

13467/23 VC-3063/23

T-12916/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 398270

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6-21/19460
Certified that the document is duly
registered. The signature sheets and
the endorsement sheets attached with
this document are the part of this document.

✓
District Sub-Register-III
Alipore, South 24-Parganas

21-08-23

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that, WE,

(1) SMT KRISHNA KARMAKAR (PAN NO - CIYPK0116M)

(AADHAR NO. 3815 0947 9862), Wife of Late Nirmal Karmakar, by faith -Hindu, by occupation- Housewife, by Nationality - Indian, residing at **580/1, Pir Pukur Road, Post Office and Police Station- Bansdroni, Kolkata- 700070** (2)

SMT BASANTI ROY (PAN NO - BXUPR7648F) (AADHAR NO.

12121

14 AUG 2023

Rs. 100/- Date.....

Name : B. C. LAHRI
Advocate
Address : ALIPUR JUDGE COUPL
Vender : KOL-27
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Sourn, KOL-27

10096

10101

Sanjil Muk



10097

KAJAL GHASHI



10099



Krishna Komakken



10100

Basanti Roy



10098

8498 4620 5392), Wife of Saileswar Roy, Daughter of Late Nirmal Karmakar, by faith -Hindu, by occupation- Housewife, by Nationality - Indian, residing at 23, Subhash Sarani, Natun Bazar, Post Office and Police Station- Bansdroni, Kolkata- 700070 (3) SRI DEBASISH GHOSH (PAN- AWAPG 5585E) (AADHAR NO. 3237 6056 5460), son of Late Amitava Ghosh, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at Manasa Bari, Pir Pukur Road, Post Office and Police Station- Bansdroni, Kolkata- 700070 (4) SRI KAJAL GHOSH (PAN- BMPPG 4460A) (AADHAR NO. 3264 8697 2523), son of Late Amitava Ghosh, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at 113, Pir Pukur Road, Post Office and Police Station- Bansdroni, Kolkata- 700070 (5) SRI SAGAR GHOSH (PAN- ALSPG3826H) (AADHAR NO. 4520 7536 6012), son of Late Amitava Ghosh, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at Manasa Bari, Pir Pukur Road, Post Office and Police Station- Bansdroni, Kolkata-700070, hereinafter called and referred to as "PRINCIPALS":

Hereinafter called and referred to as the "OWNERS" of ALL THAT piece and parcel of land measuring 6 Cottah 5 Chittack 13 SQ.FT more or less together with 500 sq.ft Asbestos shed structure standing thereon with cemented floor Being Plot-C, comprised in Mouza - Bansdroni, J.L. No. 45, Touji No. 63/64, R.S No. 381, Dag No. 1460/1674, Khatian No. 252, within The Kolkata Municipal Corporation, Ward No. 113, KMC Premises No. 847, PirPukur Road, Kolkata- 700070, Assessee No. 311131910324, Sub Registry office



10/02

Rajesh Kumar
S/No. 25, Purushottam Complex
Alipore Police Court
Date 27



at Alipore, District - South 24 Parganas morefully described in schedule hereunder written.

AND WHEREAS the Principals declare herein as follows: -

That due to our busy schedule it is not always possible for us to come for, mutation, sanction of the plan from the concerned authority, look after, manage, supervise, administer and to dispose of the "**Said Property**" as well as not able to present personally at all places and offices. Hence, it is necessary and expedient for me to appoint an attorney and we do hereby nominate, constitute, authorize, empower and appoint **SRI SANJIB THAKUR (PAN NO- AFKPT7772F) (AADHAAR NO-8098 8366 2481)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070**, as our true and lawful ATTORNEY to act on our names, on our behalf and in place of us and instead of us to do the following acts, deeds and things in respect of the above mentioned schedule property, that is to say:

1. To execute and register Boundary Declaration, Deed of Rectification, Deed of Modification or any other legitimate Declaration/s, before the said offices of the Registrar on our behalf upon signing our names and to sign Affidavit/s, Bond and others legal and/or legitimate papers and documents on our behalf upon singing my name.
2. To appear and represent ourself before the appropriate authorities including the Kolkata Municipal Corporation in connection with the sanction, modification and/or alteration of the building plan.



