

06997/2024

D-06842/2024

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL Certified that the document is signed and registered. The signature and the endorsement sheets attached with the document are the part of this document. AM 135436

20/06/2024

Q-2001516072/2024

Registration. The signature and the endorsement sheets attached with the document are the part of this document.

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, WE (1) SRI BIMAL ROY, (PAN - AFWPR5965E), (Aadhaar No.4872 9252 6697), son of Late Gopal Chandra Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 22, Green Avenue, Santoshpur, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata - 700 075, District - South 24-Parganas and (2) SRI SUSANTA SARKAR, (PAN - ASWPS1348D), (Aadhaar No.6203 1313 9644), son of Late Basudeb Sarkar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 4/4, Kabi

11 JUN 2024

3347

TAPESH MISHRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

SL. No. Date

Re

Name

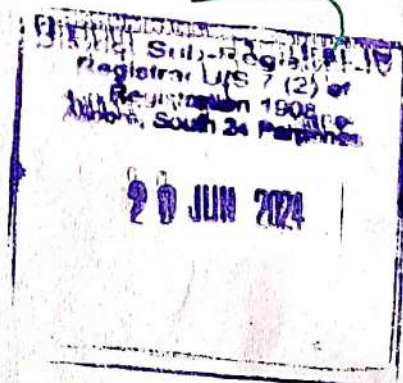
Address

SMRITI BIKASH DAS
Govt. Licence ~~Stamp Vendor~~
Alipore Police Court
No-27



Identified by:

Tapesh Mishra
Advocate
High Court, Calcutta



Sukanta Lane, P.O. Santoshpur, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, District – South 24-Parganas, hereinafter collectively called and referred to as the **“PRINCIPALS (OWNERS)” SEND GREETINGS :**

WHEREAS by a Deed of Conveyance bearing the date 14th July, 1978 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas, recorded in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor/Society namely The Jadavpur Co-Operative Land and Housing Society Limited, registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas hereinafter referred to as **‘THE SAID SOCIETY’** absolutely purchased for a valuable consideration mentioned therein from one Sunil Kumar Mitra and others the total land measuring an area of 10.93 Acres (Ten Acre Ninety three decimals) comprising in R.S. Dag Nos.83, 85, 87, 88, 89, 91, 131, 132, 135, 136 and 139, under Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza – Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance dated 8th February, 1979, registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. 1, Being No. 590 for the year 1979 **‘THE SAID SOCIETY’** absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 Acres (Ten acres and Ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza – Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Being No. 5334 for the year 1979 **‘THE SAID SOCIETY’** absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Paramanik and others the total land measuring 1 (One) Bigha 11 (Eleven) Cottahs (0.53 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No.90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, under formerly Police Station –

Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5335 for the year 1979 '**THE SAID SOCIETY**' further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (Eight) Chittacks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5336 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99 acres) comprising in Dag No. 196, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing date 21st December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No. 6957 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza - Nayabad, J.L. No. 25, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing date 29th April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the year 1980, '**THE SAID SOCIETY**' absolutely purchased for a

valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS 'THE SAID SOCIETY' became the absolute owner of the total land measuring about 45.52 acres [137 (One hundred Thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft.] by virtue of the aforesaid Deed of Conveyances so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispendens, attachments and is in khas possession thereon.

AND WHEREAS in pursuance of the object of developing the area for residential purposes of the members, the said Jadavpur Co-Operative Land and Housing Society Limited effected improvements thereon by filling earth and making the same of uniform level laid out roads, passages and divided the area into several plots of different sizes and measurements for distribution among the members of **'THE SAID SOCIETY'**.

AND WHEREAS pursuant to an application for membership of **"THE SAID SOCIETY"** made by the Member i.e. the previous Owner namely one Sri Smt. Hira Chowdhury, wife of Sri N. Choudhury of 10/1, Central Park, P.S. Jadavpur, Kolkata - 700 032, for obtaining a plot of land and agreeing to comply with the terms and conditions of the said **SOCIETY** for the demise thereof the Purchaser member i.e. the said Smt. Hira Chowdhury was admitted as a member of **'THE SAID SOCIETY'**.

