

1366/2024

1V-00143/2024

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50

INDIA

FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 213599

Certified that the document is admitted
to registration. The Signature sheets and
the endorsement sheets attached with this
documents are part of this document.

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

GENERAL POWER OF ATTORNEY 9 JUL 2024

KNOW ALL MEN BY THESE PRESENTS I, SRI GOUTAM SARDAR (PAN
EWIPS7617P & AADHAAR No. 5876 4852 7043), son of Late Nemai Sardar, by
faith Hindu, by occupation *Service*, by nationality Indian, residing at 19, Chittaranjan
Park, P. O. & P. S. Jadavpur, Kolkata – 700 032, District South 24 Parganas, West
Bengal; hereinafter called and referred to as the "PRINCIPAL"/ "OWNER" in respect
of the property mentioned in the schedule herein below, do hereby appoint and
nominate 1. SRI PRASENJIT SAHA (PAN AVWPS9267N & AADHAAR No.
8454 1746 2697), son of Late Dharendra Kumar Saha alias Dhiren Kumar Saha, by

Goutam Sardar

15 JUL 2024

15923

No..... ₹ 50/- Date.....

Name :.....

Address :.....

Vendor :.....

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

Advocate

Alipour Judge's Court

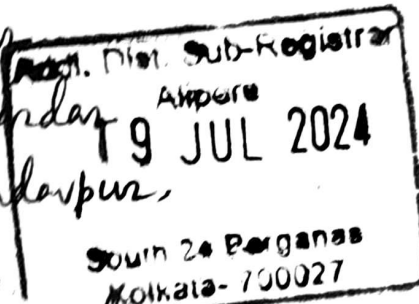
Kolkata - 27



mc

Pallaki Sarda
W/O - Goutam Sarda
19, C.R. Park, Jadavpur,
kol- 32

Occupation - housewife



faith Hindu, by occupation business, by nationality Indian, residing at 52/C. Raja S. C. Mallick Road, P. O. & P. S. Jadavpur, Kolkata – 700 032, District South 24 Parganas, West Bengal & 2. SRI SURAJIT DAS (PAN AILPD7427M & AADHAAR No. 4515 4721 0816), son of Nani Gopal Das, by faith Hindu, by occupation business, by nationality Indian, residing at 2/104B, Vidyasagar Colony, P. O. Naktala, P. S. Patuli at present Netajinagar, Kolkata – 700 047, District South 24 Parganas, West Bengal, herein called and referred to as the "ATTORNEYS" as my true and lawful attorney to represent the Principal to do, exercise, execute and perform individually every acts, deeds, matters and things as mentioned hereunder:-

NOW KNOW THIS INDENTURE WITENSSETH: -

1. To obtain no objection certificates from the occupiers or from the competent authority in respect of the schedule property for any purpose.
2. To represent me in connection with the said land before all authorities, Police Station, all Courts, all Govt. Offices, Revenue Departments, Collector's Office, Settlement Offices, K. I. T, K. M. D. A., K. M. C., B. L. & L. R. O. Department, Syndicates and all such place/s wherever my personal presence may be necessary and required.
3. To institute, defend, prosecute and enforce, complaints, writ applications, executions or Revisions or resist any suit/s/case/s or other action/s and/or proceedings, appeal/s of whatsoever manner or nature before civil, criminal, revenue Court or any Judicial or Quasi Judicial Authority or in any Court and anywhere within India and/or before any Tribunal or Arbitration authorities or in

any office/s in connection with the above noted case/s, to act and plead, to sign and verify, to swear any affidavit, to execute any order, decree, claims, counter claims and to appoint and engage Advocate/s, Counsel/s as my said Attorney may think fit and proper and to do acts, deeds and things that may be necessary or requisite in connection therewith.

