

7/7/25

I-00702/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 136251

certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-II
Alinore. South 24-parganas

115 JAN 2025

GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS that I, SMT. DIPTI ROY, (PAN No. BIJPR3344A), (AADHAAR No.3744 3448 6281),),(MOBILE No. 9143028583) daughter of Late Amal Roy, by Occupation Business, residing at residing at Arjun Park, Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata-700099, District South- 24 Parganas hereinafter called and referred as the **"OWNER"** hereinafter called and referred to as **"THE PRINCIPAL"**.

:-:SEND GREETINGS :-:

18531

14 JAN 2025

No..... ₹ 100/- Date.....

Name : Subrata Roy

Address : 10, Argun Park, Kolkata - 700099

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



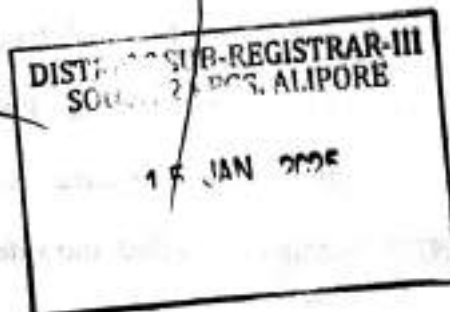
Identified by me,

Tupay Pramanik

S/o - Ranu Ch. Pramanik

Vill - Hari Sankarpur

Pin - 743355



WHEREAS I am the absolute $\frac{1}{2}$ owner of **ALL THAT** piece and parcel of Bastu land measuring more or less 5(five) Cottahs 2 (two) Chittaks and with more or less 100 Sq.ft. tin shed structure cemented flooring standing thereon and lying and situated at Mouza -Nayabad, J.L.No. 25, comprised in LR Khatian No. 2973 appertaining to L.R.Dag No. 137, R.S. No. 3, Touzi No. 56, KMC Premises No. 1301, Nayabad, Kolkata-700099, registered at the office the D.S.R. V at Alipore, South 24 paraganas and recorded in Book No. I, Volume No. 1630-2024, pages from 3150 to 3170, Being Deed No. 163000099 for the year 2024, Ward No. 109, Being Assessee No. 311090813011, Building Sanctioned plan No. 2024120328, Sanctioned Date 22.11.2024, Issued by Kolkata Municipal Corporation. now within the Kolkata Municipal Corporation under the Police Station- Purba Jadavpur in the District 24 Parganas which is more fully and particularly described in the **SCHEDULE 'A'** hereunder written and hereunder called the '**SAID PROPERTY**'.

AND WHEREAS the Constituents herein decided to appoint **SRI SUBRATA ROY,** (**PAN No. APEPR3015D**), (**AADHAAR No.9081 4316 7843**), (**MOBILE No. 9830553345**) son of Late Amal Roy, by faith - Hindu, by Nationality -Indian, by Occupation - Business, residing at 10, Arjun Park, Post Office - Mukundapur, Police Station- Purba Jadavpur, Kolkata - 700099, District - South 24 Parganas, my true and lawful Attorney for doing all the works on my behalf in respect of the property being known as Municipal Premises No. 1301, Nayabad, within the limits K.M.C. Ward No. 109, Police Station Purba Jadavpur, District South 24- Parganas, Kolkata 700099 which is more fully and particularly described in the **SCHEDULE** hereunder written.

NOW KNOW I ALL THESE PRESENTS WITNESSETH that I do hereby and appoint, nominate, constitute and authorize **SRI SUBRATA ROY, (PAN No. APEPR3015D), (AADHAAR No.908143167843),** son of Late Amal Roy, by faith -

Hindu, by Nationality -Indian, by Occupation - Business, residing at 10, Arjun Park, Post Office - Mukundapur, Police Station- Purba Jadavpur, Kolkata - 700099, District - South 24 Parganasas my true and lawful ATTORNEY for me in my name, on my behalf and in my place to do or commit or cause to be done or committed the following acts, deeds and things in respect of the property being known as Municipal Premises No. 1301, Nayabad, within the limits of K.M.C. Ward No. 109, Police Station Purba Jadavpur District South 24- Parganas, Kolkata 700099 that is to say.

1. To sign all papers, documents, agreement, Deed Of Conveyance or any other paper/papers and documents on my behalf.
2. To supervise, manage, maintain and superintend the affairs in relation to my property or ancillary thereto.
3. To appear and represent me for all concern and to produce, give inspection and file and to sign and submit any documents and deeds before all Court of Law, Tribunal, Revenue Office including Income Tax, The Kolkata Municipal Corporation, K.I.T., K.M.D.A., B.L. & L.R.O. and D.L. & L.R.O., Survey Department, Fire Bridged, C.E.S.C. Ltd., Land Acquisition Department, Land Ceiling Authority, Police Authority or any other appropriate authority or authorities.
4. To institute, commence and file suits and other action and legal proceedings in any Court in Civil, Criminal, Revenue or Original, Revisional or Appellate Jurisdiction including special Jurisdiction of the High Court under Article 226/227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities, to execute Warrant , Vokatatnaman and other authorities , to act and plead; to sign and verify all Plaints , Written Statement, Verification, Petitions, Objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or

resist, defend, answer and oppose all suits, actions and proceedings to enforce Judgements and to lodge execution proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-suited and to deposit and receive, delivery of documents or payments of any moneys from any/Court, Office or Opposite Party either in execution of decree or order or otherwise my said Attorney shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

5. To appoint, engage on my behalf Advocates, Solicitors or Counsel whenever my said Attorney shall think fit and proper to do so and to discharge and/or terminate his or their appointment.

