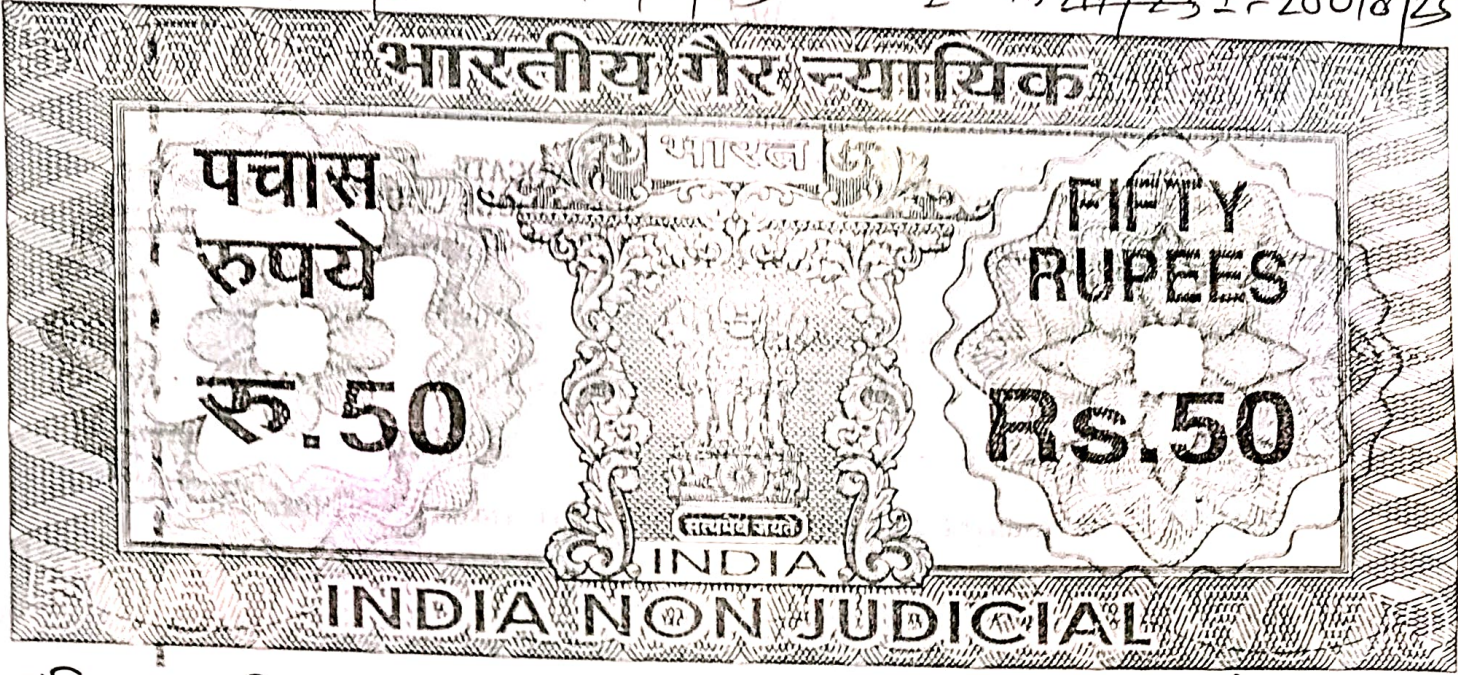


20739/23 VC-4893/23

5-19217/23 I-20018/23



पश्चिम बंगाल WEST BENGAL

AH 232411

stated that the document is admitted for registration. The signature sheets and the endroement sheets attached with the document are the part of this document

**GENERAL POWER OF ATTORNEY** District Sub-Register-III

Alipore, South 24-parganas

22-12-23 21/12/2023

**KNOW ALL MEN BY THESE PRESENTS** that We (1) **SMT. SUNITA MAJUMDER** (PAN- BFVPM8506A, Aadhaar No. 7984 9167 5799), wife of Late Bhagaban Chandra Majumder, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at 3, Raja S.C. Mullick Road, Post Office- Garia, Police Station- Patuli, Kolkata - 700084, (2) **SMT. ANKITA DEWANJI** (PAN- AJLPD3847L, Aadhaar No. 7224 4487 0653), daughter of Late Bhagaban Chandra Majumder, by faith-

