

1538/25

I - 01484/25



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

AU 168707

27/01/2025
g.m. 2-25/498/25
Certified that the document is admitted to
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

27 JAN 2025

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT WE,

22 JAN 2025

28390

22 JAN 2025

No..... ₹ 100/- Date.....

Name : M/s. Sabya Sachi Construction

Address : 27, Bagan S.c. Mawali Rd

Vendor : ~~Aliapore Collectorate, 24 Pgs. (South)~~

SUBHANKAR DAS

STAMP VENDOR

Aliapore Police Court, KOL-27

Kol- 84.

22 JAN 2025

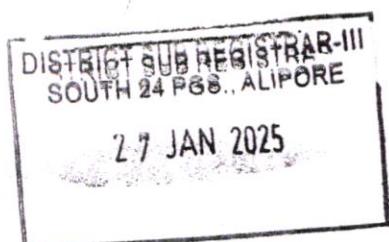


Identified by

Dipal Roy

Advocate

S/o Lt. Sukumar Roy
Aliapore Police Court
KOL-27



(1) **SMT. CHITRA BHATTACHARJEE (NEE BANERJEE)** widow of Late **Bidyut Bhattacharjee** and daughter of Late **Sudhish Chandra Banerjee** by faith Hindu, Nationality Indian, by occupation Retired Service holder having PAN **NO.AFNPB5708E** and Aadhaar No.2026 2343 3463 (2) **SMT. SUVRA BANERJEE** daughter of Late **Sudhish Chandra Banerjee** by faith Hindu, Nationality Indian, by occupation Retired Service holder having PAN **NO.ANKPB8764D** and Aadhaar No.7389 3416 0312 both are residing at Premises No.18, Barada Avenue, P.O.- Garia, P.S. Patuli, Kolkata-700084 (hereinafter referred to as the "said PRINCIPAL) SEND GREETINGS:

WHEREAS

A. We the above named Principals are seized and possessed of and/or otherwise well and sufficiently entitled to as the absolute owners of ALL THAT the piece and parcel of land measuring more or less 4(four) Cottahs 15(fifteen) Chittaks and 10(ten) Sq.ft. as per Deed of Conveyance but Physically now the Land measuring 4(four) Cottahs 14(fourteen) Chittaks and 4(four) Sq.ft. be the same or little more or less with old two storied dilapidated building thereon being Postal premises No. 18 Barada Avenue, P.O.- Garia, P.S.- Patuli, Kolkata-700084 (formerly Tollygunge), Dist.: South 24 Parganas, under the Dag No. 661, after B.L. & L.R.O. mutation the New Khatian No. are 1092 and 1093 (formerly Khatian No.30), and J.L. No. 28, Mouza Baishnabghata, also known as KMC premises No.46 Barada Avenue, P.S.- Patuli, Kolkata-700084 within the Ward No.110, Borough-XI of the Kolkata Municipal Corporation, being Assessee No. 31-110-02-0046-0, morefully and particularly mentioned and described in the **SCHEDULE** hereunder and hereinafter referred to as "the said PREMISES", absolutely and forever.

B. For the purpose of sanction and also for various other purposes as hereinafter mentioned, we are desirous of appointing **M/S SABYASACHI**

CONSTRUCTION, having GSTN 19AKXPS0409A1Z1 at Postal Premises No. 8 Dabur Park, and KMC premises No.27 Raja S. C. Mullick Road, P. S.- Patuli, Kolkata-700084 represented by its **Proprietor SRI SABYASACHI SUTRADHAR**, having PAN No. **AKXPS0409A** and Aadhaar No.**8163 3155 2605**, son of late Surendra Nath Sutradhar, residing at A/7 New Raipur, P.O. Garia, Police Station – PATULI, Kolkata – 700 084 (hereinafter referred to as “the said **Attorney**”), as the true and lawful attorney of the Principals.

NOW KNOW YE BY THESE PRESENTS WE, the within named Principals doth hereby nominate constitute and appoint the said **Attorney** as the true and lawful Attorney of the Principals for in the name and on behalf of the Principals and the said Attorney to do execute exercise and perform all or any of the following acts, deeds, matters and things relating to the said Premises i.e. to say:

1. To manage, maintain, look after, supervise and administer and defend possession of the said premises and every part thereof.
2. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the said Premises or portion or portions thereof and also for additions and/or alterations and/or modifications thereof (including those on account of user or change of user thereof or any part thereof) and also for other purposes herein stated.
3. To have the said premises surveyed and measured and to have the soil tested if required for sanction of plan.
4. To prepare sign apply for and submit the plans from time to time in respect of one or more buildings at the said Premises or on portion or portions thereof with the Kolkata Municipal Corporation and all other concerned authorities for

sanctioning and to have the same sanctioned and if required, to have the same modified and/or altered from time to time.