6. To ask for demand, recovery, receive and collect any money or debt arising out of or in connection with my property mentioned in the Schedule hereunder from any person or persons , Company or Association, Authority or Authorities, Firm, Government or Semi- Government Concern or Concern including any Statutory, Local or Public Body for the purpose thereof.

7. To negotiate for sale , enter into agreement for said and to cancel or repudiate the same in respect of my said property.

8. To sign , execute admit and present any of deed or the deed of conveyance or conveyance and/or Agreement for sale for registration before the in respect of my said property or any portion of it for transfer of any kind before the Registration or sub-Registrar having jurisdiction for the same and to have the said Conveyance and deed registered as fully and effectually on my behalf as I Could do myself if I personally present.

9. The sign execute and submit building plans, documents, statements, papers, undertakings Affidavit and Declarations as may be required for having the plans sanctioned and/or the sanctioned plans modified and/or altered by The Kolkata Municipal Corporation and to apply for on my behalf and to represent me before the Kolkata Municipal Corporation for obtaining Completion Certificate, House drainage connection, From 'C' clearance for fixing of lift and all other allied works to be executed and singed by the said Attorney in any manner concerning the aforesaid purpose and to appear and represent me before the Notary Public, Registrar of Assurances, District -Sub-Registrar, Additional District Registrar, Metropolitan Magistrate, Judicial Magistrate and other Officer or Officers or authority or authorities having jurisdiction and to present for registration and to acknowledgement register or have registered and perfected all boundary declarations, splayed corner, road width, common passage declaration, deed of gift for widening road, instruments and writings, executed and singed by the said Attorney in any manner concerning sanction of the building plan in respect of my property and to appoint and arrange from time to time Architects, Engineers. Contractors, Supervisors and/or other person or persons on such terms as my Attorney shall deem fit and proper to do so and discharge and/or terminate his or their appointments.
10. Be it expressly stated that this Power of Attorney does not create, constitute, assume any kind of transfer or enjoyment or making profit in favour of the Attorney. All the receivables will be paid to the Principal and all the payable will be borne by the Principal. The said Attorney shall not hereby obtain or have power for development work on such property by this Power of Attorney.

11. And generally to do, execute and perform any other act or acts deed or deeds, matter or thing whatsoever which in the opinion of my said Attorney or affairs ancillary or incidental thereto as fully and effectually as myself could have done the same if I was personally present.

12. 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 subject of this Power of Attorney and that the said Attorney shall hereby obtain any right to make construction and development work on the said 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 Principals irrespective of any condition.

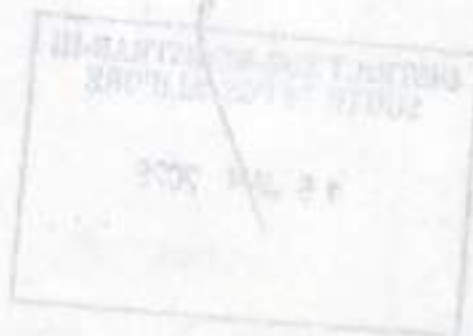
13. Be it specifically stated that the Schedule mentioned property is not situated within the notified and cantonment area and no embargo and/or restriction has been imposed by the local authority for transfer of the said property in question and if any restriction prevails, in that event Principals will be held responsible for that.

AND I hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under this power in that behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done, execute or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power in that behalf is hereunder provided.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring more or less 5(five) Cottahs 2 (two) Chittaks and with more or less 100 Sq.ft. tin shed structure cemented flooring standing thereon and lying and situated at Mouza - Nayabad, J.L.No. 25, comprised in LR Khatian No. 2973 appertaining to L.R.Dag No. 137, R.S. No. 3, Touzi No. 56, KMC Premises No. 1301, Nayabad, Kolkata-700099, Ward No. 109, Being Assessee No. 311090813011 now within the Kolkata Municipal Corporation under the Police Station Purba Jadavpur in the District 24 Parganas (now known as District South 24 Parganas) being plan plot No. 39, used as 'Bastu' land along with all easement attached to this Indenture butted and bounded in the manner following:-

ON THE NORTH : 42' ft. wide Road;
ON THE SOUTH : Plan plot No. 38;
ON THE EAST : 30' ft wide Road; and
ON THE WEST : Vacant Land



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name

Signature *Dipati Ray*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name

Signature *Subrata Ray*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1603-00702/2025	Date of Registration	15/01/2025
Query No / Year	1603-2000095875/2025	Office where deed is registered	
Query Date	10/01/2025 6:44:19 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	R G PAL ALIPORE POLICE COURT, KOLKATA 700027, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831673789, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4002] Power of Attorney, General Power of Attorney [Rs : 2/-]		
Set Forth value	Market Value		
Rs. 11,00,000/-	Rs. 1,08,17,296/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 46/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1301, , Ward No: 109 JI No: 25, Touzi No: 56 Pin Code : 700099

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	5 Katha 2 Chatak	10,00,000/-	1,07,17,296/-	Width of Approach Road: 30 Ft.,
Grand Total :				8.4563Dec	10,00,000 /-	107,17,296 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1,00,000 /-	1,00,000 /-	

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 21595 to 21610
being No 160300702 for the year 2025.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2025.01.15 18:13:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/01/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.