7057/2025 I-8257/25 I - 06864/25

भारतीय गैर न्यायिक

पचास रुपये रु.50

FIFTY RUPEES Rs.50

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL AM 997398

17/04/2025 910295/25 9.no-2-9

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

District Sub-Registrar-III
Alipore, South 24-parganas

06-05-25

17-04-25

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT that I, **SMT. SANTOSHI RAY** (PAN-DZZPR1252Q) (Aadhaar No.3607 2515 8529), wife of Late Niranjan Roy, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at A/8, Nayabad Main Road, Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata- 700099, hereinafter referred to as the **PRINCIPAL SEND GREENTINGS** :

WHEREAS one Hara Lal Roy, son of Late Satish Chandra Roy became the sole and absolute Owner in respect of ALL THAT a piece and parcel of land measuring 1 (one) Cottah more or less comprised in Mouza Nayabad, Pargana Khaspur, J.L. No. 25, R.S. No. 3, District Collectorate Touzi No. 56 under R.S. Khatian No. 69, R.S. Dag No. 133, lying under Police Station Jadavpur, Kolkata 700099, within the limits of the Kolkata Municipal Corporation, it's Ward No. 109, Borough No. XII, District-South 24-Parganas, which he purchased from Sri Panchu Bag, son of Sri Sridhar Bag by way of a Registered Bengali Saf Bikroy Kobala dated 20.02.1980, which was executed and registered before the Office of the District Sub-Registrar, Alipore, 24-Parganas and duly recorded in Book No.1, Volume No. 48, pages 75 to 78, being No. 1063 for the year 1980.

AND WHEREAS thereafter said Haralal Roy sold, transferred and conveyed **ALL THAT** the said piece and parcel of land measuring 1 (one) Cottah more or less comprised in Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, R.S. No. 3, District Collectorate Touzi No. 56 under R.S. Khatian No. 69, R.S. Dag No. 133, lying under Police Station - Jadavpur, Kolkata-700099,

within the limits of the Kolkata Municipal Corporation, in its Ward No. 109, Borough No. XII, District South 24-Parganas, unto and in favour Sri Suren Roy, son of Late Niranjan Roy, by way of a Registered Bengali Saf Bikroy Kobala dated 22.12.1999, which was executed and registered before the Office of the District Sub-Registrar, Alipore, 24-Parganas and duly recorded in Book No. I, Volume No. 58, Pages 283 to 292, Being No. 2358 for the year 2001.

AND WHEREAS one Smt. Santoshi Roy became the sole and absolute owner in respect of **ALL THAT** piece and parcel of land measuring 2 (two) Cottahs more or less comprised in Mouza - Nayabad, Pargana Khaspur, J.L. No. 25, R.S. No. 3, Collectorate Touzi No. 56, under R.S. Khatian No. 69, R.S. Dag No. 133, lying and situated at and being Premises No. 278, Hederhat, Police Station Purba Jadavpur, Kolkata-700099, within the limits of the Kolkata Municipal Corporation Ward No. 109, Borough XII, in the District of 24-Parganas (South), which she purchased from Sri Panchu Bag son of Sri Sridhar Bag, by way of a Registered Bengali Saf Bikroy Kobala dated 20.02.1980, which was executed and registered before the Office of the District Sub-

Registrar, Alipore, 24-Parganas and duly recorded in Book No. 1, Volume No. 48, Pages from 71 to 74, being No. 1062 for the year 1980.

AND WHEREAS the Owners mutated their names in the records of the Kolkata Municipal Corporation vide Assessee No. 311090502789 and Assessee No. 31-109-05-0278-9.

AND WHEREAS Suren Ray, son of Late Niranjan Ray hereby gifted his share in respect of all that piece and parcel of bastu land measuring about 1 (one) Cottah more or less togtherwith 100 sq.ft. R.T. Shed structure at Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, R.S. No. 3, District Collectorate Touzi No. 56 under R.S. Khatian No. 69, R.S. Dag No. 133, being 278, Hederhat, Police Station Purba Jadavpur, Kolkata-700099; within the limits of the Kolkata Municipal Corporation, in its Ward No. 109, Borough No. XII, District South 24-Parganas (South) in favour of his mother namely Santoshi Ray by way of registered Deed of Gift recorded in Book No. 1, Volume No. 1606-2021, Pages 251079 to 251100, Being No. 160605941 for the year 2021 duly registered in the Office of ADSR Sealdah.

AND WHEREAS the aforesaid owner now seized and possessed of or well and sufficiently entitled to all the right, title and interest in regard to the said property as well as lawful indefeasible absolute owner.