5. To have processed and application for the sanctioning of the plan, and pay all fees and expenses and obtain back and receive the sanctioned plan revalidation renewal and such other order or orders or permissions from the Municipal office and other authorities and to gift any part or portion of the said premises and also to cause any alteration and modification in the sanctioned plan as shall be deemed fit and proper by the Attorney and to sign and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
6. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and to gift any part or portion of the said premises to the authorities concerned, if the situation so demands, and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
7. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to sanctioning modification revision and/or alteration of the said plan and/or for construction of the new building/s at the said premises and obtaining utilities and facilities therein.
8. To inform the Kolkata Municipal Corporation and other concerned authorities of all internal alteration within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of prevalent rules.

9. To apply for and obtain electricity, gas, water, sewerage, drainage, lift/s, and/or other connections of any other utility or facility in the said premises from the concerned and appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same.
10. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to sanctioning modifications and/or alteration of the plans and/or construction of building/s and/or obtaining utilities and other purposes herein stated.
11. To apply for and obtain permissions and licenses to erect and run/operate one or more lifts, generators, Dish Antenna, and other utilities of the said Premises and to place orders for supply erection and installation thereof on the manufacturer thereof and also to give contract for maintenance of lift or lifts and its concerned machineries.
12. To apply for and obtain the Completion or Occupation or other certificates from the Kolkata Municipal Corporation and/or other concerned authorities.
13. To accept or object to the assessments made from time to time of Annual Valuations in respect of the said Premises or any part thereof or share therein by the concerned authorities and to attend all hearings and have the same finalised.
14. To pay all rates, taxes, charges, expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said Premises or any part thereof or any undivided share or shares therin and receive refund of the excess amounts, *if* paid, from concerned authorities and to grant receipts and discharges in respect thereof.

15. For all or any of the purposes hereinbefore stated to appear and represent the Principals before any Notary Public, Magistrate, Registrar, District Registrar, Additional Registrar and other registration authorities, Kolkata Municipal Corporation, Fire Authorities, The Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Police Authorities and also all other authorities and Government Department and/or its officers and also other State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons and also all courts, tribunal and appellate authorities and to do all acts deeds and things and to make, sign, execute, affirm, notarize, submit, present for registration, admit, execution, acknowledge and register or have registered and perfected and/or deliver all documents, declarations, affidavits, deeds of gift, applications, undertakings, indemnities, objections, notices etc. (including those relating to boundary verification) and also to submit, present and take return of all title deeds concerning the said Premises and other papers and documents (including cause papers and orders passed in any suit) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

16. To commence, prosecute, enforce, defend, answer and oppose all actions suits, writs, appeals, revisions and other legal proceedings and demands civil, criminal or revenue concerning the sanctioning, revalidation, renewal, modification and/or alteration of the plans and/or touching any of the matters herein stated in which the Principals in any way or manner now is or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Municipal Tribunal, Collector, etc.

17. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said Attorney may think fit and proper.

18. To accept notices, summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

19. To receive or pay and/or deposit on behalf and account of the Principals, all court fees, duties, taxes, levies etc. and to receive, on behalf and account of the Principals, refund of the excess amount if any, paid and to give valid and effectual receipts in respect thereof.

20. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors and to revoke such appointments.

AND GENERALLY to do all acts, deeds, matters and things for better exercise of the Authorities herein contained which the Principals themselves could have lawfully done under their own hands and seals, if they personally present.

AND the Principals doth hereby ratify and confirm and agree and undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the premises aforesaid.

Be it expressly mentioned that the Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right is created on the said Premises which is the subject matter of this Power of Attorney and that further

the said Attorney shall not hereby obtain or have power to make any development work on the said Premises.

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE
(“Said Premises”)

ALL THAT the piece and parcels of land measuring more or less 4(four) Cottahs 15(fifteen) Chittaks and 10(ten) Sq.ft. be the same or little more or less with old two storied dilapidated building thereon being Postal premises No. 18 Barada Avenue, P.O.- Garia, P.S.- Patuli, (formerly Tollygunge) Kolkata-700084, Dist.: South 24 Parganas, under the Dag No. 661, after B.L. & L.R.O. mutation the New Khatian No. are 1092 and 1093 (formerly Khatian No.30), and J.L. No. 28, Mouza Baishnabghata, also known as KMC premises No.46 Barada Avenue, P.S.- Patuli, Kolkata-700084 within the Ward No.110, of the Kolkata Municipal Corporation, being Assessee No.31-110-02-0046-0, Registration Office ADSR Alipore and DSR Alipore, District South 24 Parganas.

which is butted and bounded as follows:

On the North	By plot no. 19, Barada Avenue, Garia Kolkata-700084.
On the South	By K.M.C. 5.30mtr. (17'-5") wide Road
On the East	By K.M.C. 4.80mtr. (15'-9") wide Road
On the West	By plot no. 17, Barada Avenue, Garia Kolkata-700084.

