

10688/2024

10425/2024



एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 6255193
Certified that the Document is admitted for
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Documents

Additional Registrar of
Assurances-IV, Kolkata

SPECIFIC POWER OF ATTORNEY

THIS SPECIFIC POWER OF ATTORNEY is made this 18th day of July 18 JUL 2024 Two
Thousand and Twenty Four by MRS. SHUKLA GHOSHAL (PAN NO.- AGPPG7879Q)
(AADHAR NO. 797233615344) daughter of Late Ashis Kumar Chakravarty, wife of
Mrityunjay Ghoshal, faith Hindu, aged about 72 years by profession -housewife, by
nationality- Indian, residing at Flat No. 3ME, 102 Southern Avenue, Lake Kalibari, P.O.-
Sarat Bose Road, P.S. Rabindra Sarobar, Kolkata -700029, District - 24 Parganas (South),
West Bengal, hereinafter called as **PRINCIPAL**" (which term or expression shall unless
excluded by or repugnant to the subject or context be deemed to mean and include her
legal heirs, executors, administrators, and/or assigns) do hereby appoint 1) Mr. Dinesh G
Sanghvi and 2) Surendra Kumar Karnani, both working for gain at 1/3A, Rammoay Road,
Bhowanipur, Kolkata-700 025, P.O:- Bhowanipore, P.S:- Bhowanipore. to do and/or
perform the acts, deeds and things as stated hereinafter.

18/7
12/10
2/17 8458/am
Additional Registrar of
Assurances-IV, Kolkata

26177

16 JUL 2024

SOLD TO.....

ADDRESS.....

RS.....

DATE.....

Shukla Ghosal

3 ME, 102, Southern Avenue,

KOL-29.

CODE NO. (1087)
LICENCED NO.
29 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-70

16 JUL 2024



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
18 JUL 2024

WHEREAS I the Principal herein is the co-owner having undivided 50% share in respect of Premises No.4A & 4B Lake Range, Post Office- Kalighat, Police Station- Tollygunge, Kolkata- 700026 under Kolkata Municipal Corporation ward no. 087 District- South 24 Parganas, more fully described in the Schedule hereunder written and hereinafter referred to as the 'Said Property'.

AND WHEREAS I intend to entrust certain responsibilities (morefully mentioned hereinafter) relating to my undivided 50% share in the said property, and for that reason it is required to do necessary acts for the same in respect of my said property. That due to my old age and health issue, that I am not in a position to take the necessary steps and/or to do all the acts, required for the purpose of taking necessary steps in respect of the said property, and as such it has become necessary for me to appoint Constituted Attorneys to take such steps and do the necessary acts, deeds and things on my behalf.

So that I am executing this Specific Power of Attorney in favour of the Attorneys, to do all the necessary acts, deeds and things as may be required on my behalf hereunder.

AND WHEREAS accordingly, I the Co-Owner above named, do hereby appoint (1) Mr. Dinesh G Sanghvi, **Aadhaar Card No. 2211730474698** and **PAN:AVHP55172K** son of Late Gopalji V Sanghvi, and (2) Mr Surendra Kumar Karnani, **Aadhaar Card No. 614557779769** and **PAN: AJYPK1604M**, son of Late Chand Ratan Karnani, both working for gain at 1/3A, Rammoy Road, Kolkata 700025 as my Constituted Attorneys for and on my behalf to do and/or perform the acts, deeds and things as stated hereinafter, either jointly and/or severally.

