

(13)

Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.


20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of Building (**except Owner's allocation**) as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.


Alokendra Bandyopadhyay

Advocate

Contd...14

(14)

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(v) The owners/executants shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages (**except Owner's allocation**) in respect of 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.


Alokendu Bandyopadhyay
Advocate

Contd...15

22. 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.
23. 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.
24. 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.
25. To execute Lease 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.
26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us of 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 expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as we could do.
27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to us 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.

28. (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) We do hereby agree and undertake that we 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. 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.

(c) To obtain project loan from any Bank, Financial Institutions by Mortgaging the under mentioned Scheduled Property save and except the Owner's Allocation as stated in the Development Agreement.

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

Contd...17


Alokendra Bandyopadhyay

Attorney

(17)

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.

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.

(18)

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.

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

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



Alokendu Bandyopadhyay

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Contd...19

(19)


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 19 decimal of land i.e. **11 Cottahs 8 Chittaks** alongwith a 100 R.T.Shed standing thereon togetherwith all easements rights appertaining thereto, lying and situated at **Mouza-Panihati**, J.L. No. 10, Re. Su. No. 32, Touji No. 155, of the Collector of North 24 Parganas, comprised and contained in **R.S. Dag No. 83**, appertaining to R.S. Khatian No. 247, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas within the local limits of Panihati Municipality bearing holding No. 79, Pathagar Road, under Ward No. 3, 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 Power of Attorney for Development.

BUTTED AND BOUNDED

On the North : Pond in Dag no. 84.
On the South : 25ft. Wide Pathagar Road.
On the East : Property of Monimohan Banerjee.
On the West : Property of Bhutnath Banerjee and
Jiban Banerjee.


Alokendra Bandopadhyay

(20)

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 19th day of January, 2018 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Prasanna Paul
Sadepur, Kol-110

1. Pradyumn Ghosh,

2. Pradyumnjay Roy

3. Sunil Dan

2. Anishu Das
Sriramnagar
K-1-113

4. Sunil Dan

SIGNATURE OF THE EXECUTANTS/OWNERS

M/s. RELIABLE CONSTRUCTION

Satyabrata Saha
Shambhuna Das
Uttam Goswami
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

Major Information of the Deed

No.:	I-1524-00323/2018	Date of Registration	19/01/2018
Year / No / Year	1524-1000020479/2018	Office where deed is registered	
Entry Date	19/01/2018 12:46:06 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A 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. 80,00,000/-	Rs. 1,39,16,247/-		
Stamp duty 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]:- 152400296/2018 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: Pathagar Road, Mouza: Panihati, Ward No: 3, Holding No:79

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-83	RS-247	Bastu	Bastu	11 Katha 8 Chatak	79,70,000/-	1,38,86,247/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :					18.975Dec	79,70,000 /-	138,86,247 /-	

Structure Details :


Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	






Major Information of the Deed .- I-1524-00323/2018-19/01/2018

Details :




Name, Address, Photo, Finger print and Signature

Name	Photo	Fingerprint	Signature
Mr Pradip Kumar Ghosh Son of Late Amulya Kumar Ghosh Executed by: Self, Date of Execution: 19/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office	 19/01/2018	 LTI 19/01/2018	 19/01/2018

309 Gandhi Nagar,, 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, PAN No.:: AGNPG4106C, Status :Individual, Executed by: Self, Date of Execution: 19/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office


Name	Photo	Fingerprint	Signature
2 Mr Mrityunjoy Dey Son of Late Sushil Chandra Dey Executed by: Self, Date of Execution: 19/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office	 19/01/2018	 LTI 19/01/2018	 19/01/2018

3no. Govt. Colony,, 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, PAN No.:: AGQPD3378L, Status :Individual, Executed by: Self, Date of Execution: 19/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
3 Mr Sumit Dam Son of Late Sudhir Kumar Dam Executed by: Self, Date of Execution: 19/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office	 19/01/2018	 LTI 19/01/2018	 19/01/2018

Bidhanpally, S.N.Road,, 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, PAN No.:: AKJPD7835P, Status :Individual, Executed by: Self, Date of Execution: 19/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office















