

16469/24

7. 14207/24

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 081235

1
02/12/24

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

2/2887346/24



Certified that the document is admitted to
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this document.

Additional Registrar
of Assurances II, Kolkata

2 DEC 2024

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We,
(1) SMT. DURGA GHOSH (PAN : BAZPG5383C, Aadhaar
No.6203-4859-7881, D.O.B. - 06/12/1965), wife of Late
Sankar Ghosh @ Shankar Prasad Ghosh, by occupation -
Housewife, (2) SRI SUNNY GHOSH (PAN : CFDPG7921N,
Aadhaar No.2821-6476-7419, D.O.B. - 26/09/1985), son of
Late Sankar Ghosh @ Shankar Prasad Ghosh, by occupation -

Business, (3) **SMT. SANGHAMITRA GHOSH (PAN : ENEPG0918N, Aadhaar No.3784-6277-3888, D.O.B. - 15/01/1955)**, wife of Late Sudhis Ranjan Ghosh, by occupation - Housewife, (4) **MS. SARMISTHA GHOSH (PAN : AMSPG4377N, Aadhaar No.5216-9933-2056, D.O.B. - 26/03/1981)**, daughter of Late Sankar Ghosh @ Sankar Prasad Ghosh, by occupation - Service, all by faith - Hindu, all by nationality - Indian, all are residing at 4, Haralal Mitra Street, P.O. - Baghbazar, P.S. - Shyampukur, Kolkata - 700003, (hereinafter jointly called and referred to as the "**EXECUTANTS**") **Send Greetings;**

WHEREAS by virtue of registered Saaf Bikroy Kobala dated 19/03/1907, one Smt. Basanta Kumari Ghose wife of Madan Mohan Ghose purchased **ALL THAT** piece and parcel of bastu land measuring about 5 (five) Cottahs 14 (fourteen) Chittacks, a little more or less, situated at premises no.4, Haralal Mitra Street, P.S. - Shyampukur, Kolkata - 700003, within the local limits of Kolkata Municipal Corporation, together with all easement rights over the said property, which is morefully and particularly described in the **SCHEDULE - "A"** below, from Rajlaxmi Dasi, which was registered in the office of Addll. District Sub-Registrar of Assurances at Calcutta and recorded in Book No.I, Volume No.8, pages from 88 to 93, being Deed No.00282 for the year 1907, hereinafter referred to as the "**said property**".

AND WHEREAS after such purchased said Basanta Kumari Ghose died intestate leaving behind her only one son namely Satyendra Nath Ghose as her Class-I legal heirs. It is pertinent to mention herein that her husband namely Madan Mohan Ghose was predeceased her.

AND WHEREAS after such demise mentioned hereinabove said Satyendra Nath Ghose became the absolute owner of the said property mentioned in the **SCHEDULE - "A"** below as per law of inheritance

and thereafter mutated his names before the assessment registrar of Calcutta Municipal Corporation and after mutation his property known as being municipal premises no.4, Haralal Mitra Street, P.S. - Shyampukur, Kolkata - 700003, within the local limits of Kolkata Municipal Corporation and enjoyed the same free from all encumbrances and paid taxes in his favour in respect of the property mentioned in the **SCHEDULE - "A"** below.

AND WHEREAS said Satyendra Nath Ghose being the absolute owner in respect of property mentioned in the **SCHEDULE - "A"** below with other properties have executed a registered WILL and Testament dated 07/10/1964 for the benefits of legal heirs of said Satyendra Nath Ghose as mentioned therein, which was duly registered in the office of Registrar of Assurances, Calcutta and recorded in Book No.III, Volume No.10, pages from 80 to 87, being Deed No.00263 for the year 1964.

AND WHEREAS after death of said Satyendra Nath Ghose the executors of the said WILL and Testament dated 07/10/1964 filed a Probate Case being No.14 of 1982 before the Learned Chief Judge, City Civil Court at Calcutta for grant of probate in respect of last WILL and Testament dated 07/10/1964 and after heard of the said case vide order dated 06/07/1984 the Ld. Chief Judge-In-Charge, City Civil Court at Calcutta was pleased to grant the probate of last WILL and Testament dated 07/10/1964.