4. To sign and execute all necessary papers, complaints, applications, letters, petitions, written statements, verifications, vakalatnama, warrant of Attorney and all other writings, whatsoever, necessary in respect of the said land and to appoint advocate/s, solicitor/s and to represent me before all authorities and Courts concerned and to accept services of all summons, notices and any process of law.
 5. To receive all letters, documents whatsoever in the manner or nature in respect of the scheduled land/premises and to make all communications and reply to the same and to grant proper and effectual receipts in respect thereof.
 6. To execute and generally to act for me in respect of the above mentioned matters and things relating to the affairs of my said landed property
 7. To construct building/buildings according to the plan prepared by the appointed architect and to be sanctioned by the K. M. C. on the said piece and parcel of land, more fully described in the schedule herein below.
-
8. To sign any application or affidavits and affirm the same on behalf of the Principal herein which may be necessary for the construction of the said building or buildings and to carry correspondence on behalf of the principal herein with all concerned authorities and body/bodies including Kolkata Municipal Corporation, Government of West Bengal, Police, Fire Brigade etc. in connection with the said

construction at the said premises under reference, to make sign and submit application/s, petition/petitions, letters and other writing/s to the appropriate authorities, local bodies for all/any/every sale, permissions, sanction and consents required for the proposed construction at the said premises.

9. To represent me before the registrar or any registration office namely Addl. Registrar of Assurances at Kolkata, District Sub-Registrar/s at Alipore, South 24 Parganas and the Addl. District Sub Registrar at Alipore, South 24 Parganas for the purpose of registration of the agreement/agreements, deed of conveyance/conveyances in respect of any saleable space or parts of portions together with undivided and impartible proportionate share and interest in land underneath the proposed building attributable thereto at the said premises.
10. To enter into, hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof.
11. To construct buildings and/or structure thereon and for the said purpose to do all soil testing, excavation and other allied works whatsoever.
12. To pay all outgoings from the date of execution of these presents including sanction fees for the building plan, municipal tax, rent revenue and other charges whatsoever payable for and on account of the said land and building and receive refund/s and /or other moneys including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and /or discharges thereof.
13. To take booking and/or enter into agreement for Sale with the intending or proposed purchaser/s or from their nominee/nominees thereof and to receive

booking money or earnest money or entire price of the flat/s/parking/commercial/other saleable spaces from them by disposing the said property and/or any part or portion thereof and at the same time shall have full right to execute proper deed of conveyance in favour of the intending purchaser/s and to issue possession letter/s for the said sold space namely flats in the said proposed project.

14. To affix sign board or install any hoarding on the said scheduled plot of the land in the name of the Attorney.
15. To advertise in the newspapers for procuring purchaser/s for selling the flats, office in the said proposed project.
16. *To sign and submit all papers, documents, application, undertakings, declarations and plans as will be required for having the building plan of the proposed building to be constructed at the scheduled premises sanctioned and to have the said sanctioned plan modified and/or altered by the competent authorities and in connection therewith to make, sign execute and submit necessary application/s and declaration/s, giving undertakings, paying fees for affecting any deviation/addition/alteration of the said proposed building including layout plan for water supply and drainage as also, the regularization of the deviation plan and/or D. Case Plan and/or regularizing application thereto and/or matters as may be expedient and as also matter/s*

relating to the commencement certificate and the completion certificate and such order or orders and permission/s as may be expedient.

17. To sign and submit all papers, documents, application, undertakings and declarations as will be required for getting my name mutated in respect of the scheduled premises in the records of the concerned assessment departments of the K. M. C. and the B. L. & L. R. O. and in connection therewith to make, sign execute and submit necessary application/s and declaration/s, giving undertakings, paying fees for obtaining conversion certificate and such order or orders and permission/s as may be expedient and necessary for the smooth functioning of the construction process.
18. To appear before the necessary authority including competent authority of the Kolkata Municipal Corporation, fire brigade and police authorities in connection with the sanction of building plan and other plans.
19. To apply for and/or appear before and obtain electricity, gas, telephone, water connection, sewerage/drainage and/or other connections of any other utilities from appropriate authorities or from the competent authority of the Kolkata Municipal Corporation and/or other competent authorities.
20. To accept notice and serving of papers from any Courts, Tribunal and /or Attorney and /or persons.
21. To receive and pay and /or deposit all moneys including court fees, receive refunds and to receive and grant valid receipts and discharges in respect thereof in all

public records and with all authorities and/or persons including the said Chairman of the Kolkata Municipal Corporation or who has appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and/or authorities in any manner, to have mutation effected for all and any of the purpose hereinbefore stated to appear and represent the Principal before all authorities having jurisdiction and to sign and execute all the papers and documents as the said attorney can act.