3. To pay fees, obtain sanction Building plan and such orders and permissions from the Kolkata Municipal Corporation in my names as be expedient for sanction, modification and/or alteration of the Building plan and other papers and documents as may be required or necessary by the proper authorities.
4. To receive of the excess amount of fees if any paid for the purpose of sanction, modification and/ or alteration of the Building plan and/or for the purpose related thereto from The Kolkata Municipal Corporation or any authorities, on our behalf.
5. To appear, present and sign on our behalf before all authorities including those under the Kolkata Municipal Corporation for fixing and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper. ✓
6. To receive the registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof on my behalf.
7. To deposit and withdraw fees, documents and moneys in Cmyt or Cmyts and/ or any other person or authority and give valid receipts and discharges therefore in connection with the plan. ✓



8. For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers, deeds and documents.
9. To enter into any Development Agreement with any developer authorizing him to develop above mentioned property as mentioned above and to do and execute all acts and deeds a may be required to be done or executed.
10. To look after, manage, supervise and administer the said land, more fully and particularly described in the Schedule hereunder written.
11. To appear and represent me before any Office / Dept. of Govt. of West Bengal and Govt. of India, including Notary Public / B.L. & L.R.O. / D.L. & L.R.O. / A.D.M. (L.R.) / Collectorate's Office / Inspector General of Registration / Income Tax & Sale Tax / Property Tax / Revenue Department / Land Ceiling Authority / K.M.D.A. / K.I.T / K.M.C. or any other Municipality / W.B.S.E.B. / C.E.S.C. / Police Station / Gram Panchayet / Zilla Parishad / E.K.W.M.A./ Local Club / Organization and Local Bodies as the case may be for the purpose of payment of rates, taxes, signing the plan, modification plan, rectification plan, fees for obtaining sanctioned plan, modification plan, rectification plan and doing all acts, deeds and things relating to the "said land" and part thereof and for the purpose as aforesaid to sign all papers, forms, petitions, applications, receipts and vouchers,



documents, declarations, deeds, Indenture, amalgamate etc. as and when required in respect of the said land

12. To arrange for mutation of the said land in our name and amalgamate the same or any part thereof with our co-sharer/s and neighbor/s, if there be required and to pay the Rent (Khazna) in the office of the B.L. & L.R.O. and Tax at local office of Gram Panchayet, and all other rates, taxes and other outgoings including electricity and telephone charges and to apply for and obtaining of electricity, gas, water, sewerage and drainage, telephone and/or other connection together with any other utility services to be required in respect of the Schedule property.

13. To prefer Appeal, Motion, Revision (Civil or Criminal) etc. before any Court of Law viz. Sub-Judge, District Judge, Hon'ble High Court and Hon'ble Supreme Court against any Order and/or Judgment passed by any Court of Law.

Be it noted that the Power of Attorney is being granted in respect of the said Property in favour of the Attorney herein without receiving any consideration and no interest or right is being created upon the said Property in favour of the Attorney which is the subject matter of the Power of Attorney. At any point of time the Principal shall have every right to revoke this General Power of Attorney. This Power of Attorney does not create, constitute or assure any kind of transfer, enjoyment or making profit in favour of the Attorney.



DISTRICT SUB REGISTRAR MR-III
SOUTH 24 PGS., ALIPORE

18 AUG 2022

And We, do hereby agree to ratify and confirm all or whatsoever, other act or acts which our said Attorney shall lawfully do execute or permit or cause to done executed or performed in connection with all the acts and deeds stated herein before.

THE SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of land measuring **6 Cottah 5 Chittack 13 SQ.FT more or less** together with 500 sq.ft Asbestos shed structure standing thereon with cemented floor Being **Plot-C**, comprised in Mouza - Bansdroni, J.L. No. 45, Touji No. 63/64, R.S No. 381, Dag No. 1460/1674, Khatian No. 252, within The Kolkata Municipal Corporation, Ward No. 113, **KMC Premises No. 847, PirPukur Road, Kolkata- 700070, Assessee No. 311131910324**, Sub Registry office at Alipore, District – South 24 Parganas and butted and bounded as follows:

On the North	:	Pir Pukur Road 8.710 M.
On the South	:	Plot of Manatosh Pal & Plot of Shyamal Chakraborty
On the East	:	6ft Road (only for Owner of Plot-A herein i.e. SMT KRISHNA KARMAKAR, BASANTI ROY AND HIRALAL PRASAD), Plot of Hiralal Prasad Dag No. 1460/1674, Plot of Kanan & Others 180/1, Pirpukur Road
On the West	:	12ft wide black top Road



IN WITNESS WHEREOF, WE, the Principal herein signs and executes this power on this the 18th day of August and Two Thousand Twenty Three (2023).

Signed & delivery by the Principals at Kolkata.