AND WHEREAS as per contents of the said last WILL and Testament of Satyendra Nath Ghose dated 07/10/1964 the following persons are entitled the property mentioned in the **SCHEDULE - "A"** below which are as follows :

- a) Smt. Jiban Basini Ghose wife of Late Satyendra Nath Ghose shall get the undivided $1/6^{\text{th}}$ share of said property and after death of said Jiban Basini Ghose her undivided $1/6^{\text{th}}$ share of

said property will devolve absolutely in equal shares upon Gopi Ranjan Ghose (son of Late Satyendra Nath Ghose), Sankar Prasad Ghose (grandson of Late Satyendra Nath Ghose), Shyama Prasad Ghose (grandson of Late Satyendra Nath Ghose) and Sudhis Ranjan Ghose (grandson of Late Satyendra Nath Ghose) or their respective male heirs and successors;

- b) Gopi Ranjan Ghose son of Late Satyendra Nath Ghose shall get the undivided $1/3^{\text{rd}}$ share of said property;
- c) Shyama Prasad Ghose son of Late Promod Ranjan Ghose and grandson of Late Satyendra Nath Ghose shall get the undivided $1/6^{\text{th}}$ share of said property;
- d) Sudhis Ranjan Ghose son of Late Promod Ranjan Ghose and grandson of Late Satyendra Nath Ghose shall get the undivided $1/6^{\text{th}}$ share of said property;
- e) Sankar Prasad Ghose son of Late Makhanlal Ghose and grandson of Late Satyendra Nath Ghose shall get the undivided $1/6^{\text{th}}$ share of said property;

AND WHEREAS after grant of probate by the Ld. Court in respect of the last WILL and Testament dated 07/10/1964 said Jiban Basini Ghose died and as per conditions of the said WILL and Testament dated 07/10/1964 her undivided $1/6^{\text{th}}$ share of the said property mentioned in the **SCHEDULE - "A"** below has devolved in equal shares upon Gopi Ranjan Ghose (son of Late Satyendra Nath Ghose), Sankar Prasad Ghose (grandson of Late Satyendra Nath Ghose), Shyama Prasad Ghose (grandson of Late Satyendra Nath Ghose) and Sudhis Ranjan Ghose (grandson of Late Satyendra Nath Ghose) and enjoyed the same free from all encumbrances.

AND WHEREAS said Gopi Ranjan Ghose being unmarried died intestate leaving behind Shyama Prasad Ghose (son of predeceased brother Promod Ranjan Ghose), Sudhis Ranjan Ghose (son of predeceased brother Promod Ranjan Ghose) and Sankar Prasad Ghose (son of predeceased brother Makhanlal Ghose), Seba Ghose (daughter of predeceased brother Makhanlal Ghose) and Mita Ghose (daughter of predeceased brother Makhanlal Ghose) as his legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that his parents namely Satyendra Nath Ghose and Jiban Basini Ghose predeceased him and also his two unmarried sisters including Aparna Ghose predeceased him.

AND WHEREAS said Shyama Prasad Ghose being unmarried died intestate on 24/11/2010 leaving behind his full blooded brother namely Sudhis Ranjan Ghose, since deceased and one unmarried sister namely Dipti Ghose as his legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that his parents namely Promod Ranjan Ghose and Gouri Rani Ghose predeceased him and also his one unmarried sister including Dipti Ghose predeceased him.

AND WHEREAS said Sudhis Ranjan Ghose died intestate on 30/10/2007 leaving behind his widow namely Sanghamitra Ghosh as his only Class-I legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that his parents namely Promod Ranjan Ghose and Gouri Rani Ghose predeceased him and also his one unmarried sister including Dipti Ghose predeceased him.

AND WHEREAS after such demise said Sanghamitra Ghosh became the owner of undivided one half shares in respect of the property mentioned in the **SCHEDULE - "A"** below as per law of inheritance and enjoying the same free from all encumbrances.

