, comprised in C.S. & **R.S. Dag No. 1344(P)**, ipalityt Khardah, A.D.S.R.O. Sodepur, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality bearing Holding No. 63, Vivekananda Colony, under Ward No. 4, is the subject property of this General Power of Attorney for Development.

**BUTTED AND BOUNDED BY**

On the North : Vacant Land of Bishnu Pada Chatterjee  
(E.P. no. 14),  
On the South : House of Jiten chakraborty (E.P. no. 12),  
On the East : 17ft. Wide 2no. Vivekananda Colony Road.  
On the West : 23ft. Wide 2no. Vivekananda Colony Road.

(18)

**IN WITNESSES WHEREOF** the parties/Executant hereto have hereunto set and subscribed her respective hands on this 6<sup>th</sup> day of March, 2017 A.D.

**SIGNED AND DELIVERED**  
**IN PRESENCE OF FOLLOWING**  
**WITNESSES.**

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

2. Arishek Podder  
Sriraminagar.  
KOL-113.

Purnima Ganguly

**SIGNATURE OF THE**  
**EXECUTANT/OWNER**

M/s. RELIABLE CONSTRUCTION

Uttam Goswami - Partner  
Satya bhushan Saha  
Shankhumar Das

**SIGNATURE OF THE ATTORNEY**

**Drafted by:**

Alokendu Bandyopadhyay  
Adv.

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

**Laser Setter:**

Prasanna Paul

M/s. RELIABLE CONSTRUCTION

Satya bhushan Saha  
Partner

### Major Information of the Deed

|   |  |   |            |
|---|--|---|------------|
| Deed No :   | I-1524-01018/2017  | Date of Registration                          | 06/03/2017 |
| Query No / Year   | 1524-1000071991/2017   | Office where deed is registered               |            |
| Query Date  | 06/03/2017 12:35:47 PM   | A.D.S.R. SODEPUR, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details   | A Bandyopadhyay<br>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. 50,00,000/-   | Rs. 51,50,000/-  |   |            |
| 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]:- 152400998/2017 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: Vivekananda Colony, Mouza: Panihati, Ward No: 4, Holding No:63

| 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-1344     | RS-13          | Bastu             | Bastu   | 4 Katha 3 Chatak 22.5 Sq Ft | 47,00,000/-             | 47,00,000/-           | Width of Approach Road: 23 Ft., Adjacent to Metal Road, |
| <b>Grand Total :</b> |             |                |                   |         |                             | <b>6.9609Dec</b>        | <b>47,00,000 /-</b>   | <b>47,00,000 /-</b>                                     |

#### Structure Details :

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 600 Sq Ft.        | 3,00,000/-              | 4,50,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>   |                   | <b>600 sq ft</b>  | <b>3,00,000 /-</b>      | <b>4,50,000 /-</b>    |                           |

#### Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature  |   |   |   |
|-------|--|---|---|---|
| 1     | Name   | Photo   | Fringefprint  | Signature   |
|       | <b>Mrs Purnima Ganguly (Presentant)</b><br>Wife of Late Rajat Kanti Ganguly<br>Executed by: Self, Date of Execution: 06/03/2017 , Admitted by: Self, Date of Admission: 06/03/2017 ,Place : Office |  |  |  |
|       | 06/03/2017   | LTI   | 06/03/2017  | 06/03/2017  |












2no. Vivekananda Colony, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:ANLPG1356R Status :Individual

**Attorney Details :**




| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>M/S. RELIABLE CONSTRUCTION</b><br>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 |