AND WHEREAS owing to my personal problems and other reason I am not in a *position to look after*, manage and supervise my aforesaid schedule mentioned property conveniently and I have already decided to dispose of portions i.e 3 (three) Cottahs more or less comprised in 3813, Nayabad, Post Office Mukundapur, Police Station- Purba Jadavpur, Kolkata - 700 099 at Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, R.S. No. 3, District Collectorate Touzi No. 56 under R.S. Khatian No. 69, R.S. Dag No. 133, lying under Police Station Jadavpur, Kolkata-700099, within the limits of the Kolkata Municipal Corporation, its Ward No. 109, Borough No. XII, District -South 24-Parganas, Assessee No. 311090895945 in favour of any intending buyer, but it is not possible on my part owing to my such difficulties to make contact with the prospective buyers and thereby to carry on negotiation with them for the purpose of disposal of the said property and therefore it has become necessity on my part to

appoint, nominate and constitute reliable person on my behalf and in my name as my Constituted Attorney to do act and caused to be done the following acts, deeds and things with regard to my said landed property mention in the schedule below. I accordingly nominate, constitute and appoint **U.V. CONSTRUCTION**, a Partnership firm having registerd at Office of 55, Dr. Suresh Sarkar Road, Post Office and Police Station Entally, Kolkata-700 014 being its partner **(1) SRI UDAY CHAND DUTTA** (PAN: AHYPD0082A), (Aadhaar No. 7989 2393 2618), son of Late Samar Dutta, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at 55, Dr. Suresh Sarkar Road, Post Office and Police Station- Entally, Kolkata-700014, District 24 Parganas (South) and **(2) SRI SANKAR GHARAMI** (PAN AKGPG1828G), (Aadhaar No. 7861 5018 9492), son of Late Manoranjan Gharami, residing at P-1/1, Surabardi Avenue, P.O. Circus Avenue, P.S.- Beniapukur, Kolkata-700017, as my Constituted Attorney in my name on my behalf to do and perform and caused to be done the following acts, deeds and things:

1. To look after all affairs relating to the said landed property as described in the schedule hereunder.

2. To enter into agreement for sale with the prospective buyer or buyers on my behalf and to receive the earnest money, all part payments and full consideration money from the prospective buyer on my behalf and to issue valid receipt thereof.

3. To sign, execute and admit any documents, statements, papers, undertakings, declarations as may be required for necessary permission by the appropriate authorities.

4. To swear any affidavits, declarations and indemnity bond etc. according to the necessity as arises from time to time in respect of the schedule property on my behalf.

5. To execute any Agreement for Sale, any Deed of Transfer i.e. Deed of Sale or Deed of Conveyance, Deed of Amalgamation, Deed of Exchange, Deed of Transfer or any registration of documents in any Registry Office in respect of the Schedule property on my behalf.

6. To represent me before any office, municipal or corporation, Court, Tribunal and Land Tribunal in respect of the schedule property on my behalf. That the Attorney make any application regarding KMC sanction plan by this General Power

of Attorney in respect of the said property. To sign and authorise before the Kolkata Municipal Corporation building plan & KMC sanction plan.

7. To appoint any Advocate, Solicitors, etc. on my behalf and to sign plaints, pleadings, written statements, deeds, drafting etc. as my lawful attorney.

8. To appear for and represent me in any Court, Civil, Criminal Original Appellate, Revisional jurisdiction before the KMC authority, Police Station, Income Tax and Sales Tax authorities or other authorities and to sign, verify, present and file plaints, written statement, written objection, application, petition, affidavit, undertaking, declarations and all other documents/papers and to sign and execute vakalatnamas and to accept service of all summons notices and other judicial process and to execute any order, decree or judgement and to deposit or withdraw money or document and to deposit or withdraw money or documents in and from any court or courts or other authorities.

9. To sign and present the deeds of sale, conveyance or conveyances or other documents or documents for registration and to admit thereof and receipt of consideration on my behalf before the any District Registrar, or Sub-Divisional office or any other registration office having authority for and to have the same registered according to law and to do all other acts, deeds and things which my attorney shall consider necessary for the transferring and/or conveying the property as mentioned in the schedule hereunder to the purchaser/s as my lawful and effectual attorney. The consideration money will be deposited in my account.

10. Be it noted that this power of attorney is being granted in favour of said Attorney/s without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this Power of Attorney and further the said attorney shall not hereby obtain or have power to make any construction, development work on the said property.

11. The sale proceeds and/or any other sum received by the Attorney will be deposited on the account of the Principal.

12. This Power of Attorney is revocable in nature.

13. Be it specifically stated that the Schedule mentioned said land/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 said land/property in question/ no violation of the section 22/A of Indian Registration Act 1908 and if restriction prevails, in that event principal will be held responsible for that.

14. And I, the Executant do hereby specifically mention that the acts, deed and things done or got done by my said attorney by virtue of this Power of Attorney, in respect of my said property be construed as acts, deeds and things done by me, so far as I am lawful and lawfully done.