AND WHEREAS said Seba Ghose being issueless died intestate leaving behind her full-blooded brother namely Sankar Prasad Ghose as her only legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that her parents namely Makhanlal Ghose, Nilima Rani Ghose, Mita Ghose (predeceased sister) predeceased her and also her husband predeceased her.

AND WHEREAS said Mita Ghose being unmarried died intestate leaving behind her full-blooded brother namely Sankar Prasad Ghose as her only legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that her parents namely Makhanlal Ghose and Nilima Rani Ghose, predeceased her.

AND WHEREAS after such demise mentioned hereinabove said Sankar Prasad Ghose became the owner of undivided one half shares in respect of the property mentioned in the **SCHEDULE - "A"** below as per contents of WILL and Testament and also as per law of inheritance and enjoying the same free from all encumbrances and thereafter mutated the owners names before the assessment registrar of Kolkata Municipal Corporation and paying all taxes in respect of the property mentioned in the **SCHEDULE - "A"** below.

AND WHEREAS said Sankar Prasad Ghose died intestate on 09/03/2013 leaving behind his wife namely Durga Ghosh, one son namely Sunny Ghosh and one daughter namely Sarmistha Ghosh as his only Class-I legal heirs as per Hindu Succession Act, 1956 and as such each of them became the owners of each having undivided one sixth shares in respect of the property left by said Sankar Prasad Ghose, since deceased.

AND WHEREAS after aforesaid facts and circumstances at present said Sanghamitra Ghosh became the owner of undivided one half shares in respect of the property mentioned in the **SCHEDULE - "A"**

below and said Durga Ghosh, Sunny Ghosh and Sarmistha Ghosh became the owners of each having undivided one sixth shares in respect of the said property mentioned in the **SCHEDULE - "A"** below as per law of inheritance and enjoying the same free from all encumbrances and paying taxes in their favour in respect of the property mentioned in the **SCHEDULE - "A"** below. It is pertinent to mention herein that at present there have some tenants in the said property who have occupied the entire Ground Floor and First Floor of the said property mentioned hereinunder.

AND WHEREAS we are unable to look after, manage and control the said property mentioned in the schedule below written hereunder due to unavoidable circumstances and as such it is not always possible for us to be present personally for all matters concerning of the said property written below and we are unable to physically present before the Registration Authority Concerned at the time of registration of the below schedule property or any part thereof.

AND WHEREAS the Executants are desirous of appointing the persons named hereinafter to do such acts, deeds and things as mentioned hereunder on our behalf.

AND WHEREAS for that reason the executants of the said property mentioned in the **SCHEDULE - "A"** below are desirous of nominating, constituting and appointing namely (1) **SRI ABHISHEK SHAW (PAN : JCTPS4131Q, Aadhaar No.4907-8858-7463, D.O.B. - 05/12/1998)**, son of Sri Arun Kumar Shaw, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, (2) **SRI INDRAJIT SINHA (PAN : NMLPS0722M, Aadhaar No.2968-5488-1447, D.O.B.-31/01/2002)**, son of Sri Amar Kumar Sinha, residing at 13, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas and (3) **MS. DIPTI VERMA (PAN : BKXPM9320F,**