In the presence of:

KAJAL GHOSH

Witness:-

1. Parvej Ali Gazi
Alipore Police Court
KOL 27.

Krishna Karmakan

Basanti Roy

Debasish Ghosh

SOMI CHAKRABORTY

SIGNATURE OF THE PRINCIPAL

2. Sanjiv Roy
23, Subhash Sarani,
Baraduni, kol-70

Sanjiv Roy

SIGNATURE OF THE ATTORNEY

Drafted by me

Rajesh Chakraborty
Advocate WTB 294/09

✓



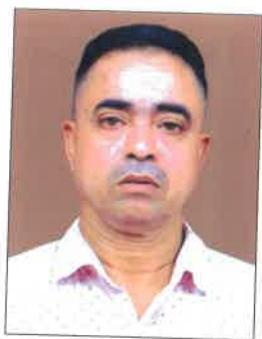


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Smt. CSN &

SIGNATURE.....



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SIGNATURE..... *pcbasishGhosh*





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SIGNATURE..... KAJAL GHOSH



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SIGNATURE..... Basanti Roy





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SIGNATURE.....



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SIGNATURE.....



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SIGNATURE.....Rajesh Kumar

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Right Hand					

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SIGNATURE.....



Major Information of the Deed

Deed No :	I-1603-12916/2023	Date of Registration	21/08/2023
Query No / Year	1603-2002119360/2023	Office where deed is registered	
Query Date	18/08/2023 12:42:07 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Madhurima Saha ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980463801, 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. 87,10,132/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (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:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pir Pukur Road, , Premises No: 847, , Ward No: 113 Pin Code : 700070

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	6 Katha 5 Chatak 13 Sq Ft	1/-	85,75,132/-	Width of Approach Road: 28 Ft.,
Grand Total :				10.4454Dec	1/-	85,75,132/-	

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.	1/-	1,35,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	500 sq ft	1 /-	1,35,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Krishna Karmakar Wife of Late Nirmal Karmakar 580/1, Pir Pukur, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Cixxxxxx6m, Aadhaar No: 38xxxxxxxx9862, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence</p>
2	<p>Mrs Basanti Roy Wife of Mr Saileswar Roy 23, Subhash Sarani, Natun Bazar, City:- Not Specified, P.O:- Bansdroni, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen.of: India, PAN No.: Bxxxxxxxx8f, Aadhaar No: 84xxxxxxxx5392, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence</p>
3	<p>Mr Debasish Ghosh Son of Late Amitava Ghosh Manasa Bari, Pir Pukur, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Awxxxxxxxx5e, Aadhaar No: 32xxxxxxxx5460, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence</p>
4	<p>Mr Kajal Ghosh Son of Late Amitava Ghosh 113, Pir Pukur, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Bmxxxxxxxx0a, Aadhaar No: 32xxxxxxxx2523, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence</p>
5	<p>Mr Sagar Ghosh (Presentant) Son of Late Amitava Ghosh Manasa Bari, Pir Pukur, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Alxxxxxxxx6h, Aadhaar No: 45xxxxxxxx6012, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Sanjib Thakur Son of Mr Naresh Thakur P-11, Pir Pukur Road, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Afxxxxxxxx2f, Aadhaar No: 80xxxxxxxx2481, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajesh Laskar Son of Mr Nuruddin Laskar Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700070			
Identifier Of Mrs Krishna Karmakar, Mrs Basanti Roy, Mr Debasish Ghosh, Mr Kajal Ghosh, Mr Sagar Ghosh, Mr Sanjib Thakur			

On 18-08-2023

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

Presented for registration at 22:50 hrs on 18-08-2023, at the Private residence by Mr Sagar Ghosh , one of the Executants.

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

Execution is admitted on 18/08/2023 by 1. Mrs Krishna Karmakar, Wife of Late Nirmal Karmakar, 580/1, Pir Pukur, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Mrs Basanti Roy, Wife of Mr Saileswar Roy, 23, Subhash Sarani, Natun Bazar, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 3. Mr Debasish Ghosh, Son of Late Amitava Ghosh, Manasa Bari, Pir Pukur, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 4. Mr Kajal Ghosh, Son of Late Amitava Ghosh, 113, Pir Pukur, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 5. Mr Sagar Ghosh, Son of Late Amitava Ghosh, Manasa Bari, Pir Pukur, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 6. Mr Sanjib Thakur, Son of Mr Naresh Thakur, P-11, Pir Pukur Road, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Identified by Mr Rajesh Laskar, , , Son of Mr Nuruddin Laskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Muslim, by profession Advocate



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

On 21-08-2023

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.

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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 12121, Amount: Rs.100.00/-, Date of Purchase: 14/08/2023, Vendor name: SUBHANKAR 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 1603-2023, Page from 356956 to 356974
being No 160312916 for the year 2023.**



Digitally signed by Debasish Dhar
Date: 2023.08.25 14:38:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/25 02:38:25 PM

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)