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D-15510/2024

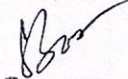


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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8-2934132

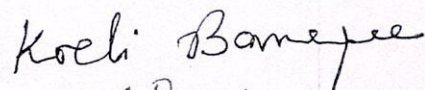
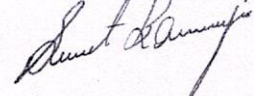
Certified that the document is admitted for Registration. The signature sheets and the encasement sheets attached with the document are the part of this document.


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

22 NOV 2024

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) **MRS. KOELI BANERJEE** (PAN- AXOPB5923E & AADHAAR NO. 6953 5579 0037, wife of Late Supriyo Banerjee., by faith- Hindu, by Nationality- Indian, by occupation- Housewife (2) **MR. SUMIT BANERJEE** (PAN- AJCPB9337L & AADHAAR NO. 9313 4396 1640, son of Late Supriyo Banerjee, by faith- Hindu, by Nationality- Indian, by occupation- Service, both are residing at 9B, Mahim Halder Street, Post Office & Police Station – Kalighat, Kolkata-700026, are the owners of ALL THAT piece and parcel of bastu land

measuring about **3 Cottahs 0 Chittack** together with more than 80 years old 2 (two) storied building standing thereon having a total covered area of 2100 Square Feet (cement flooring) i.e. 1400 Square Feet in the Ground floor, 700 sq. ft. in the First floor lying and situated at **Premises No. 59**, Halderpara Road now **Gurupada Halder Road**, **Police Station - Kalighat, Kolkata-700026, K.M.C. Ward No. 083, K.M.C. Assessee No. 110831000820**, more fully described in the Schedule hereunder written and we are exercising the rights of ownership thereto and free from all encumbrances and it is not possible for us to appear before any office or Department, being personally present, hence it is necessary and expedient for us to appoint an Attorney and we do hereby nominate, constitute authorise and appoint **SIDHA DEVELOPERS**, a Proprietorship Firm, having its office at P-1, Niva Park (Phase-1), Brahmapur, Post Office - Bansdrani, Police Station - Bansdrani, Kolkata- 700096, represented its Proprietor namely – **RAMESH KUMAR JHA (PAN ACSPJ1973D, & AADHAAR NO. 3350 1389 4729)** son of Shiv Narayan Jha, by faith - Hindu, by Nationality- Indian, by occupation- Business, residing at, MG-11, Niva Park (Phase-1), Brahmapur, Post Office - Bansdrani, Police Station - Bansdrani, Kolkata- 700096, as our true and lawful **ATTORNEY** for us, in our names and on our behalf to do and execute inter alia the following acts, deeds and things :-

1. To look after, manage, supervise and administer the said property described in the Schedule hereunder written for and on our behalf.
2. To get mutation of the said property in our names in the office of the Kolkata Municipal Corporation and for such purpose submit application forms etc. on our behalf and in our names.
3. To sign, execute and submit the proposed building plan on putting his signature and appear before the Building Department of the K.M.C. and if any deviation is occurred then to sign and submit the building plan for regularization and all the acts for plan sanction purpose and appear before the said Building Department of the K.M.C. and to pay sanction fees and other fees to the Kolkata Municipal Corporation for sanction of such Building plan and other and/or to appear and represent before the Kolkata Municipal Corporation, Tribunal for hearing and to sign and execute such all plans forms, application and papers for submission to the K.M.C. for sanction of proposed building plan or revised/modified building plan and also appear before the Tribunal, K.M.C. Building Department, for hearing on our behalf.

4. To sign and execute on the revalidation of plan and to get C.C. Plan and submit the same to the Building Department, Kolkata Municipal Corporation in our names and on our behalf.
5. To sign, execute and prepare the internal and external plan or plans for sewerage, drainage, water and submit the same to the Drainage Department, Kolkata Municipal Corporation and sign and execute on the plan or plans in our names and on our behalf and obtain the same from the Kolkata Municipal Corporation, upon payment of all fees, charges etc.
6. To appear and to act on our behalf before any office or Department of Govt. of West Bengal, Kolkata Municipal Corporation, District Collector, Revenue office, Board, Police Station, Police Office, etc. and to represent us everywhere and to sign and verify all papers, forms, petition, applications receipts, vouchers etc. as and when required.
7. To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
8. To execute K.M.C. Declaration, K.M.C. Gift Deed of in favour of the Kolkata Municipal Corporation and to present the said deed or declarations before any Registering authority, having jurisdiction and admit execution thereof and to have the said deed or deeds registered and to sign and verify all such deeds and documents for and on our behalf.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management our said property and all acts, deeds by our said Attorney shall be taken as our acts, deeds and things as if we were personally present and done the same ourselves.

AND we do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

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 land/flat in question and if restriction prevails, in that event Principal will be held responsible for that. This Power of Attorney is revocable in nature.

"BE it noted that this revocable Power of Attorney is being granted in favour of the said attorney without any consideration and no right, title and interest is created in

favour of the Attorney on the property which is the subject matter of this power of attorney and that the said attorney shall not hereby obtain any right to make construction, or development work the entire sale proceeds, if any, arising out of any part of the scheduled property shall be deposited in the bank account of the Principal irrespective of any condition".

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring about **3 Cottahs 0 Chittack** together with more than 80 years old 2 (two) storied building standing thereon having a total covered area of 2100 Square Feet (cement flooring) i.e. 1400 Square Feet in the Ground floor, 700 sq. ft. in the First floor lying and situated at **Premises No. 59, Halderpara Road now Gurupada Halder Road, Police Station - Kalighat, Kolkata- 700026, K.M.C. Ward No. 083, K.M.C. Assessee No. 110831000820**, TOGETHER WITH all common rights, amenities and facilities attached with the said property including the drainages, Sewerage, Water connection etc, which is butted and bounded as follows:

ON THE NORTH : By 57A, Gurupada Halder Road.