21.12.23

10-10  
20/12/2023  
S.M.2-3119810/23

- Hindu, by occupation - Housewife, by Nationality - Indian, residing at D-27, New Patuli, Post Office - Panchasayar , Police Station - Purba Jaduvpur, Kolkata -700094, **(3) SMT. CHAINA MAJUMDER** (PAN -AOVPM7535B, Aadhaar No. 8882 5617 8025), wife of Late Krishnapad Majumder, by faith - Hindu, by occupation -Housewife, by Nationality - Indian, residing at 3, Raja S.C. Mullick Road, Post Office - Garia, Police Station - Patuli, Kolkata - 700.084 **(4) SRI KOUSHIK MAJUMDER** (PAN -AJTPM0328H, Aadhaar No. 6610 4007 7657), son of Late Krishnapad Majumder, by faith - Hindu, by occupation -Business, by Nationality - Indian, residing at 3, Raja S.C. Mullick Road, Post Office - Garia, Police Station - Patuli, Kolkata - 700084 **(5) SMT. ANINDITA DEB** (PAN -ANQPD8341J, Aadhaar No. 9026 5540 7968) wife of Sri Sankha Deb and daughter of Late Krishnapad Majumder, by faith - Hindu, by occupation - Housewife, by Nationality -Indian, residing at Sunny Plaza, 319A, Bagha Jatin 'G' Block, Flat No. A-2, Block - 2, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700086 do hereby nominate, constitute and appoint **SRI SATYA NARAYAN GHOSH**, son of Late Nepal Chandra Ghosh, by faith - Hindu, by occupation - Business, residing at 2/40, Netaji Nagar, Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata - 700092, to be my true and lawful attorney in my name and on my behalf to do, execute and perform all /or any of the following acts and deeds:-

**WHEREAS** we are the co-owners along with our Attorney in respect of **ALL THAT** piece and parcel of land measuring more or less 3 (Three) Cottahs 2 (Two) Chittacks 5(Five) Square Feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji No. 56, within the Police Station - Patuli, in the District : South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-21-0003-0 being K.M.C. Premises No. 3, Raja S. C. Mullick Road, Kolkata - 700084, morefully described in the Schedule hereunder written.

**AND WHEREAS** due to our personal inconvenience and pre occupation, we cannot look after and manage the said property personally, so we think it fit to appoint **SRI SATYA NARAYAN GHOSH**, son of Late Nepal Chandra Ghosh, by faith - Hindu, by occupation - Business, residing at 2/40, Netaji Nagar, Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata - 700092, to do, execute and perform or cause to be done executed and performed all or any of the following acts and deeds.

1. To sign and execute all letters, papers, documents, declaration, affidavits, applications as would be required by our said Attorney in respect of the said property.
2. To institute or defend any suits or proceedings by and against me and to that effect appoint and engage any pleader, advocate, solicitor by executing Vakalatnama and to sign all complaints, petitions, applications, written

statements, written objections and also adduce evidence before the competent Court of Law in respect of said property.

3. To appear before all Government and Semi Government offices and all statutory authorities like Kolkata Municipal Corporation, Kolkata Improvement Trust, and Kolkata Police etc.
4. To sign all building plans, revised plan, modified plan, supplementary plan, structural plan and site plan on my behalf and obtain permission and sanction of the building plan from the KMC in respect of the aforesaid Premises No. 3, Raja S. C. Mullick Road, Kolkata - 700084 and also to deposit fees & penalties for the purpose aforesaid and to appear before the K.M.C. authority and to submit all building plans for sanction, modification and/or deviation in respect of aforesaid Premises and obtain necessary sanction and/or approval from the K.M.C and also appear before the sewerage department, water works department, assessment department, and survey department of the K.M.C. and obtain necessary permission/sanction and to apply for and obtain Completion Certificate from the KMC on my behalf. To appear before the KIT for approval and/or for obtaining no objection in respect of the said Premises and to sign all applications for the purpose aforesaid.
5. To appoint any engineer, architect, supervisor, labour, mason, plumber, electrician and contractor for the purpose of construction of the proposed Ground plus Three storied (G+3) storied building and to proceed with the construction work in all manners and complete the construction of the building in all manners according to the sanctioned building plan or modified building plan.

