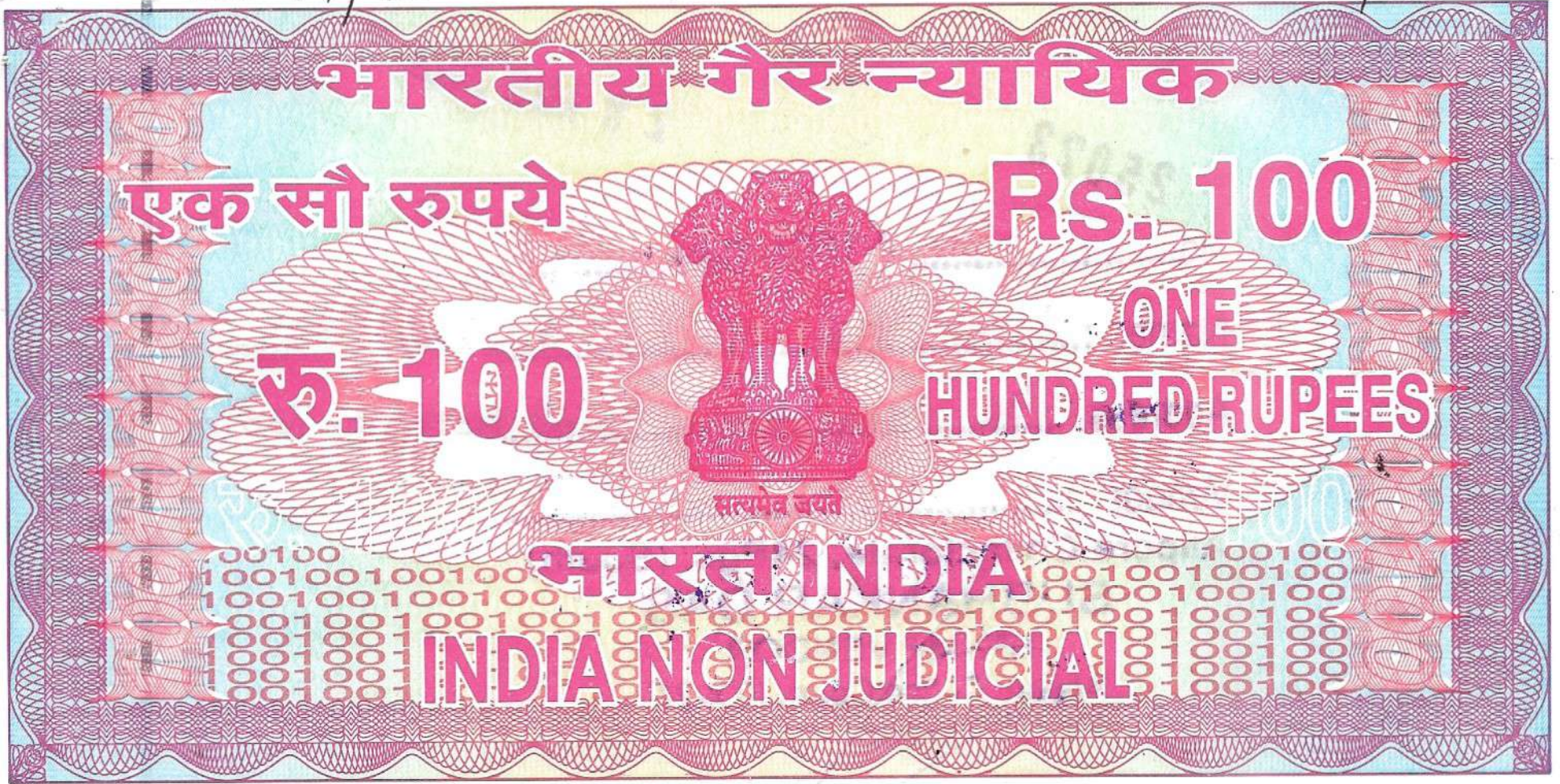


12379/23

I-12328/23




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 772056

28/8  
8-1-24503

Certified that the document is admitted  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document.

  
District Sub-Register-II  
Alipore, South 24-Parganas

28 AUG 2023

### GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN we,

(1) SRI AMAR KUMAR MALICK alias MALIK, having PAN :  
AFBPM4058A, Aadhaar No.4414 8830 4594, son of Late  
Gobinda Chandra Malick alias Malik and (2) SRI GOUTAM  
KUMAR MALICK alias MALIK, having PAN : BZJPM6057Q,  
Aadhaar No.6194.5289 4816, son of Sri Amar Kumar Malick



25073

28 AUG 2023

No..... ₹ 100/- Date.....

