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भारतीय गैर न्यायिक

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Rs. 100

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ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

... examined to registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document are the part of this document.

Y 961900

GENERAL POWER OF ATTORNEY  
FOR DEVELOPMENT

Sub-Registrar  
Sodepur, North 24-Parganas

11 4 MAR 2018

TO ALL TO WHOM THESE:

We, (1) **SRI SUBHAS DAS**, Son of Late Ganesh Chandra Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at: P-61, 4 no. Desh Bandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110, **PAN no. ADEPD0612N**,

Contd...2

Hokendu Bandyopadhyay

M/s. RELIABLE CONSTRUCTION

Satya bhar Smit

Partner



**ORDER RULE 44A OF THE I.R. ACT 1908**



1) Name : **MISS. SUPARNA DAS**

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Suparna Das*

-----  
SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. SIKHA DAS**  
Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Sikha Das*

*All the above fingerprints are of the abovenamed person and attested by the said person.*

-----  
SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



**ORDER RULE 44A OF THE I.R. ACT 1908**



**SRI SUBHAS DAS**

(1) Name : .....

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Subhas Das*

-----  
SIGNATURE OF THE PRESENTANT

**SRI SHANKAR DAS**

(2) Name : .....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Sri Shankar Das*

-----  
SIGNATURE OF THE PRESENTANT

*All the above fingerprints are of the abovenamed person and attested by the said person.*

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



**ORDER RULE 44A OF THE I.R. ACT 1908**



1) Name : **SRI SUJAY DAS**

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

*Sujay Das*

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SHAMBHU NATH DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

*Shambhunath Das*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

*Shambhunath Das*

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



**ORDER RULE 44A OF THE I.R. ACT 1908**



1) Name : **SRI SATYABRATA SINHA** .....

*Satya brata Sinha*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

*Satya brata Sinha*

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI UTTAM GOSWAMI** .....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

*Uttam Goswami*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Uttam Goswami*

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



(2)

**(2) SRI SHANKAR DAS**, Son of Late Ganesh Chandra Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at: P-61, 4 no. Desh Bandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110, **PAN no. BTYPD0602D**,

**(3) MISS SUPORNA DAS**, Daughter of Late Ganesh Chandra Das, by Nationality-Indian, by Religion-Hindu, by Occupation- Service, residing at: P-61, 4 no. Desh Bandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110, **PAN no. BEXPD1512E**,

**(4) SMT. SIKHA DAS**, Wife of Sri Apurba Das, Daughter of Late Ganesh Chandra Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, residing at: 399A, Shahid Nagar, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700110, **PAN no. AMAPD4222H**, do hereby appoint, constitute and nominate "**M/S. RELIABLE CONSTRUCTION**" a Partnership firm having its 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 Tarafdard Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

  
Alokendu Bandyopadhyay

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**SEND GREETINGS:-**

**WHEREAS** the predecessor-in-title i.e. the beloved father of the present Executant/Owner no. 1 to 4 hereof namely Sri Ganesh Chandra Das (Son of Late Bilash Das), who was the absolute and lawful owner of a piece and parcel of land admeasuring an area about 3 Cottahs 4 Chittacks lying and situated at Mouza-Sodepur, J.L.No. 8, E.P. No. 61, S.P. No. 149, comprised in C.S. & R.S. Dag Nos. 290(P), P.S. Khardah, S.R.O. Barrackpore, within the local limits of Panihati Municipality bearing Holding No. 111, under Ward No. 13, by virtue of a free hold Deed of Gift Being No. 1235, dt. 05.02.1988 from R.R. and R Dept. Govt of West Bengal and the said Deed was copied in Book No. I. Vol No. 17, noted within the pages from 137 to 140, being no. 1235, for the year 1988.

**AND WHEREAS** the said Sri Ganesh Chandra Das while had been enjoying the actual physical possession on the said landed property he got his name mutated with the assessment register of Panihati Municipality bearing Holding No. 111 (4no. Deshbandhu Nagar) under Ward No. 13, and enjoying the same by paying relevant taxes to the authority concerned regularly.