22. *To represent me before any Notary Public, Addl. Registrar of Assurances at Kolkata, District Sub - Registrar/s, Addl. District Registrar at Alipore, South 24 Parganas and other offices or authority/authorities, having jurisdiction and to present for registration and to acknowledge the Registrar or have registered and perfected and presented all Deeds, instruments and writings and signed by the said Attorney in any manner.*
23. I, the Principal/Owner hereby, ratify, confirm and agree or undertake to ratify, confirm and agree to all the acts whatsoever done by my said Attorney or agent appointed under this power, in pursuance of what is hereinabove contained and confirm to ratify and agree to validate all acts that shall lawfully be done or caused to be done by our attorney in the right of or by virtue of these presents including such confirmations and other works.
24. All the receivable shall be paid back to the principal and all the payables will be borne by principal.

25. This power of attorney is revocable in nature.
26. Be it noted that this revocable power of attorney is being granted in favour of the said attorneys without any consideration and no right, title and interest is create in favour of the attorney on the properties which are subject of this power of attorney and that the said attorney shall not hereby obtain any right to make construction and development work on any property and further that the entire sale proceed, if any, arising out of any part of the schedule property shall be deposited in the bank account of the principal irrespective of any condition.
27. Be it expressly stated that this power of attorney does not create constitute or assume any kind of transfer, enjoyment or making profit in favour of the attorne and further declare that the said attorney shall not hereby obtain or have power for development work on such properties. All the receivables will be paid to the principal's own bank account and all the payables will be borne by the principal.
28. Be it specifically stated that the schedule mentioned property is not situated within the Notified and cantonment area and no embargo and/or restriction has been imposed by the local authority/competent authority/Govt. Authority for transferring the land / flat in question and if restriction prevails, in that event principal will be held responsible for that.

SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PREMISES)

ALL THAT a piece and parcel of land, in total admeasuring an area of about 03 (three) cottahs 11 (eleven) chittacks 20 (twenty) sq. ft., be the same a little more or less, comprised in Mouza Rajapur, J. L. No. 23, Pargana Khaspur, District Collectory Touzi No. 109, R. S. No. 14, lying and situate at R. S. & L. R. Dag No. 307 (02 cottahs – 07 chittacks – 08 sq. ft.) appertaining to R. S. Khatian No. 39, at R. S. & L. R. Dag No. 308 (01 cottah – 03 chittacks – 17 sq. ft.) appertaining to R. S. Khatian No. 38 & at R. S. & L. R. Dag No. 308/3211 (40 sq. ft.) appertaining to R. S. Khatian No. 38 corresponding to L. R. Khatian Nos. 761, 766, 2047, 2048, 2049, 2050, 2051, 2053, 2054, 2055 & 2056 (present L. R. Khatian No. 2049), under the jurisdiction of Jadavpur Police Station, S. R. O. & D. R. O. Alipore, District South 24 Parganas, at present within the limits of Kolkata Municipal Corporation Ward No. 102, along with a residential structure measuring 100 sq. ft. standing thereon, being known and numbered as K. M. C. Premises No. 160, Chittaranjan Colony A (Postal Address 19, Chittaranjan Park, P. O. Jadavpur, Kolkata 700 032), P. S. Jadavpur, vide Assessee No. 31 - 102 - 07 - 0370 - 6, being butted and bounded by on the:-

NORTH	:	R. S. Dag Nos. 310/2319 & 310/2320;
EAST	:	R. S. Dag No. 307 (P);
SOUTH	:	15 feet wide K. M. C. road;
WEST	:	Property of Amar Sardar & R. S. Dag No. 308/2311 (P);

IN WITNESS WHEREOF the Parties hereto, have set, sealed and subscribed their respective hands and seal on these presents on this the 19th day of JULY, TWO THOUSAND TWENTY FOUR (2024);

SIGNED, SEALED AND DELIVERED

AT KOLKATA

IN PRESENCE OF

WITNESSES:

1. Pallalei Sardar
19, C.R. Park, Jadavpur,
kol- 32

Goutam Sarker.