Name : AMAR KR. MALLICK AND OTHER.

Address : 132 Canal South Road, Kolkata-700105

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

ST/ MR VENDOR

Alipore Police Court, KOI-27



Partha Sana

**PARTHA SANA**

DEED WRITER

L. No.- 132/2013

ALIPORE POLICE COURT

KOLKATA-700027

alias Malik, both are by creed : Hindu, Indian by National, by occupation : Business, both are residing at 132, Chingrighata Canal South Road, Post Office : Dhapa, Police Station : Pragati Maidan, Kolkata : 700105, District : 24 Parganas (South), hereinafter called and referred to as "the **PRINCIPALS**" :-

-:: **SEND GREETINGS** ::-

**WHEREAS** we, the Principals herein are the joint Owners of **ALL** **THAT** piece and parcel of land measuring about 19 (Nineteen) Cottahs ~~2 (two)~~ Chittack 22 (Twenty-Two) Square Feet more or less together with R.T. shed structure having an area of 500 (Five Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Nimokpoktan, J.L. No.1, Touzi No.1298/2833, under R.S. Khanda Khatian Nos.294, 352, 407, 469 & 470 from Khatian Nos.99, 178, 352 & 407, corresponding to L.R. Khatian Nos.38 & 348, appertaining to R.S. Dag Nos.184, 185 & 186, corresponding to L.R. Dag Nos.528 & 529/948, being known and numbered as Municipal Premises No.132, Canal South Road, Police Station : Pragati Maidan, Kolkata : 700105, within the limits of the Kolkata Municipal Corporation, under Ward No.57, bearing Assessee No.11-057-02-0437-3, District Sub-Registry Office at Alipore, District : 24



District Sub Registrar-II  
Alipore, South 24 Parganas  
28 AUG 2023



Parganas (South), which is morefully and particularly described in the **SCHEDULE** hereunder written and hereinafter called "the **SAID PROPERTY**".

**NOW BY THIS POWER OF ATTORNEY** we, do hereby jointly or severally nominate, constitute and appoint **SRI JAY S. KAMDAR**, having PAN : AKWPK2270L, Aadhaar No.7074 3050 7318, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, as our lawful, legal authorities and agents to do the following acts, deeds and things i.e. to say :-

1. To mutate our names in respect of our said property with the Office of the Kolkata Municipal Corporation and B.L. & L.R.O. for and on our behalf as our constituted Attorneys at our own costs.
2. To sign and submit Building Plan before the Kolkata Municipal Corporation for us and on our behalf at our costs for which any declaration, splayed portion gift shall be required to be executed and registered by them for and on our behalf at our costs.



District Sub Registrar-II  
Alipore, South 24 Parganas  
28 AUG 2023

3. To apply for and obtain sanctioned Plan from the Kolkata Municipal Corporation and/or as may be sanctioned by the Kolkata Municipal Corporation for us and on our behalf.
4. To appear for us and on our behalf before the Kolkata Municipal Corporation, C.E.S.C. Limited and other local and/or statutory Authorities and all Government or Semi-Government Offices and to apply for obtaining sanctioned permit, license, water supply, drainage, electric supply and all services etc. as may be required for which sign each and every documents in respect of our said property at our costs for and on our behalf.
5. To deposit all fees, charges, money before the Authorities concerned in our names and on our behalf for obtaining sanctioned from the Kolkata Municipal Corporation and to receive sanctioned Building Plan for us and on our behalf from the Kolkata Municipal Corporation.
6. To apply for and obtain temporary and permanent connection of Kolkata Municipal Corporation water supply, electricity, drainage, sewerage, gas connection and for which to sign all such applications, forms and



District Sub Registrar-II  
Alipore, South 24 Parganas  
28 AUG 2023



documents as shall be required for the said development project.

**AND** to do all acts, deeds and things, which our Attorneys may deem fit and proper for the management, control and supervision of our said property as effectively as we have done, if personally present to do so.

**BE IT NOTED THAT** this Power of Attorney is hereby granted in favour of the said Attorneys without any consideration and no right, title and interest is created in favour of the said Attorneys on the property which is the subject matter of this Power of Attorney and further that the said Attorneys shall not hereby obtain any right to make any construction or development work of the said property.