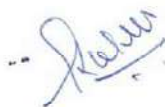


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ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
18 JUL 2024

NOW THIS SPECIFIC POWER OF ATTORNEY WITNESSETH as follows: -

1. To apply before the Kolkata Municipal Corporation for assessment/ re-assessment, mutation and amalgamation of both the premises, and for that to pay the necessary taxes and charges as may be demanded by the KMC.
2. To apply before the Kolkata Improvement Trust (KIT) for obtaining the NOC and for that to execute and sign all the necessary documents and to pay the necessary fees and charges as may be demanded by the concerned authorities and to receive the NOC from the KIT.
3. To apply before the other authorities for obtaining the necessary permissions, clearances and approvals as may be required for submission of the proposed building plan to the KMC and to pay the necessary fees and charges for the same and to receive such permissions, clearance and approvals from the concerned authorities.
4. To appoint the Architect for preparing the proposed building plan and also to appoint the structure engineer and other consultant as may be required for the same and pay necessary fees to them.
5. To appoint the surveyor and soil testing agency for getting the physical survey and soil testing of the "Said Property" as and when required and pay the necessary fees and charges to them.
6. **AND GENERALLY** my Said Attorney will have the power to do all such acts and things on my behalf concerning or relating to the 'Said Property' by virtue whereof as I could have done being personally present.





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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 JUL 2024

AND IT IS HEREBY MADE clear that in no event the Attorney or any other person and/or persons claiming through or under it shall incur or cause to be incurred any liability in the name of the Principal nor shall permit the Principal to be exposed to any liability and shall keep the Principal save harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.

No Sale power is granted in this power of attorney and. This Power of attorney is revokable in whole.

Be it expressly stated that this power of attorney does not create, constitute or assume any kind of Sale, transfer, enjoyment or making profit in favour of the Attorneys and further declare that the said Attorneys shall not hereby obtain or have power for development work on such property. All the receivables will be paid by the Principal and all the payables will be borne by the Principal. At the time of signing of this Power no monetary transactions takes place by and between the Principal and Attorney herein.

THE SCHEDULE REFERRED TO ABOVE

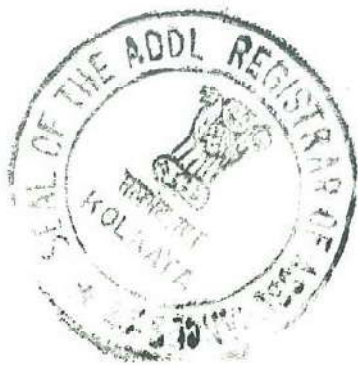
(THE SAID PROPERTY)

ALL THAT land measuring 2 cottha 11 chittacks and 30.5 sq.ft. more or less together with Constructed area aggregating total 1568.75 sq.ft. Carpet area of the two storied building and a thakurghar on the common roof measuring 150 sq.ft. (out of 301 sq.ft.), being 50% undivided share lying and situate at Premises No. 4A & 4B Lake range , Post Office- Kalighat, Police Station- Tollygunge, Kolkata-700026 under Kolkata Municipal Corporation ward no. 087 District- south 24 parganas.

Sy

Kumar

Shukla Ghoshal



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 JUL 2024

IN WITNESS WHEREOF I, the said Principal have set and subscribed our respective hands and signature this 18th day of July 2024.

SIGNED AND DELIVERED BY
THE PRINCIPAL AT KOLKATA
IN THE PRESENCE OF:

Shukla Ghoshal

SIGNATURE OF THE EXECUTANT/PRINCIPAL

1. Shukla

102 Southern Avenue
Kolkata - 700029

Accepted the above power given to us

Sp. (DINESH G. SANGHVI)

2. Haren Kumar

1/34 RAHIM ROAD
KOL-700025

Sundia Kumar Kalanani

SIGNATURE OF THE ATTORNEYS

Drafted by me

Mona Singh

Advocate

High Court, Calcutta

Enrollment No.