**Representative Details :**


| Sl No | Name,Address,Photo,Finger print and Signature   |   |  |   |
|-------|---|---|--|---|
| 1     | <b>Name</b><br><b>Mr SATYABRATA SINHA</b><br>Son of Late Shyam Mohan Sinha<br>Date of Execution - 06/03/2017, , Admitted by: Self, Date of Admission: 06/03/2017, Place of Admission of Execution: Office   |   |   | <b>Signature</b><br>   |
|       | Mar 6 2017 3:04PM   | LTI<br>06/03/2017   | 06/03/2017   |   |
|       | 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) |   |  |   |
| 2     | <b>Name</b><br><b>Mr UTTAM GOSWAMI</b><br>Son of Late Gouranga Goswami<br>Date of Execution - 06/03/2017, , Admitted by: Self, Date of Admission: 06/03/2017, Place of Admission of Execution: Office   |  |  | <b>Signature</b><br> |
|       | Mar 6 2017 3:05PM   | LTI<br>06/03/2017   | 06/03/2017   |   |
|       | 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)                                     |   |  |   |
| 3     | <b>Name</b><br><b>Mr SUJAY DAS</b><br>Son of Late Shib Chandra Das<br>Date of Execution - 06/03/2017, , Admitted by: Self, Date of Admission: 06/03/2017, Place of Admission of Execution: Office   |  |  | <b>Signature</b><br> |
|       | Mar 6 2017 3:04PM   | LTI<br>06/03/2017   | 06/03/2017   |   |
|       | 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><br>Son of Late Narayan Chandra Das<br>Date of Execution - 06/03/2017, Admitted by: Self, Date of Admission: 06/03/2017, Place of Admission of Execution: Office  |  |  |  |
| Mar 6 2017 3:04PM   | LTI<br>06/03/2017   | 06/03/2017   |   |
| 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) |   |  |   |

**Identifier Details :**

| Name & address   |            |
|--|------------|
| Mr Avishek Podder<br>Son of Mr Basudeb Podder<br>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 Mrs Purnima Ganguly, Mr SATYABRATA SINHA, Mr UTTAM GOSWAMI, Mr SUJAY DAS, Mr SHAMBHU NATH DAS | 06/03/2017 |
|    |            |

| Transfer of property for L1 |                     |  |
|-----------------------------|---------------------|--|
| Sl.No                       | From                | To. with area (Name-Area)              |
| 1                           | Mrs Purnima Ganguly | M/S. RELIABLE CONSTRUCTION-6.96094 Dec |
| Transfer of property for S1 |                     |  |
| Sl.No                       | From                | To. with area (Name-Area)              |
| 1                           | Mrs Purnima Ganguly | M/S. RELIABLE CONSTRUCTION-600 Sq Ft   |

**Endorsement For Deed Number : I - 152401018 / 2017**

**On 06-03-2017**

**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 13:22 hrs on 06-03-2017, at the Office of the A.D.S.R. SODEPUR by Mrs Purnima Ganguly ,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 51,50,000/-

14/03/2017 Query No:-1524100071991 / 2017 Deed No :I - 152401018 / 2017, Document is digitally signed.

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

Execution is admitted on 06/03/2017 by Mrs Purnima Ganguly, Wife of Late Rajat Kanti Ganguly, 2no. Vivekananda Colony, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession House wife

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 Business

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

Execution is admitted on 06-03-2017 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

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 Business

Execution is admitted on 06-03-2017 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

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 Business

Execution is admitted on 06-03-2017 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

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 Business

Execution is admitted on 06-03-2017 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

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 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: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2853, Amount: Rs.100/-, Date of Purchase: 04/03/2017, 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

14/03/2017 Query No:-15241000071991 / 2017 Deed No :I - 152401018 / 2017, Document is digitally signed.

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M/s. RELIABLE CONSTRUCTION  
*Satyabrata Sinha*

Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
Volume number 1524-2017, Page from 27550 to 27580  
being No 152401018 for the year 2017.



Digitally signed by MAITREYEE GHOSH  
Date: 2017.03.14 13:44:49 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh.*

(Maitreyee Ghosh) 14/03/2017 13:44:46  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

(This document is digitally signed.)

14/03/2017 Query No:-15241000071991 / 2017 Deed No :- 152401018 / 2017, Document is digitally signed.

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M/s. RELIABLE CONSTRUCTION  
*Satyam Kumar Sinha*  
Partner