**BE IT SPECIFICALLY STATED** that the schedule mentioned property is not situated within the notified area, cantonment area, lease hold property & no embargo and/or restriction has been imposed by the local Authority/Competent Authority/Govt Authority for transferring the land/property in question/no violation of section 22A of Indian Registration Act 1908 & if restriction prevails, in that event principal will be held liable.

This General Power of Attorney is always revocable by nature.

**BE IT EXPRESSLY STATED** that the Revocable Power of Attorney does not create, constitute or assure any kind of transfer, enjoyment and/or making profit in favour of the Attorney and the expenses to be incurred by the Attorney herein-named in respect of or for the schedule mentioned property, the same will be reimbursed by the Principals herein-named.

**AND** we the Executants do hereby confirm to ratify all and whatsoever our Attorneys may do or cause to be done by virtue of these presents.

**THE SCHEDULE ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY/PREMISES)

**ALL THAT** piece and parcel of land measuring an area of 19 (Nineteen) Cottahs 1 (one) Chittack 22 (Twenty-Two) Square

SUN SHAKTI REALTOR LLP

  
Authorised Signatory/Designated Partner



District Sub Registrar-II  
Alipore, South 24 Parganas  
28 AUG 2023



Feet be the same a little more or less together with R.T. shed structure having an area of 500 (Five Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Nimokpoktan, J.L. No.1, Touzi No.1298/2833, under R.S. Khanda Khatian Nos.294, 352, 407, 469 & 470 from Khatian Nos.99, 178, 352 & 407, corresponding to L.R. Khatian Nos.38 & 348, appertaining to R.S. Dag Nos.184, 185 & 186, corresponding to L.R. Dag Nos.528 & 529/948, being known and numbered as Municipal Premises No.132, Canal South Road, Police Station : Pragati Maidan, Kolkata : 700105, within the limits of the Kolkata Municipal Corporation, under Ward No.57, bearing Assessee No.11-057-02-0437-3, District Sub-Registry Office at Alipore, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the same is butted and bounded as follows :-

<b>ON THE NORTH</b>	:	132, Canal Road South ;
<b>ON THE SOUTH</b>	:	215, Canal Road South, K.M.C. Road and vacant land ;
<b>ON THE EAST</b>	:	K.M.C. Drain ;
<b>ON THE WEST</b>	:	K.M.C. Road.



District Sub Registrar-II  
Alipore, South 24 Parganas  
28 AUG 2023



**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and signatures on the 28<sup>th</sup> day of August, 2023 (Two Thousand Twenty-Three).

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata  
in the presence of :-

**WITNESSES :-**

1. Minmay Naskar  
393A, Rabindra  
Sahani,  
Kolkata-70005.

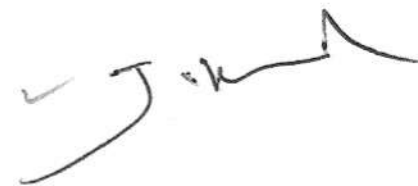
Amar Kumar Malick  
Goutam Kumar Malick

Signature of the **EXECUTANTS**

2. Karan Mehta  
49, Jyotish Ray Road  
Kolkata - 700053

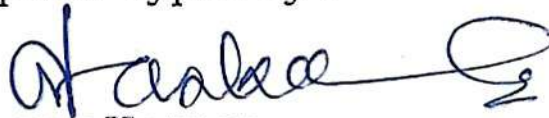
Drafted by me :-  
ARIJIT KUMAR BOSE  
F/1168/2014  
Advocate

Enroll No.  
Alipore Judges' Court, Kol : 27.



Accepted by the **ATTORNEY**

Computer Typed by :-

  
**DEBASISH NASKAR**  
Alipore Judges' Court, Kol : 27.



District Sub Registrar-II  
Alipore, South 24 Parganas  
28 AUG 2023





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

NAME ..... JAY S. KAMDAR .....

SIGNATURE ..... .....



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

NAME ..... AMAR KUMAR MALICK .....

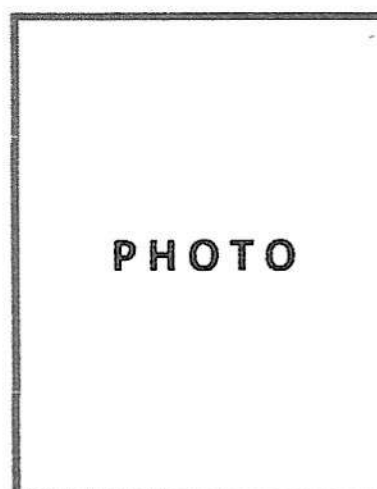
SIGNATURE ..... .....