AND WHEREAS by a resolution dated 02.05.1987 it was decided by **"THE SAID SOCIETY"** to allot different plots of land to its different members by lottery and such lottery was held on 31.05.1987 whereby the Member i.e. the said Smt. Hira Chowdhury, was allotted the plot of land, being Plot No.229 (Phase-I) measuring land area 3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. more or less, more particularly

described in the **SCHEDULE** herein below and hereinafter referred to as "**THE SAID PLOT**" and the said Smt. Hira Chowdhury accepted such lottery.

AND WHEREAS the said previous Owner namely Smt. Hira Chowdhury, as the Purchaser therein paid a valuable consideration to "**THE SAID SOCIETY**" from time to time as required by "the said society" for allotment of the said plot in favour of her as the Member.

AND WHEREAS "**THE SAID SOCIETY**" appropriated the said sum in full payment of the consideration and allotted the said plot to the said Smt. Hira Chowdhury being all that the Plot No.229 (Phase-I) measuring more or less 3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. together with all easement rights over the 25' Feet wide Road by a registered Indenture of Conveyance dated 07.01.1991 made between "the said society" therein referred to as the Vendor Society of the one part and the said Smt. Hira Chowdhury, referred to as the Purchaser member of the other part and registered with the office of District Sub-Registrar at Alipore South. 24-Parganas and entered in Book No. 1, Volume No. 332, at Pages 206 to 209, Being No. 387 for the year 1991, the said society for the consideration therein mentioned transferred its all right title and interest in respect the said plot of land to the said Smt. Hira Chowdhury at or for the total consideration therein absolutely and forever.

AND WHEREAS after purchase said Smt. Hira Chowdhury, mutated her name and recorded the aforesaid land in the record of The Kolkata Municipal Corporation known and numbered as **K.M.C. Premises No. 3031, Nayabad**, within the **Ward No.109**, being **Assessee No.31-109-08-6080-3**, under P.S. Purba Jadavpur, presently Kolkata – 700094 (formerly Kolkata – 700 099), District – South 24-Parganas and had been paying Municipal Taxes and outgoings to the Competent Authority regularly.

AND WHEREAS in course of enjoying and possessing the said land due to some lawful grounds needing money said Smt. Hira Chowdhury sold, transferred, conveyed, assigned granted **ALL THAT** piece and parcel of the said homestead plot of land, measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. be the same a little more or less together with a kutchha structure made of brick wall tile shed measuring

an area of 100 (One Hundred) Sq.ft. more or less standing thereon, being Scheme Plot No. 229 (Phase-I), lying and situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, under Collectorate's Touzi No. 56, comprised in R.S. No. 83 (Part), appertaining to R.S. Khatian Nos. 76, 90 & 101, Sub-Registration Office at Sealdah, within the limits of The Kolkata Municipal Corporation, Ward No. 109, known as **K.M.C. Premises No. 3031, Nayabad**, being Assessee No. 31-109-08-6080-3, under P.S. Purba Jadavpur, presently Kolkata – 700094 (formerly Kolkata – 700 099), District – South 24-Parganas as described in the **SCHEDULE** below together with all rights of easements, appurtenances, appendages attached thereto with right to laying underground drains, cables and lines for electric, telephone, gas in favour of the previous Owner namely Sri Prabir Paul, son of Sri Surja Kumar Paul, residing at 5, Priyanath Ghosh Road, Post Office – Santoshpur, Police Station – Survey Park, Kolkata - 700075, District – South 24-Parganas by virtue of a registered Deed of Conveyance dated 27th February, 2008, registered in the office of the District Sub-Registrar – III, Alipore, South 24-Parganas and recorded in Book No. I, CD Volume No. 9, Pages from 3145 to 3169, being Deed No. 02437 for the year 2008 for a valuable consideration as morefully mentioned therein.

AND WHEREAS by virtue of the aforesaid Deed of Conveyance dated 27th February, 2008 said Sri Prabir Paul become the absolute Owner of All That piece and parcel of homestead plot of land, measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. be the same a little more or less being Plot No. 229 (Phase-I) free from all sorts of encumbrances and as per rules and Regulation of The Jadavpur Co-operative Land & Housing Society Ltd. said Sri Prabir Paul got admission into membership of the said Society on 27.02.2008 and entitled to enjoy requisite shares of the society.