6. To procure all building materials of good quality at the choice and discretion of my Attorney and shall pay all cost and dues of such materials.

5. To appoint any engineer, architect, supervisor, labour, mason, plumber, electrician and contractor for the purpose of construction of the proposed three storied building and to proceed with the construction work in all manners and complete the construction of the building in all manners.

6. To procure all building materials of good quality at the choice and discretion of my Attorney and shall pay all cost and dues of such materials.

**AND GENERALLY** to do, execute and perform any other perform act/acts, deed/deeds, matter or things whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation in my aforesaid property or concern engagements and business or affairs and ancillary or incidental thereto as fully and effectually as we ourselves could do the same if we were personally present.

**AND** we hereby agree and undertake to ratify and confirm all and whatsoever my said attorney, under the power in that behalf herein before contained, will lawfully do, execute and perform in exercise of the power authorities and liabilities hereby conferred upon, under and by virtue of this deed.

Be it noted that this Power of Attorney is always revocable.

**SCHEDULE OF THE PROPERTY**

**ALL THAT** piece and parcel of land measuring more or less 3 (Three) Cottahs 2 (Two) Chittacks 5(Five) Square feet together with structure measuring more or less 400 square feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji No. 56, within the Police Station - Patuli, in the District : South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-21-0003-0 being K.M.C. Premises No. 3, Raja S. C. Mullick Road, Kolkata - 700084. Which is butted and bounded as

- ON THE NORTH** : House of Mrinmoyee Devi;
- ON THE SOUTH** : House of Akshay Kumar Sen presently Swapan Kumar Dey, 32 85 34, Raja S.C. Mullick Road, Kolkata - 700084 and land of Dr. Biman Roy Chowdhury;
- ON THE EAST** : 10 feet wide common passage known as Green Row, Ganguly Bagan, Kolkata - 700084;
- ON THE WEST** : Raja S. C. Mullick Road;

IN WITNESS WHEREOF we hereunto put our hands on this the 20<sup>th</sup> day of Decem  
2023

WITNESSES:-

1. Joyanta Mondal  
Alipore Judges Court  
Kolkata-27.

Sunita Majumder  
Ankita Dewanji  
Chaina Majumder  
Koushik Majumder  
Anindita Deb

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Executors

2. Nikhil Halder  
45, G-L Sarker Rd  
Kolkata-70

I accept the Power of Attorney

*Salika Nanyanshah*

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Attorney

Drafted by me and prepared in my office

*Debnath Saha*  
DEBNATH SAHA 20/12/2023

Advocate, Alipore Judges' Court

Kolkata - 700 027.



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
Signature *Sunita Majumder*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
Signature *Ankita Dewange*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name *Chaitanya Majumder*  
Signature .....



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
Signature *Anindita Deb*

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PHOTO	left hand				
	right hand				

PHOTO		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name .....

Signature *Koushik Majumder*



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name .....

Signature *Arbya Narayana*



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left hand						
right hand						

Name .....

Signature .....

PHOTO		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

### Major Information of the Deed

Deed No :	I-1603-20018/2023	Date of Registration	22/12/2023
Query No / Year	1603-2003119810/2023	Office where deed is registered	
Query Date	19/12/2023 7:03:40 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	JAYANTA MONDAL Allpore Judges Court,Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, Status :Deed Writer		
Transaction	Additional Transaction:		
[1401] Power of Attorney related to Immovable properties, General Power of Attorney related to Immovable properties			
Set Forth value	Market Value		
	Rs. 1,07,11,248/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 3, , Ward No: 101 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 2 Chatak 5 Sq Ft		1,07,11,248/-	Property is on Road
<b>Grand Total :</b>				<b>5.1677Dec</b>	<b>0 /-</b>	<b>107,11,248 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Sunita Majumdar</b> Wife of Late Bhagaban Chandra Majumdar 3, Raja S.C.Mullick Road, City:- , P.O:- Garia, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFxxxxxx6A, Aadhaar No: 79xxxxxxx5799, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence
2	<b>Mrs Ankita Dewanji</b> Daughter of Late Bhagaban Chandra Majumdar D-27, New Patuli, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx7L, Aadhaar No: 72xxxxxxx0653, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence

3	<p><b>Mrs Chaina Majumder</b>  Wife of Late Krishanapada Majumdar 3, Raja S.c.mullick Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx5B, Aadhaar No: 88xxxxxxx8025, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023  , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023  , Admitted by: Self, Date of Admision: 20/12/2023 ,Place : Pvt. Residence</p>
4	<p><b>Mr Koushik Majumder</b>  Son of Late Krishanapada Majumdar 3, Raja S.c.mullick Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx8H, Aadhaar No: 66xxxxxxx7657, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023  , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023  , Admitted by: Self, Date of Admision: 20/12/2023 ,Place : Pvt. Residence</p>
5	<p><b>Mrs Anindita Deb</b>  Daughter of Late Krishanapada Majumdar 319A, Baghajatin,G Block, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx1J, Aadhaar No: 90xxxxxxx7968, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023  , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023  , Admitted by: Self, Date of Admision: 20/12/2023 ,Place : Pvt. Residence</p>

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr Satya Narayan Ghosh (Presentant )</b>  Son of Late Nepal Chandra Ghosh 2/40, Netaji Nagar, City:- , P.O:- Regent Estate, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx1Q, Aadhaar No: 48xxxxxxx4667, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023  , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Jayanta Mondal</b>  Son of Late Sanat Kumar Mondal  Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
<p>Identifier Of Mrs Sunita Majumdar, Mrs Ankita Dewanji, Mrs Chaina Majumder, Mr Koushik Majumder, Mrs Anindita Deb, Mr Satya Narayan Ghosh</p>			

**Endorsement For Dood Number : I - 160320018 / 2023**

**On 20-12-2023**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 22:10 hrs on 20-12-2023, at the Private residence by Mr Satya Narayan Ghosh, Claimant.

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

Execution is admitted on 20/12/2023 by 1. Mrs Sunita Majumdar, Wife of Late Bhagaban Chandra Majumdar, 3, Raja S.C.Mullick Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mrs Ankita Dewanji, Daughter of Late Bhagaban Chandra Majumdar, D-27, New Patuli, P O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession House wife, 3. Mrs Chaina Majumder, Wife of Late Krishanapada Majumdar, 3, Raja S.c.mullick Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Mr Koushik Majumder, Son of Late Krishanapada Majumdar, 3, Raja S.c.mullick Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mrs Anindita Deb, Daughter of Late Krishanapada Majumdar, 319A, Baghajatin, G Block, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 6. Mr Satya Narayan Ghosh, Son of Late Nepal Chandra Ghosh, 2/40, Netaji Nagar, P.O: Regent Estate, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business

Indetified by Mr Jayanta Mondal, , , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 21-12-2023**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3237, Amount: Rs.50.00/-, Date of Purchase: 20/12/2023, Vendor name: Washim Gazi



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 22-12-2023

**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 (d) of Indian Stamp Act 1899.



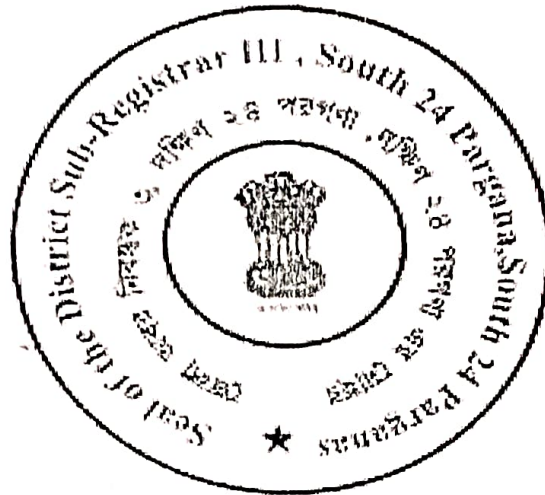
Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1603-2023, Page from 549682 to 549697

being No 160320018 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.12.22 16:00:46 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/12/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.