ON THE SOUTH : By 8 feet wide Common Passage and 21, Kali Temple Road.

ON THE EAST : By 23, Kali Temple Road.

ON THE WEST : By 58, Gurupada Halder Road.

IN WITNESSES WHEREOF we, the Principals, named above, have hereunto set and subscribed our hand and signatures on the 22nd Day of November 2024.

SIGNED & DELIVERED

In presence of:-

1. *Avishk Mandal*
Adv.
Alipore Police Court,
Kolkata-27

2. *Subrata Naskar*
Alipore Police
Court, Kolkata-27.

Koeli Banerjee
Sunita Banerjee

Principals

This power is accepted by me,
SIDHA DEVELOPERS

Amrita Kumar Das

Attorney Proprietor

Drafted & Prepared by me as per instructions and documents delivered by the parties:

Avishk Mandal

Advocate.

Alipore Police Court, Kolkata - 700027.

Enrolment No - WB - 1160 of 2011.



	Thumb	1st Finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name: **MRS. KOELI BANERJEE**

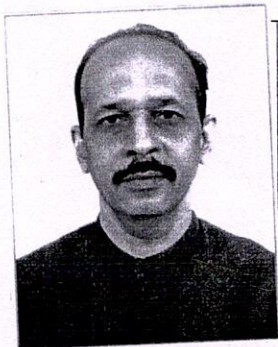
Signature: Koeli Banerjee



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Left hand					
Right hand					

Name: **MR. SUMIT BANERJEE**

Signature: Sumit Banerjee



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Left hand					
Right hand					

Name: **RAMESH KUMAR JHA**

Signature: Ramesh Kumar Jha

Major Information of the Deed

Deed No :	I-1602-15510/2024	Date of Registration	22/11/2024
Query No / Year	1602-2002934132/2024	Office where deed is registered	
Query Date	19/11/2024 4:51:00 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	AVISHEK MONDAL Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003319829, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	Market Value		
Set Forth value	Rs. 1,05,76,874/-		
Rs. 2/-	Registration Fee Paid		
Stampduty Paid(SD)	Rs. 39/- (Article:E)		
Rs. 100/- (Article:48(d))	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
Remarks			

Land Details :



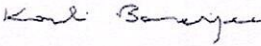


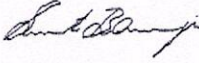
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gurupada Halder Road, , Premises No: 59, , Ward No: 083 Pin Code : 700026

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	3 Katha	1/-	91,19,999/-	Width of Approach Road: 8 Ft.,
Grand Total :				4.95Dec	1/-	91,19,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2100 Sq Ft.	1/-	14,56,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2100 sq ft	1/-	14,56,875 /-	



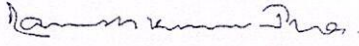
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Koeli Banerjee Wife of Late Supriyo Banerjee Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office		 Captured	
	22/11/2024	LTI 22/11/2024	22/11/2024	
9B, Mahim Halder Street, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: axxxxxxx3e, Aadhaar No: 69xxxxxxxx0037, Status :Individual, Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office				
2	Name Mr Sumit Banerjee Son of Late Supriyo Banerjee Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office		 Captured	
	22/11/2024	LTI 22/11/2024	22/11/2024	
9B, Mahim Halder Street, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ajxxxxxx7l, Aadhaar No: 93xxxxxxxx1640, Status :Individual, Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office				



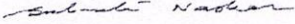
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SIDHA DEVELOPERS P-1, Niva Park Phase I Brahmapur, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Date of Incorporation:XX-XX-1XX8 , PAN No.:: acxxxxx3d,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
	Ramesh Kumar Jha (Presentant) Son of Shiv Narayan Jha Date of Execution - 22/11/2024, , Admitted by: Self, Date of Admission: 22/11/2024, Place of Admission of Execution: Office	 <small>Nov 22 2024 1:19PM</small>	 Captured <small>LTI 22/11/2024</small>	 <small>22/11/2024</small>
MG-11, Niva Park Phase II Brahmapur, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx3D, Aadhaar No: 33xxxxxxxx4729 Status : Representative, Representative of : SIDHA DEVELOPERS (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Naskar Son of Late Anil Kumar Naskar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>22/11/2024</small>	 Captured <small>22/11/2024</small>	 <small>22/11/2024</small>
Identifier Of Mrs Koeli Banerjee, Mr Sumit Banerjee, Ramesh Kumar Jha			

Endorsement For Deed Number : I - 160215510 / 2024

On 22-11-2024

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 12:45 hrs on 22-11-2024, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Ramesh Kumar Jha ,.

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

Execution is admitted on 22/11/2024 by 1. Mrs Koeli Banerjee, Wife of Late Supriyo Banerjee , 9B, Mahim Halder Street, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Mr Sumit Banerjee, Son of Late Supriyo Banerjee , 9B, Mahim Halder Street, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service Indetified by Mr Subrata Naskar, , , Son of Late Anil Kumar Naskar , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-11-2024 by Ramesh Kumar Jha, Proprietor, SIDHA DEVELOPERS (Sole Proprietoship), P-1, Niva Park Phase I Brahmapur, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096

Indetified by Mr Subrata Naskar, , , Son of Late Anil Kumar Naskar , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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 027581, Amount: Rs.100.00/-, Date of Purchase: 20/11/2024, Vendor name: TANMOY KAR PURAKAYASTHA



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