AND WHEREAS thereafter said Sri Prabir Paul, mutated and recorded his name in the record of Ld. B.L. & L.R.O. Kasba vide Reference M/C. No. 283/14 and Memo No. 18/Mut/2527/BLLRO/ATM/Kasba/14 dated 09.06.2014 and accordingly the Mutation Certificate issued in favour of said Sri Prabir Paul from the end of Ld. B.L. & L.R.O. measuring land area 3 (Three) Cottahs 8 (Eight) Chittacks equivalent to 5.79 Decimals, comprising in R.S. Dag No. 83, under R.S. Khatian No. 101. The said Sri Prabir Paul also recorded his name in the record of The Kolkata Municipal Corporation in respect of his said purchased land area measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 00

(Zero) Sq.ft. more or less within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, being known as K.M.C. Premises No. 3031, Nayabad, having Assessee No. 31-109-08-6080-3, under P.S. Purba Jadavpur, presently Kolkata – 700094 (formerly Kolkata – 700 099), District – South 24-Parganas.

AND WHEREAS subsequently L.R. Operation was done in Nayabad area and the plot of land had been recorded and published in L.R. Record of Right in the name of said Sri Prabir Paul as Rayat being L.R. Khatian No. 1157, comprising in L.R. Dag No. 83 of Mouza - Nayabad, J.L. No.25, land share - 0.0071.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 09.11.2022, registered in the office of District Sub-Registrar - IV, Alipore, South 24-Parganas and entered into Book No. I, Volume No. 1604-2022, Pages from 378476 to 378502, Being No. 160412913 for the year 2022, the present OWNERS/PRINCIPALS herein namely SRI BIMAL ROY and SRI SUSANTA SARKAR have jointly purchased the aforesaid plot of land measuring land area of 3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. more or less togetherwith one kutchha structure made of brick wall tile shed measuring an area of 100 (One Hundred) Sq.ft. more or less standing thereon, being Scheme Plot No. 229 (Phase-I), lying and situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. & L.R. Dag No. 83, under R.S. Khatian No. 101, L.R. Khatian No. 1157, lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 3031, Nayabad, having Assessee No. 31-109-08-6080-3, under P.S. Purba Jadavpur, presently Kolkata – 700094 (formerly Kolkata – 700 099), District – South 24-Parganas from said Sri Prabir Paul for a valuable consideration as mentioned in the said registered deed.

AND WHEREAS after purchase the present OWNERS/PRINCIPALS namely SRI BIMAL ROY and SRI SUSANTA SARKAR jointly mutated their names in the record of The Kolkata Municipal Corporation in respect of their aforesaid purchased property being K.M.C. Premises No. 3031, Nayabad, within the K.M.C. Ward No.109, Assessee No.31-109-08-6080-3, presently Kolkata – 700094 (formerly Kolkata – 700 099).

AND WHEREAS thereafter the present **OWNERS/PRINCIPALS** herein recorded their names in the record of the Ld. B.L. & L.R.O. and their names have been recorded and published in L.R. Record of Right being L.R. Khatian Nos. 2906 & 2907, in the name of **OWNERS/PRINCIPALS** No. 1 & 2 respectively, comprising in L.R. Dag No. 83 of Mouza - Nayabad, J.L. No.25.

AND WHEREAS now the present **OWNERS/VENDORS** herein are the absolute joint owners of the said land measuring land area of 3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. more or less togetherwith one kutchha structure made of brick wall tile shed measuring an area of 100 (One Hundred) Sq.ft. more or less standing thereon, being Scheme Plot No. 229 (Phase-I), lying and situate in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprising in R.S. & L.R. Dag No. 83, under R.S. Khatian No. 101, L.R. Khatian Nos. 2906 & 2907, lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 3031, Nayabad, having Assessee No. 31-109-08-6080-3, under P.S. Purba Jadavpur, presently Kolkata - 700094 (formerly Kolkata - 700 099), District - South 24-Parganas as described in the **SCHEDULE** below and they have been enjoying their said land and property without any interruption and hindrances by anybody else by paying necessary K.M.C. Taxes to The Kolkata Municipal Corporation.

AND WHEREAS the present **OWNERS/PRINCIPALS** herein now decided to develop the **SCHEDULE** mentioned property by constructing a Multi-storied residential-cum-commercial building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Spaces as well as commercial area, if any in the ground floor, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, have now decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to construct a Multi-storied residential-cum-commercial building with lift facility upon the aforesaid property as per the sanction building plan to be sanctioned from The Kolkata Municipal Corporation.