Aadhaar No.7045-5768-9379, D.O.B. - 19/06/1989), daughter of Sri Ravindra Prasad Verma, residing at 1/1/H/A/2, Haridhan Dutta Bye Lane, Flat No.C2, 2nd Floor, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, all by faith - Hindu, all by occupation - Business, all by nationality - Indian, being the partners of **M/S TRIKUTA HEIGHTS LLP (PAN : AAWFT8887G, D.O.I. - 23/09/2024)**, a Limited Liability Partnership Firm is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008 having its registered office at 13, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, as their constituted Attorneys to look after and manage all affairs relating to the said property which is morefully and particularly described in the **SCHEDULE - "A"** written hereunder.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT we do hereby nominate, constitute and appoint **(1) SRI ABHISHEK SHAW (PAN : JCTPS4131Q, Aadhaar No.4907-8858-7463, D.O.B. - 05/12/1998)**, son of Sri Arun Kumar Shaw, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, **(2) SRI INDRAJIT SINHA (PAN : NMLPS0722M, Aadhaar No.2968-5488-1447, D.O.B.- 31/01/2002)**, son of Sri Amar Kumar Sinha, residing at 13, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas and **(3) MS. DIPTI VERMA (PAN : BKXPM9320F, Aadhaar No.7045-5768-9379, D.O.B. - 19/06/1989)**, daughter of Sri Ravindra Prasad Verma, residing at 1/1/H/A/2, Haridhan Dutta Bye Lane, Flat No.C2, 2nd Floor, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, all by faith - Hindu, all by occupation - Business, all by nationality - Indian, being the partners of **M/S TRIKUTA HEIGHTS**

LLP (PAN : AAWFT8887G, D.O.I. - 23/09/2024), a Limited Liability Partnership Firm is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008 having its registered office at 13, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, (hereinafter referred to as our attorneys) as our true and lawful attorneys in our name and on our behalf to do the following Acts, deeds, matter and things for use and on our behalf and in our name in respect of the property mentioned in the Schedule below viz.

- 1) To supervise, manage, control and look after the said property and take all steps for protection and preservation of the said property.

To apply for water, sewerage, electricity, telephone telex and gas connections and other necessary connections and all other acts and deeds which are required for making the said property habitable.

- 2) To appear in all the office of the Urban Development Department, Kolkata Municipal Corporation and/or any other competent authority in respect of all matters relating to the said property.

- 3) To deal and correspond with Kolkata Municipal Corporation Authority including all its departments or officers or any other officers or authorities in connection with or relating to the said property hereunder and in particular to do the following acts, matters and things viz.

- a) To apply for and obtain sanction plan, revised plan, completion or occupancy certificate, revalidation with further alterations or additions or modifications, as our said attorneys may require.

- b) To apply for and obtain the occupation and/or completion certificate in respect of the said property.
 - c) To sign, execute, affirms and verify on site plan, sanctioned plan, revised plan, boundary declaration, gift deed for splay corner and other related deeds, documents, any declaration/s, affidavits etc. on behalf of us for betterment of the said property mentioned herein-below.
 - d) To deal with the Assessment Department of the Kolkata Municipal Corporation and to get the assessment from the concerned department.
 - e) To apply for annual valuation of the said property and to prefer any appeal or reviews from annual valuation and for that to sign and execute all papers and documents before the competent authority.
 - f) To deposit all fees, moneys before the authority concern in our name and on our behalf for obtaining sanction plan from competent authority and make amendments to the sanction plan, if necessary and to complete the process of mutation and to obtain the sanction plan from the concerned authority and to receive the sanction building plan on our behalf from the said authority.
 - g) To sign as applicant in all plans, papers, documents for submission with respect to sanction of plan including EODB.
- 4) To sign and to submit application, petitions, letters, plan/s and all other relevant papers and documents before the Kolkata Municipal Corporation for obtaining clearance certificate,

sanctioned plan, revised plan, tax bill and to pay necessary fees before the competent authority concern.

- 5) To negotiate with the existing tenant/licensee/lessee in respect of the said property at such price and on such terms and conditions which our said Attorneys in their absolute discretion shall think fit and proper and also sign any agreement on our behalf.
- 6) To receive from the existing tenant/lessee/licensee/s any license fees/rent and/or security deposits and also other money and to give good, valid receipt on our behalf **and to deposit the said money into our account.**
- 7) To appoint Pleaders, Solicitors, Advocates or Lawyers to appear and act in any Court of Law or other officer or any State Government or Local Authority and to revoke and/or cancel such appointment from time to time as the said Attorneys shall think proper.
- 8) To accept service of any writ or summons or other legal process and to appear in the court and before all Courts, Magistrate or Judicial of other officer whatsoever as by the said Attorneys shall deem advisable and to commence any action/other proceedings in any Court of Law and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorneys shall think fit and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorneys 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 Attorneys.