Major Information of the Deed - I-1524-00323/2018-19/01/2018

Name	Photo	Fingerprint	Signature
Subhas Das (Presentant) of Late Netai Chandra AS Executed by: Self, Date of Execution: 19/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office	 19/01/2018	 LTI 19/01/2018	 19/01/2018
Subhas Uddyan, 15no. Nilganj Road,, 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, PAN No.:: AGAPD4313K, Status :Individual, Executed by: Self, Date of Execution: 19/01/2018 , Admitted by: Self, Date of Admission: 19/01/2018 ,Place : Office			

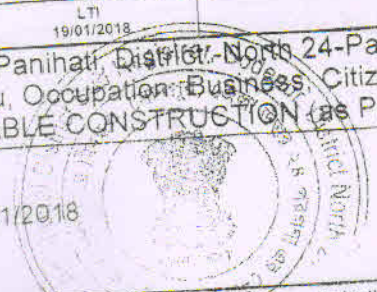
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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 , PAN No.:: AALFR2292N, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature	Signature						
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> </tr> </thead> <tbody> <tr> <td> Mr SATYABRATA SINHA Son of Late Shyam Mohan Sinha Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office </td> <td>  Jan 19 2018 2:55PM </td> <td>  LTI 19/01/2018 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Mr SATYABRATA SINHA Son of Late Shyam Mohan Sinha Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office	 Jan 19 2018 2:55PM	 LTI 19/01/2018	 19/01/2018
Name	Photo	Finger Print						
Mr SATYABRATA SINHA Son of Late Shyam Mohan Sinha Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office	 Jan 19 2018 2:55PM	 LTI 19/01/2018						
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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> </tr> </thead> <tbody> <tr> <td> Mr UTTAM GOSWAMI Son of Late Gouranga Goswami Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office </td> <td>  Jan 19 2018 2:56PM </td> <td>  LTI 19/01/2018 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Mr UTTAM GOSWAMI Son of Late Gouranga Goswami Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office	 Jan 19 2018 2:56PM	 LTI 19/01/2018	 19/01/2018
Name	Photo	Finger Print						
Mr UTTAM GOSWAMI Son of Late Gouranga Goswami Date of Execution - 19/01/2018, , Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office	 Jan 19 2018 2:56PM	 LTI 19/01/2018						
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)								

Major information of the Deed :- I-1524-00323/2018-19/01/2018



Name	Photo	Finger Print	Signature
SUJAY DAS Son of Late Shib Chandra Das Date of Execution - 19/01/2018, Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office	 Jan 19 2018 2:56PM	 LTI 19/01/2018	 19/01/2018

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
Mr SHAMBHU NATH DAS Son of Late Narayan Chandra Das Date of Execution - 19/01/2018, Admitted by: Self, Date of Admission: 19/01/2018, Place of Admission of Execution: Office	 Jan 19 2018 2:56PM	 LTI 19/01/2018	 19/01/2018

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
 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: Service, Citizen of: India, Identifier Of Mr Pradip Kumar Ghosh, Mr Mrityunjoy Dey, Mr Sumit Dam, Mr Dilip Das, Mr SATYABRATA SINHA, Mr UTTAM GOSWAMI, Mr SUJAY DAS, Mr SHAMBHU NATH DAS

19/01/2018

Avishek Podder

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Ghosh	M/S. RELIABLE CONSTRUCTION-4.74375 Dec
2	Mr Mrityunjoy Dey	M/S. RELIABLE CONSTRUCTION-4 74375 Dec
3	Mr Sumit Dam	M/S. RELIABLE CONSTRUCTION-4 74375 Dec
4	Mr Dilip Das	M/S. RELIABLE CONSTRUCTION-4.74375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Kumar Ghosh	M/S. RELIABLE CONSTRUCTION-25.00000000 Sq Ft
2	Mr Mrityunjoy Dey	M/S. RELIABLE CONSTRUCTION-25.00000000 Sq Ft
3	Mr Sumit Dam	M/S. RELIABLE CONSTRUCTION-25.00000000 Sq Ft
4	Mr Dilip Das	M/S. RELIABLE CONSTRUCTION-25.00000000 Sq Ft

Major Information of the Deed :- I-1524-00323/2018-19/01/2018

Registration under section 60 and Rule 69.

Registered in Book - I
Serial number 1524-2018, Page from 12601 to 12643
Registration No 152400323 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.01.31 13:14:06 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 31-01-2018 13:11:29
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

M/s. RELIABLE CONSTRUCTION
Satya bank Sw
Partner

(This document is digitally signed.)