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Left Hand					
Right Hand					

NAME ..... GOUTAM KUMAR MALICK .....

SIGNATURE ..... .....



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

NAME .....

SIGNATURE .....



District Sub Registrar-11  
Alipore, South 24 Parganas  
28 AUG 2023



## Major Information of the Deed

Deed No :	I-1602-12328/2023	Date of Registration	28/08/2023
Query No / Year	1602-2002124503/2023	Office where deed is registered	
Query Date	19/08/2023 11:21:06 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		[4305] Other than Immoveable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 11,49,40,482/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 53/- (Article:E, 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:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd  
Road Zone : (Not Adjacent To E M By Pass -- Not Adjacent To E M By Pass) , , Premises No: 132, , Ward No: 057 Pin Code : 700105




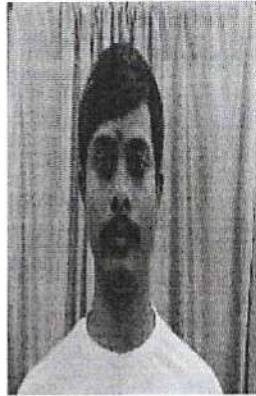


Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	19 Katha 2 Chatak 22 Sq Ft		11,48,05,482/-	Property is on Road
Grand Total :				31.6067Dec	0 /-	1148,05,482 /-	

### Structure Details :



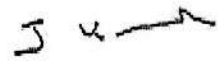
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	1,35,000 /-	



**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr AMAR KUMAR MALICK, (Alias: Mr AMAR KUMAR MALIK)</b> Son of Late GOBINDA CHANDRA MALICK ALIAS GOBINDA CHANDRA MALIK Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	28/08/2023	LTI 28/08/2023	28/08/2023	
132 CHINGRIGHATA CANAL SOUTH ROAD, City:- , P.O:- DHAPA, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8A, Aadhaar No: 44xxxxxxxx4594, Status :Individual, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office				
2	<b>Name</b> <b>Mr GOUTAM KUMAR MALICK, (Alias: Mr GOUTAM KUMAR MALIK)</b> Son of Mr AMAR KUMAR MALICK Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	28/08/2023	LTI 28/08/2023	28/08/2023	
132 CHINGRIGHATA CANAL SOUTH ROAD, City:- , P.O:- DHAPA, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BZxxxxxx7Q, Aadhaar No: 61xxxxxxxx4816, Status :Individual, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office				




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr JAY S KAMDAR (Presentant )</b> Son of Late SHARAD H KAMDAR Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	28/08/2023	LTI 28/08/2023	28/08/2023	



Son of Late SHARAD H KAMDAR 38A/26 JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxxx0L, Aadhaar No: 70xxxxxxxxx7318, Status :Individual, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA SANA</b> Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	28/08/2023	28/08/2023	28/08/2023
Identifier Of Mr AMAR KUMAR MALICK, Mr GOUTAM KUMAR MALICK, Mr JAY S KAMDAR			



On 28-08-2023

**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.

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

Presented for registration at 12:58 hrs on 28-08-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr JAY S KAMDAR ,Claimant.

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

Execution is admitted on 28/08/2023 by 1. Mr AMAR KUMAR MALICK, Alias Mr AMAR KUMAR MALIK, Son of Late GOBINDA CHANDRA MALICK ALIAS GOBINDA CHANDRA MALIK, 132 CHINGRIGHATA CANAL SOUTH ROAD, P.O: DHAPA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 2. Mr GOUTAM KUMAR MALICK, Alias Mr GOUTAM KUMAR MALIK, Son of Mr AMAR KUMAR MALICK, 132 CHINGRIGHATA CANAL SOUTH ROAD, P.O: DHAPA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 3. Mr JAY S KAMDAR, Son of Late SHARAD H KAMDAR, 38A/26 JYOTISH ROY ROAD, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Indetified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**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 772056, Amount: Rs.100.00/-, Date of Purchase: 28/08/2023, Vendor name: Subhankar Das



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



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

**Registered in Book - I**

**Volume number 1602-2023, Page from 412910 to 412924  
being No 160212328 for the year 2023.**



Digitally signed by Suman Basu  
Date: 2023.08.29 13:01:01 +05:30  
Reason: Digital Signing of Deed.

**(Suman Basu) 2023/08/29 01:01:01 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS  
West Bengal.**

**(This document is digitally signed.)**