- 9) To make sign, execute, affirm and verify all or any plaints, written statement, counter claims, memo of appeals, revisions, reviews, applications, petitions, affidavits, declarations, vakalatnamas and other papers and documents in respect of the said property mentioned hereunder only as may from time to time be required.
- 10) To initiate, defend, settle and compromise of the said property or any suits, proceedings, litigation, disputes and differences concerning or relating to the said property or portion thereof for such consideration and on such terms and conditions as the Attorneys shall think fit and proper and for the said purpose to sign execute affirms and verify all compromise, settlement and other papers and documents.
- 11) To sign, issue, deliver, serve, receipt and accept all notices, letters and correspondences as may be required from time to time in connection with all or any of the matters contained herein.

AND GENERALLY to do execute and perform all or any such acts, deeds or things whatsoever which ought to be done execute or performed in connection with the said property as the Attorneys shall deem fit and proper to the end and extent as if we were personally present.

Be it specifically stated that we are the joint owners of the said property mentioned in the schedule below free from all encumbrances and have the right to sell, convey and transfer the right, title and interest of the property by appointing such attorneys to do that acts in our name and on our behalf and we further stated that the schedule

mentioned property is not situated within the Notified and Cantonment area, leasehold property and Thicka Tenancy Property and no embargo and/or restriction has been imposed by the local Authority/Competent Authority/ Govt. Authority for transferring the said property in question/no violation of section 22/A of Indian Registration Act, 1908 and if restriction prevails, in that event principal will be held responsible for that.

AND be it noted that this General Power of Attorney is being granted in favour of the said Attorneys without any consideration and no interest or right of the said attorneys is created on the said property which is the subject matter of this General Power of Attorney and **that further the said Attorneys shall not hereby obtain or have power to make any construction, development work on the said property.**

AND any sum received by the said Attorneys will be deposited on the account of the Executants and all expenses incurred by the attorneys will be borne by the principals.

AND this power of attorney is always revocable in nature without serving any notice to the Attorneys.

AND we do hereby agree to ratify and confirm all or whatsoever other act or acts our said Attorneys or their delegates shall lawfully do execute or perform or cause to be done by virtue of this Power of Attorney notwithstanding no express power in that behalf hereunder is provided.

THE SCHEDULE - "A" ABOVE REFERRED TO:

(Description of the existing entire property)

ALL THAT piece and parcel of bastu land measuring about 5 (five) Cottahs 14 (fourteen) Chittacks (i.e. total 4230 Sq. Ft.), a little more or less, together with old dilapidated three storied residential brick building total measuring about 8100 Sq. Ft. (i.e. 2700 Sq. Ft. in each Ground Floor, First Floor and Second Floor respectively), more or less, cement flooring, standing thereon, which is situated at Dist. - Kolkata, Police Station - Shyampukur, being municipal premises no. 4, Haralal Mitra Street, P.S. - Shyampukur, Kolkata - 700003, Assessee No.11-007-16-0003-8, under Ward No.007, Borough No. I, within the local limits of Kolkata Municipal Corporation, together with all easement rights over the said property, butted and bounded by :

- On the NORTH : 8 ft. wide Common Passage;
- On the SOUTH : Pre. No.72/1, Baghbazar Street;
- On the EAST : Amrita Co-operative and thereafter
6 ft. wide common passage;
- On the WEST : 16 ft. wide Haralal Mitra Street;

IN WITNESS WHEREOF, the parties hereunto set and subscribed their hand and seal on this the 2nd day of December, Two Thousand and Twenty Four (2024).