**AND WHEREAS** the said Sri Ganesh Chandra Das while has been enjoying the actual physical possession on the said plot of land and building he died intestate on 05.12.2009 leaving behind him his wife namely SMT. SUDHA RANI DAS and two sons namely SRI SUBHAS DAS & SRI SHANKAR DAS, and two daughters namely MISS SUPORNA DAS & SMT. SIKHA DAS, as his surviving legal heirs and successors.

Subsequently the wife of late Ganesh Chandra Das namely SUDHA RANI DAS died on 18.02.2018

Thus the Sons & Daughters of deceased GANESH CHANDRA DAS and deceased SUDHA RANI DAS as above named inherited the said 3 Cottahs 4 Chittaks of land and residential building standing thereon as undivided 1/4th share in each part as Class-

  
Alokendu Bandyopadhyay

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(4)

I legal heirs, as per the Law of Hindu Succession Act. 1956 in respect of the aforesaid landed property.

**AND WHEREAS** by virtue of inheritance from their deceased father & mother the present Executant/Owners hereof have been jointly possessing the said 3 Cottahs 4 Chittaks of land together with a residential building standing thereon peacefully, quietly and without any interruption of others and have been jointly possessing and enjoying the said landed property by exercising all their right of ownership over the said landed property and they are thus legally entitled to the said property and as joint owners thereof paying the relevant rent taxes regularly.

**AND WHEREAS** the Executants is now desirous of developing the said land by constructed Multi Storeyed building (G+4) 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. 152401546/2018** in **Book no. I**, which was executed by us and Registered on 14<sup>th</sup> day of **March, 2018** at the office of A.D.S.R.O. Sodepur, Dist.- North 24 Parganas with the developer "**M/S. RELIABLE CONSTRUCTION**" a Partnership firm having its 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,

  
Alokendu Bandyopadhyay

24/03/18

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*Sinha*



(5)

**(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, for construction of a Multistoried Building/Complex (G+4), upon the said property consisting of several Numbers of Self Contained and Independent Flats, Garages, Shop Rooms 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 Power of Attorney in favour of the said Developers 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 Developer Firm have requested us to grant the said power of Attorney in favour of "**M/S. RELIABLE CONSTRUCTION**" a Partnership firm having its 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,

  
Alokendu Bandyopadhyay

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(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: Sasadhur 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 SUBHAS DAS**, Son of Late Ganesh Chandra Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at: P-61, 4 no. Desh Bandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110,

(2) **SRI SHANKAR DAS**, Son of Late Ganesh Chandra Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at: P-61, 4 no. Desh Bandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700110,

(3) **MISS SUPORNA DAS**, Daughter of Late Ganesh Chandra Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at: P-61, 4 no. Desh Bandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110,

(4) **SMT. SIKHA DAS**, Wife of Sri Apurba Das, Daughter of Late Ganesh Chandra Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, residing at: 399A, Shahid Nagar, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700110, do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

  
Alokendu Bandyopadhyay  
A. Bandyopadhyay

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(7)

- 1.** To appear and represent us before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.
- 2.** To approach on behalf of Executants all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.
- 3.** To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.
- 4.** To supervise the development work in respect of Building on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting

  
Alokendu Bandyopadhyay

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Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).
6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration moneys salaries and/or wages.
8. To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.
9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
10. To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.

  
Alokendu Bandyopadhyay

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**11.** To make necessary applications to the W.B.S.E.D.C.L./ C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.

**12.** To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.

**13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.

**14.** To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.

**15.** To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/or completion Certificate in respect of the said building/s or any part or parts thereof.

**16.** To give necessary letters, writings and undertakings to the Panihati Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.

**17.** To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

**18.** To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office as well as the Panihati Municipality for the purpose of mutation of the subject

  
Atakendu Bandyopadhyay

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landed property and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

**19.** To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati 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



(11)

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.

(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

  
Alokendu Bandyopadhyay

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