OR HOWSOEVER OTHERWISE the same now or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Principals has executed this Power of Attorney on this 27th day of January..... Two Thousand and Twenty Five.

SIGNED, SEALED & DELIVERED by
The within named **Principals**, at Kolkata
in the presence of:

WITNESSES

1. Anirban Banerjee.
S/o Late Dilip Ranjan Banerjee.
Faribor, Behind Bhangar Bari,
P. O- Gorai, KOL-84
P. S- Narendrapur.

1. Chitra Bhattacharya
2. Sierra Banerjee.

Signature of the PRINCIPALS

2. Dipal Roy
Advocate
Alipore Police Court
Kol-27.

SABYASACHI CONSTRUCTION

Sabyasachi Sutradhar
Proprietor

Signature of the ATTORNEY

Accepted by me, the within named **ATTORNEY**
at **Kolkata**

Drafted by in my office

Dipal Roy WB/258/1995

Advocate

Alipore Police Court.
Kol-27.

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

Name

Signature



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

Name

Signature



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

Name

Signature



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

Name

Signature

Major Information of the Deed

Deed No :	I-1603-01484/2025	Date of Registration	27/01/2025
Query No / Year	1603-2000252498/2025	Office where deed is registered	
Query Date	27/01/2025 11:06:51 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPAL ROY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831024464, 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. 90,62,499/-	
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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baroda Avenue, , Premises No: 46, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 15 Chatak 10 Sq Ft		89,12,499/-	Width of Approach Road: 18 Ft.,
	Grand Total :			8.1698Dec	0/-	89,12,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	200 sq ft	0/-	1,50,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt CHITRA BHATTACHARJEE Daughter of Late SUDHISH CHANDRA BANERJEE Executed by: Self, Date of Execution: 27/01/2025 Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office	 27/01/2025	 Captured	 27/01/2025
18 BARADA AVENUE, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AFxxxxxx8E, Aadhaar No: 20xxxxxxxx3463, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office				
2	Smt SUVRA BANERJEE Daughter of Late SUDHISH CHANDRA BANERJEE Executed by: Self, Date of Execution: 27/01/2025 Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office	 27/01/2025	 Captured	 27/01/2025
18 BARADA AVENUE, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: AKxxxxxx4D, Aadhaar No: 73xxxxxxxx0312, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SABYASACHI CONSTRUCTION 27 RAJA SC MULLICK ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-1XX0 , PAN No.: AKxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Mr SABYASACHI SUTRADHAR (Presentant) Son of Late SURENDRA NATH SUTRADHAR Date of Execution - 27/01/2025, Admitted by: Self, Date of Admission: 27/01/2025, Place of Admission of Execution: Office	 Jan 27 2025 1:26PM	 Captured	 27/01/2025
A/7 NEW RAIPUR, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AKxxxxxxxx9A, Aadhaar No: 81xxxxxxxx2605 Status : Representative, Representative of : SABYASACHI CONSTRUCTION (as AS PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAL ROY Son of Mr SUKUMAR ROY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 27/01/2025	 Captured	 27/01/2025
Identifier Of Smt CHITRA BHATTACHARJEE, Smt SUVRA BANERJEE, Mr SABYASACHI SUTRADHAR			

Endorsement For Deed Number : I - 160301484 / 2025

On 27-01-2025

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 13:19 hrs on 27-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SABYASACHI SUTRADHAR ,

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

Execution is admitted on 27/01/2025 by 1. Smt CHITRA BHATTACHARJEE, Daughter of Late SUDHISH CHANDRA BANERJEE, 18 BARADA AVENUE, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Smt SUVRA BANERJEE, Daughter of Late SUDHISH CHANDRA BANERJEE, 18 BARADA AVENUE, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr DIPAL ROY, , , Son of Mr SUKUMAR ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-01-2025 by Mr SABYASACHI SUTRADHAR, AS PROPRIETOR, SABYASACHI CONSTRUCTION (Sole Proprietorship), 27 RAJA SC MULLICK ROAD, City:- , P.O:- GARIA, P.S:Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr DIPAL ROY, , , Son of Mr SUKUMAR ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 28390, Amount: Rs.100.00/-, Date of Purchase: 22/01/2025, Vendor name: S DAS



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2025, Page from 55665 to 55680
being No 160301484 for the year 2025.**



Digitally signed by Debasish Dhar
Date: 2025.02.06 11:37:16 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 06/02/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.