SIGNED, SEALED AND DELIVERED by the Executants and Attorneys in the presence of:

WITNESSES :

1. Sanyu Arifin
10 Sardar Street
Kot-16
2. Sudipta Kumar Das
Advocate
High Court, Calcutta

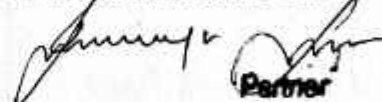
- 1) Durga Ghose
- 2) Sunny Ghosh
- 3) Sanghamitra Ghosh.
- 4) Sammita Ghosh

Signature of the Executants

TRIKUTA HEIGHTS LLP

Abhishek Shauj
Partner

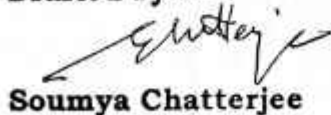
TRIKUTA HEIGHTS LLP


Partner

TRIKUTA HEIGHTS LLP

Diphi Verma
Partner

As per instructions of clients
Drafted by me:



Soumya Chatterjee
Advocate

High Court, Kolkata
Enroll No. F/1374/1012/2019

Signature of the Attorneys
ACCEPTED BY US

SPECIMEN FORM FOR TEN FINGERPRINTS



Durgam Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Suman Chakraborty

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sankarmita Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sankarmita Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Abrishbek Zinaw</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Yuliyana Ivan</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Diphi Verma</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1902-14207/2024	Date of Registration	02/12/2024
Query No /Year	1902-2002887346/2024	Office where deed is registered	
Query Date	14/11/2024 1:51:32 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sudipta Kumar Das Sagar Mansion, 2, Garstin Place, 4th Floor, Room No.6, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433745730, Status :Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,38,61,209/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






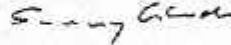



District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hara Lal Mitra Street, , Premises No: 4, , Ward No: 007 Pin Code : 700003



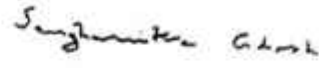
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 14 Chatak	1/-	1,77,86,209/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				9.6938Dec	1 /-	177,86,209 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	8100 Sq Ft.	1/-	60,75,000/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 2700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		8100 sq ft	1 /-	60,75,000 /-	

Principal Details :



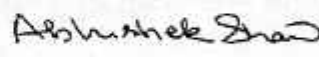


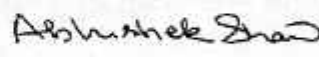


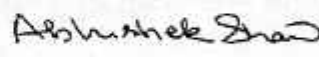


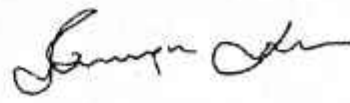


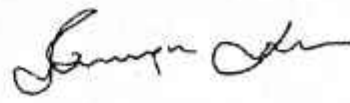


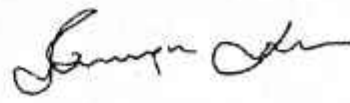
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Durga Ghosh Wife of Late Sankar Ghosh Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office	 02/12/2024	 Captured LTI 02/12/2024	 02/12/2024
4, Haralal Mitra Street, City:- Not Specified, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: baxxxxxx3c, Aadhaar No: 62xxxxxxxx7881, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Sunny Ghosh Son of Late Sankar Ghosh Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office	 02/12/2024	 Captured LTI 02/12/2024	 02/12/2024
4, Haralal Mitra Street, City:- Not Specified, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: cfxxxxxx1n, Aadhaar No: 28xxxxxxxx7419, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Ms Sarmistha Ghosh Daughter of Late Sankar Ghosh Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office	 02/12/2024	 Captured LTI 02/12/2024	 02/12/2024
4, Haralal Mitra Street, City:- Not Specified, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: amxxxxxx7n, Aadhaar No: 52xxxxxxxx2056, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Smt Sanghamitra Ghosh Wife of Late Sudhis Ranjan Ghosh Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office		 Captured	 02/12/2024
	4, Haralal Mitra Street, City:- Not Specified, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: enxxxxx8n, Aadhaar No: 37xxxxxxxx3888, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office			


Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Trikuta Heights LLP 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxx7g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Abhishek Shaw (Presentant) Son of Mr Arun Kumar Shaw Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  02/12/2024 </td> </tr> <tr> <td colspan="4"> 16/1A, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: jcxxxxx1q, Aadhaar No: 49xxxxxxxx7463 Status : Representative, Representative of : Trikuta Heights LLP (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Abhishek Shaw (Presentant) Son of Mr Arun Kumar Shaw Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office		 Captured	 02/12/2024	16/1A, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: jcxxxxx1q, Aadhaar No: 49xxxxxxxx7463 Status : Representative, Representative of : Trikuta Heights LLP (as Partner)			
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Indrajit Sinha Son of Mr Amar Kumar Sinha Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  02/12/2024 </td> </tr> <tr> <td colspan="4"> Dec 2 2024 6:33PM LTI 02/12/2024 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Indrajit Sinha Son of Mr Amar Kumar Sinha Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office		 Captured	 02/12/2024	Dec 2 2024 6:33PM LTI 02/12/2024			
Name	Photo	Finger Print	Signature										
Mr Indrajit Sinha Son of Mr Amar Kumar Sinha Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office		 Captured	 02/12/2024										
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13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX2 , PAN No.:: nmxxxxxx2m, Aadhaar No: 29xxxxxxxx1447 Status : Representative, Representative of : Trikuta Heights LLP (as Partner)

3	Name	Photo	Finger Print	Signature
	Ms Dipti Verma Daughter of Mr Ravindra Prasad Verma Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office		 Captured L11 02/12/2024	 02/12/2024
1/1/H/A/2, Haridhan Dutta Bye Lane, Flat No: C2, 2nd Floor, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: bkxxxxxx0f, Aadhaar No: 70xxxxxxxx9379 Status : Representative, Representative of : Trikuta Heights LLP (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumya Chatterjee Son of Mr Tapan Chatterjee 2, Garstin Place, 4th Floor, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	02/12/2024	02/12/2024	02/12/2024
Identifier Of Smt Durga Ghosh, Mr Sunny Ghosh, Mr Abhishek Shaw, Mr Indrajit Sinha, Ms Dipti Verma, Ms Sarmistha Ghosh, Smt Sanghamitra Ghosh			

Endorsement For Deed Number : I - 190214207 / 2024

On 02-12-2024

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 18:17 hrs on 02-12-2024, at the Office of the A.R.A. - II KOLKATA by Mr Abhishek Shaw

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

Execution is admitted on 02/12/2024 by 1. Smt Durga Ghosh, Wife of Late Sankar Ghosh, 4, Haralal Mitra Street, P.O: Baghbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife, 2. Mr Sunny Ghosh, Son of Late Sankar Ghosh, 4, Haralal Mitra Street, P.O: Baghbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 3. Ms Sarmistha Ghosh, Daughter of Late Sankar Ghosh, 4, Haralal Mitra Street, P.O: Baghbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Service, 4. Smt Sanghamitra Ghosh, Wife of Late Sudhis Ranjan Ghosh, 4, Haralal Mitra Street, P.O: Baghbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession House wife

Identified by Mr Soumya Chatterjee, , Son of Mr Tapan Chatterjee, 2, Garstin Place, 4th Floor, P.O: GPO, Thana: Hare Street, , 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 02-12-2024 by Mr Abhishek Shaw, Partner, Trikuta Heights LLP (LLP), 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Soumya Chatterjee, , Son of Mr Tapan Chatterjee, 2, Garstin Place, 4th Floor, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-12-2024 by Mr Indrajit Sinha, Partner, Trikuta Heights LLP (LLP), 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Soumya Chatterjee, , Son of Mr Tapan Chatterjee, 2, Garstin Place, 4th Floor, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-12-2024 by Ms Dipti Verma, Partner, Trikuta Heights LLP (LLP), 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Soumya Chatterjee, , Son of Mr Tapan Chatterjee, 2, Garstin Place, 4th Floor, P.O: GPO, Thana: Hare Street, , 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 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 38574, Amount: Rs.100.00/-, Date of Purchase: 14/11/2024, Vendor name: M Ghosh

[Signature]

Satyajit Biswas

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1902-2024, Page from 753109 to 753134
being No 190214207 for the year 2024.



for

Digitally signed by SATYAJIT BISWAS
Date: 2024.12.05 17:12:06 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 05/12/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.