

10688/2024

10425/2024

भारतीय गैर न्यायिक

# एक सौ रुपये

₹. 100

Rs. 100

ONE  
HUNDRED RUPEES



सत्यपैव जयते

# भारत INDIA INDIA NON JUDICIAL

## পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

Additional Registrar of  
Assurances-IV, Kolkata

## SPECIFIC POWER OF ATTORNEY

THIS SPECIFIC POWER OF ATTORNEY is made this 18 day of July 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, Rammoy Road, Bhowanipur, Kolkata-700 025, P.O:- Bhowanipore, P.S:- Bhowanipore. to do and/or perform the acts, deeds and things as stated hereinafter.

16 JUL 2024

26177

RE

SOLD TO.....

DATE.....

ADDRESS.....

RS.....

16 JUL 2024

Shukla Ghosal

3 ME, 102, Southern Avenue

100/-

KOL-29

CODE NO. (1007)  
LICENCED NO.  
28 & 20A/1973

ANJUSHREE BANERJEE  
L. S. VENDOR (O.S.)  
HIGH COURT, KOLKATA, 700009

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:AVHPS5172K 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.



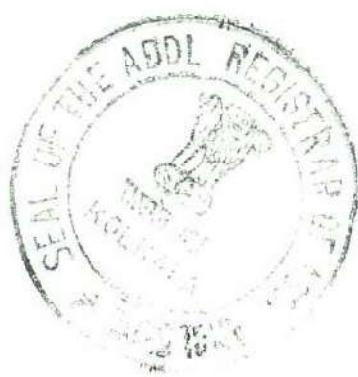


NOW THIS SPECIFIC POWER OF ATTORNEY WITNESSETH as follows: -

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.

*Sy*

*..Ramu*



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 nature.*

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.

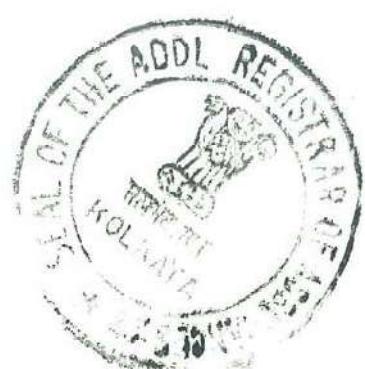
THE SCHEDULE REFERRED TO ABOVE

(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.

*Sly*

*Kalim.*



IN WITNESS WHEREOF I, the said Principal have set and subscribed our respective hands and signature this 18<sup>th</sup> 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 Ghoshal  
102 Soution Avenue  
Kolkata-700029

2. Haren Kumar  
1/34 RANJAY ROAD  
KOL-700025

Accepted the above power given to us

S. C. DINESH G. SANGHANI

Shreeda Kinal Kalraoni

SIGNATURE OF THE ATTORNEYS

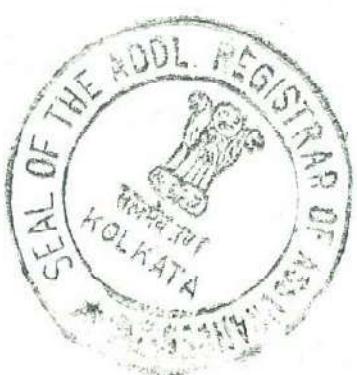
Drafted by me

Monal Singh  
Advocate

High Court, Calcutta

Enrollment No.

F-1592/1999



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

18 JUL 2024

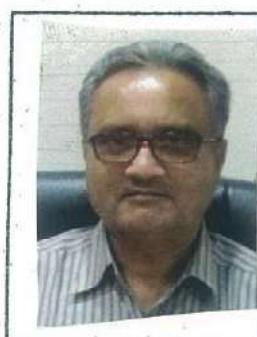
PAGE NO.

**SPECIMEN FORM FOR TEN FINGERPRINTS**



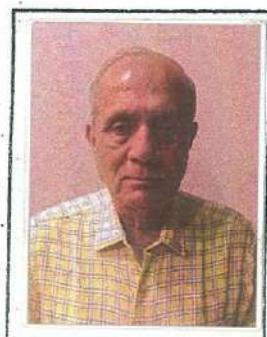
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Shukla Ghoshal



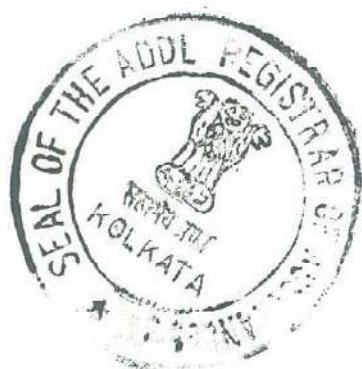
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Dinesh G. Sanghvi  
(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 Sundeep Kaur Kalra



✓



### 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/-		
Stampduty 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 :

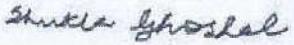
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1568.75 Sq Ft.	1/-	7,05,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 784.375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent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

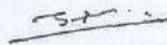
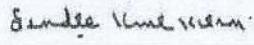
District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 4A/4B, Ward No: 087, Road: Lake Range, Pin Code : 700026

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 :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Shukla Ghoshal (Presentant )</b> 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		 Captured	
		18/07/2024	LTI 18/07/2024	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: India Date 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 :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Dinesh G Sanghvi</b> 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		 Captured	
		18/07/2024	LTI 18/07/2024	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: India Date of Birth:XX-XX-1XX5 , PAN No.: avxxxxxxxx2k, Aadhaar No: 21xxxxxxxxx4698, Status :Individual, Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mr SURENDRA KUMAR KARNANI</b> 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		 Captured	
		18/07/2024	LTI 18/07/2024	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.: ajxxxxxxxx4m, 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
<b>Mr GOURAV DAS</b> 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

Identified 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

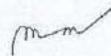
**Payment of Fees**

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.



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

*m m*  
(Mohul Mukhopadhyay) 24/07/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.