AND WHEREAS the Attorney herein as the **Developer** coming to know the facts of such desire of the **OWNERS** herein, has made a proposal for the aforesaid development of the said property before the **OWNERS**. The **OWNERS** after necessary investigation

and thorough understanding with the **Developer**, have agreed to develop the said premises by the **Developer**. Both the Parties have mutually analyzed, discussed, agreed and now the **Developer** and the **OWNERS/PRINCIPALS** herein desire to enter into a registered Development Agreement for the construction of a new Multi-storied residential-cum-commercial building with lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions which has been decided by and between the Parties, without involving the **OWNERS** in the matter of the hazards of construction.

AND WHEREAS accordingly by virtue of a registered Development Agreement along with Developer Power of Attorney dated 20.06.2024, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Deed No. 160406839 for the year 2024, the **OWNERS/PRINCIPALS** herein and also the **ATTORNEY** herein entered with each other for the promotion work in the Owners land as mentioned in the **SCHEDULE** below. The K.M.C. authority at present desires to get separate Power of Attorney for doing all the acts relating to the K.M.C. matter only and in the said Power of Attorney any sale matter as regards the **Developer's Allocation** shall not be inserted and so the **OWNERS** compelled to register the separate General Power of Attorney in connection with the promotion work of the Owners' property as described in the **SCHEDULE** below in favour of the **Attorney** herein.

AND WHEREAS so we the **PRINCIPALS** herein namely (1) **SRI BIMAL ROY** and (2) **SRI SUSANTA SARKAR**, do hereby nominate appoint and constitute "**BINAYAK GROUPS**", (PAN - **AKNPM2537P**), a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099, represented by its sole Proprietor namely **SRI SUDIP KUMAR MANDAL**, (PAN - **AKNPM2537P**), (Aadhaar No. **2225 3389 8869**), son of Sri Samir Kumar Mondal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at B/35, Ganganagar, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099, District - South 24-Parganas, as our Lawful Attorney, on our behalf, on our names to do the following acts, deeds and things:-

1. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices, and in any

other Office of Government, in the Office of Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayet or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.

2. To sign verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
3. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate their appointments.
4. To cause mutation of our Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
5. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. Kolkata and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. Kolkata as and when necessary on our behalf for the said B.L. & L.R.O. Mutation and also thereafter to do all the acts and sign all the papers in respect of the Conversion matter in respect of our property.

6. To demarcate or delineate our said property that be necessary for the said purpose by virtue of Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered and to sewer any affidavit thereto.
7. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
8. To sign all plans and submit the same before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things and sign all the papers and drawings as may be deemed fit and proper by the said Attorney on our behalf related to the connection of water, drainage and sewerage of our premises.
9. To take electric connection for our said property from the Calcutta Electric Supply for installation of main electric meter and all other sub meters and to do all acts and deeds and things for the said purpose and sign all the papers related thereto.
10. To sign, execute and submit all building Plans, revised plan, D-Sketch plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or addition or alteration of sanctioned plan to be sanctioned and approved by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowners/Principals and to sign completion plan.
11. To take lift connection for my said property and to do all acts and deeds and things for the said purpose and sign all the papers related thereto
12. To look after control, manage and supervise the said property on our behalf.

AND to do all lawful acts necessary for the above mentioned purpose and we hereby agree that all acts and deeds and things shall be lawfully done by us said Attorney in conformity with law. We further undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of this Power given by us.

Be it expressly stated that this Power of Attorney does not create constitute or assume any kind of transfer or enjoyment or making profit in favour of the Attorney. This Power of Attorney shall always revocable in nature.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of presently homestead land measuring net land area of 3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. more or less togetherwith one kutchra structure made of brick wall tile shed measuring an area of 100 (One Hundred) Sq.ft. more or less having cemented flooring whereon a new Multi-storied residential-cum-commercial building with lift facility shall be erected as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office – XII, being Scheme Plot No. 229 (Phase-I), lying and situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. & L.R. Dag No. 83, under R.S. Khatian No. 101, L.R. Khatian Nos. 2906 & 2907, lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 3031, Nayabad, having Assessee No. 31-109-08-6080-3, under P.S. Purba Jadavpur, presently Kolkata – 700094 (formerly Kolkata – 700 099), District – South 24-Parganas. The entire property is butted and bounded by :

ON THE NORTH : By Scheme Plot No. 228 ;
ON THE SOUTH : By Scheme Plot No. 229A ;
ON THE EAST : By Scheme Plot Nos. 201 & 202 ;
ON THE WEST : 25' Ft. wide K.M.C. Road.