F-1592/1999



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

18 JUL 2024

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



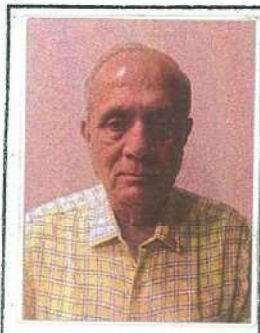
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Shukla Ghoshal



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature (DINESH G. SANGHVI)



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sundar Kumar Kalra



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 JUL 2024

Major Information of the Deed

Deed No :	I-1904-10425/2024	Date of Registration	18/07/2024
Query No / Year	1904-2001784508/2024	Office where deed is registered	
Query Date	08/07/2024 4:59:46 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Gourav Das 7 Bipin Paul Road, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8582959535, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 2,00,47,198/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 101/- (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:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Range, , Premises No: 4A/4B, , Ward No: 087 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	2 Katha 11 Chatak 30.5 Sq Ft	1/-	1,77,44,098/-	Property is on Road
Grand Total :				4.5043Dec	1 /-	177,44,098 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1568.75 Sq Ft.	1/-	7,05,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 784.375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 784.375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1568.75 sq ft	1 /-	7,05,600 /-	

Apartment Details :






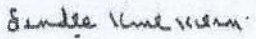
District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 4A/4B, Ward No: 087, Road: Lake Range, Pin Code : 700026

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Carpet Area: 150	1/-	15,97,500/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 80 Year ,Property is on Road, New Flat ,

Principal Details :


SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Shukla Ghoshal (Presentant) Daughter of Late Ashis Kumar Chakravarty Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office	Photo  18/07/2024	Finger Print  LTI 18/07/2024	Signature  18/07/2024
102 SOUTHERN AVENUE, LAKE KALIBARI, Flat No: 3ME, City:- Kolkata, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AGxxxxxx9Q, Aadhaar No: 79xxxxxxxx5344, Status :Individual, Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dinesh G Sanghvi Son of Late Gopalji V Sanghvi Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office	Photo  18/07/2024	Finger Print  LTI 18/07/2024	Signature  18/07/2024
Son of Late Gopalji V Sanghvi 1/3A, RAMMOY ROAD, City:- Kolkata, P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: avxxxxxx2k, Aadhaar No: 21xxxxxxxx4698, Status :Individual, Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office				
2	Name Mr SURENDRA KUMAR KARNANI Son of Late CHAND RATAN KARNANI Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office	Photo  18/07/2024	Finger Print  LTI 18/07/2024	Signature  18/07/2024

Son of Late CHAND RATAN KARNANI 1/3A , RAMMOY ROAD, City:- Kolkata, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.:: ajxxxxxx4m, Aadhaar No: 61xxxxxxxx9769, Status :Individual, Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOURAV DAS Son of Mr SUREN CHANDRA DAS HIGH COURT, CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	18/07/2024	18/07/2024	18/07/2024
Identifier Of Mrs Shukla Ghoshal, Mr Dinesh G Sanghvi, Mr SURENDRA KUMAR KARNANI			

Endorsement For Deed Number : I - 190410425 / 2024

On 18-07-2024

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 12:10 hrs on 18-07-2024, at the Office of the A.R.A. - IV KOLKATA by Mrs Shukla Ghoshal ,Executant.

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

Execution is admitted on 18/07/2024 by 1. Mrs Shukla Ghoshal, Daughter of Late Ashis Kumar Chakravarty, 102 SOUTHERN AVENUE, LAKE KALIBARI, Flat No: 3ME, P.O: Sarat Bose Road, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Mr Dinesh G Sanghvi, Son of Late Gopalji V Sanghvi, 1/3A, RAMMOY ROAD, P.O: BHOWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 3. Mr SURENDRA KUMAR KARNANI, Son of Late CHAND RATAN KARNANI, 1/3A , RAMMOY ROAD, P.O: BHAWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Indetified by Mr GOURAV DAS, , Son of Mr SUREN CHANDRA DAS, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

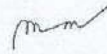
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

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 26177, Amount: Rs.100.00/-, Date of Purchase: 16/07/2024, Vendor name: A Banerjee



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2024, Page from 570224 to 570237
being No 190410425 for the year 2024.**



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.07.24 15:50:52 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 24/07/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**