SIGNATURE OF THE PRINCIPAL

Raseng Sarker

2. Saheb Dey

Swrajit Das.

SIGNATURE OF THE ATTORNEYS

3/88 C C.R. Colony kol-32

Drafted by me and
prepared in my chamber
according to the documents
supplied to me and as per the
instructions of the parties herein

Arkopal Kanti Ray,

ARKOPAL-KANTI-RAY

Advocate

Alipore Judges' Court,
Kolkata - 700 027.

Enrolment No. WB/43/2010.



	THUMB	FORE	MIDDLE	RING	LITTLE
L E F T					
R I G H T					

NAME GOUTAM SARDAR

SIGNATURE.....*Goutam Sardar.*.....



	THUMB	FORE	MIDDLE	RING	LITTLE
L E F T					
R I G H T					

NAME PRASENJIT SAHA

SIGNATURE.....*Prasenjit Saha*.....



	THUMB	FORE	MIDDLE	RING	LITTLE
L E F T					
R I G H T					



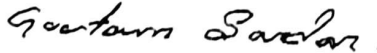
NAME SURAJIT DAS

SIGNATURE.....*Surajit Das.*.....







Major Information of the Deed

Deed No :	IV-1605-00143/2024	Date of Registration	19/07/2024
Query No / Year	1605-3001922281/2024	Office where deed is registered	
Query Date	19/07/2024 12:34:01 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ARKOPAL KANTI RAY ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7439221157, Status :Advocate		
Transaction		Additional Transaction	
[4002] Power of Attorney, General Power of Attorney			
Set Forth value		Market Value	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(d))		Rs. 7/- (Article:E)	
Remarks			




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Goutam Sardar (Presentant) Son of Late Nemai Sardar Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office	 19/07/2024	 LTI 19/07/2024	 19/07/2024
	19, Chittaranjan Park, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , Aadhaar No: 58xxxxxxxx7043, Status :Individual, Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Prasenjit Saha Son of Late Dhirendra Kumar Saha Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office	 19/07/2024	 LTI 19/07/2024 Captured	 19/07/2024
	Son of Late Dhirendra Kumar Saha 52/c, Raja S.c. Mallick Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 84xxxxxxxxx2697, Status :Individual, Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Shri Surajit Das Son of Nani Gopal Das Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office	 19/07/2024	 LTI 19/07/2024 Captured	 19/07/2024
	Son of Nani Gopal Das 2/104B, Vidyasagar Colony, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 45xxxxxxxxx0816, Status :Individual, Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Pallabi Sardar Wife of Shri Goutam Sardar 19, Chittaranjan Park, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	 19/07/2024	 LTI 19/07/2024 Captured	 19/07/2024
Identifier Of Shri Goutam Sardar, Shri Prasenjit Saha, Shri Surajit Das			

Endorsement For Deed Number : IV - 160500143 / 2024

On 19-07-2024

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 12:54 hrs on 19-07-2024, at the Office of the A.D.S.R. ALIPORE by Shri Goutam Sardar ,Executant.

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

Execution is admitted on 19/07/2024 by 1. Shri Goutam Sardar, Son of Late Nemai Sardar, 19, Chittaranjan Park, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 2. Shri Prasenjit Saha, Son of Late Dhirendra Kumar Saha, 52/c, Raja S.c. Mallick Road, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 3. Shri Surajit Das, Son of Nani Gopal Das, 2/104B, Vidyasagar Colony, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business
Indetified by Smt Pallabi Sardar, , , Wife of Shri Goutam Sardar, 19, Chittaranjan Park, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 15923, Amount: Rs.50.00/-, Date of Purchase: 15/07/2024, Vendor name: Subhankar Das



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1605-2024, Page from 2475 to 2491
being No 160500143 for the year 2024.



(Handwritten signature)

Digitally signed by MANIMALA CHAKRABORTY
Date: 2024.07.24 16:56:37 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 24/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.