IN WITNESS WHEREOF, WE, the PRINCIPALS herein have hereto signed
this Power of Attorney on this the 20th day of June, 2024.

WITNESS:

1. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata-700086
1. Binul Roy -
2. Susanta Sarker
2. Tapesha Mishra
Advocate
High Court, Calcutta

SIGNATURE OF THE PRINCIPALS

BINAYAK GROUPS

Sudip Kumar Mondal
Proprietor

SIGNATURE OF THE ATTORNEY

Read over, explained in Vernacular to the
Parties and admitted to be correct and as per
the instructions given by the parties, drafted by
me and prepared in my chamber.

Tapesha Mishra (Signature)

(TAPESH MISHRA)

ADVOCATE [Enrol. No. F/1224/07]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700086

Mob. 9836115120

Email: tapesha.mishra85@gmail.com



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name BIMAL ROY

Signature Bimal Roy



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SUSANTA SARKAR

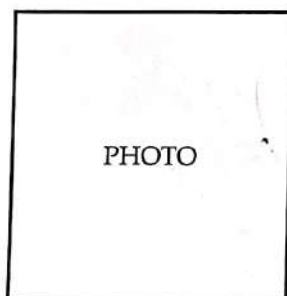
Signature Susanta Sarkar



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SUDIP KUMAR MANDAL

Signature Sudip Kumar Mandal



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1604-06842/2024	Date of Registration	20/06/2024
Query No / Year	1604-2001516072/2024	Office where deed is registered	
Query Date	20/06/2024 1:26:11 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapesesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
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. 2/-	Rs. 66,41,998/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

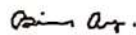
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3031, , Ward No: 109 Pin Code : 700094

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 8 Chatak	1/-	66,14,998/-	Width of Approach Road: 25 Ft.,
Grand Total :				5.775Dec	1 /-	66,14,998 /-	

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.	1/-	27,000/-	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	1 /-	27,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Bimal Roy (Presentant) Son of Late Gopal Chandra Roy Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
22, Green Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx5E, Aadhaar No: 48xxxxxxxx6697, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				
2	Name Mr Susanta Sarkar Son of Late Basudeb Sarkar Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
4/4, Kabi Sukanta Lane, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ASxxxxxx8D, Aadhaar No: 62xxxxxxxx9644, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				

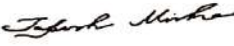
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Binayak Groups B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AKxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sudip Kumar Mandal Son of Mr Samir Kumar Mondal Date of Execution - 20/06/2024, , Admitted by: Self, Date of Admission: 20/06/2024, Place of Admission of Execution: Office	Photo  Jun 20 2024 3:06PM	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AKxxxxxx7P, Aadhaar No: 22xxxxxxxx8869 Status : Representative, Representative of : Binayak Groups (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 20/06/2024	 Captured 20/06/2024	 20/06/2024
Identifier Of Mr Bimal Roy, Mr Susanta Sarkar, Mr Sudip Kumar Mandal			

Endorsement For Deed Number : I - 160406842 / 2024

On 20-06-2024

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.

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

Presented for registration at 13:53 hrs on 20-06-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Bimal Roy , one of the Executants.

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

Execution is admitted on 20/06/2024 by 1. Mr Bimal Roy, Son of Late Gopal Chandra Roy, 22, Green Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Mr Susanta Sarkar, Son of Late Basudeb Sarkar, 4/4, Kabi Sukanta Lane, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Identified by Mr Tapes Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-06-2024 by Mr Sudip Kumar Mandal, Sole Proprietor, Binayak Groups (Sole Proprietorship), B/35, Ganganagar, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Tapes Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 3347, Amount: Rs.50.00/-, Date of Purchase: 11/06/2024, Vendor name: Smriti Bikash Das

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 215298 to 215324
being No 160406842 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.07.01 17:01:42 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 01/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.