15. And to do all acts, deeds and things which my attorney may deem fit and proper for the management, control and supervision of my said property as I could have if present personally to do so.

AND we do hereby agree and undertake to ratify approve and confirm all and whatsoever my said attorney under this power for me in my name on my behalf herein before contained shall lawfully do execute or perform in exercise of the power as authorities and liberties, conferred upon, under and by virtue of these presents for my interest.

SCHEDULE ABOVE REFERRED TO

(The Said Premises)

ALL THAT the property measuring about 3 (three) Cottahs (more or less) lying and situate at Premises No. 3813, Nayabad, Post Office -Mukundapur, Police Station Purba Jadavpur, Kolkata-700099 at Mouza Nayabad, Pargana Khaspur, J.L. No. 25, R.S. No. 3, District Collectorate Touzi No. 56 under R.S. Khatian No. 69, R.S. Dag No. 133, within the limits of the Kolkata Municipal Corporation, its Ward No. 109, Borough No. XII, District South 24-Parganas, Assessee No. 311090895945 togetherwith all easement rights and benefits appertaining hereto butted and bounded by :-

ON THE NORTH : By 22 feet wide Nayabad Main Road.

ON THE SOUTH : By Property of Sudhir Biswas and Jitendra Kumar Jaiswal.

ON THE EAST : By Property of Sudhir Biswas.

ON THE WEST : By property of Jitendra Kumar Jaiswal.

IN WITNESS WHEREOF I, the executant abovenamed knowing full contents of these presents have set and subscribed my hand and seal unto these presents on this 17 day of April, 2025 in presence of witnesses.

SIGNED, SEALED & DELIVERED up

In the presence of :

1. Avijit Roy,
A/8. Nayabad. Mukherjee Road
Kol-99.

L.T.I of Santoshi Roy.
by the Pen of Avijit Roy.

Signature of the Executant

Accepted by me

2. Dounadya Roy
A/8, Nayabad, Main Road, KOLKATA, Pin-700099

Udaychand Sutta.

Sankar Chakraborty

Signature of the Attorneys

Drafted by me :
Pradip Kumar Lahiri
Advocate
C. M. M. Court
WB/449/1985.

(P.S)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 210387 to 210405

being No 160308257 for the year 2025.

Seal of the District Sub-Registrar III, South 24 Parganas-Sonarpur, 24 Parganas (South)

Dhar

Digitally signed by Debasish Dhar
Date: 2025.05.08 18:52:56 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 08/05/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.

Major Information of the Deed

Deed No :	I-1603-08257/2025	Date of Registration	06/05/2025
Query No / Year	1603-2000910295/2025	Office where deed is registered	
Query Date	03/04/2025 4:56:19 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRADIP KUMAR LAHIRI CMM Court, 2 And 3 Bankshall Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017565125, Status :Advocate		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
		Rs. 59,99,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(d))		Rs. 39/- (Article: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: 3813, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha		59,99,999/-	Width of Approach Road: 22 Ft.,
	Grand Total :				4.95Dec	0 /-	59,99,999 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SANTOSHI RAY Wife of Late Niranjan Roy Executed by: Self, Date of Execution: 17/04/2025 , Admitted by: Self, Date of Admission: 17/04/2025 ,Place : Office	 17/04/2025	Captured LTI 17/04/2025	17/04/2025
	A/8, Nayabad Main Road, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: dZxxxxxx2Q, Aadhaar No: 36xxxxxxxx8529, Status :Individual, Executed by: Self, Date of Execution: 17/04/2025 , Admitted by: Self, Date of Admission: 17/04/2025 ,Place : Office			

Scanned with OKEN Scanner

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr UDAY CHAND DUTTA Son of Late Samar Dutta Executed by: Self, Date of Execution: 17/04/2025 , Admitted by: Self, Date of Admission: 17/04/2025 ,Place : Office	 17/04/2025	Captured LTI 17/04/2025	17/04/2025
	Son of Late Samar Dutta 55, Dr. Suresh Sarkar Road, City:- Not Specified, P.O:- Entally, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AHxxxxxx2A, Aadhaar No: 79xxxxxxxx2618, Status :Individual, Executed by: Self, Date of Execution: 17/04/2025 , Admitted by: Self, Date of Admission: 17/04/2025 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SANKAR GHARAMI (Presentant) Son of Late Manoranjan Gharami Executed by: Self, Date of Execution: 17/04/2025 , Admitted by: Self, Date of Admission: 17/04/2025 ,Place : Office	 17/04/2025	Captured LTI 17/04/2025	17/04/2025
	Son of Late Manoranjan Gharami P-1/1, Surabardi Avenue, Circus Avenue, City:- Not Specified, P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: akxxxxxx8g, Aadhaar No: 78xxxxxxxx9492, Status :Individual, Executed by: Self, Date of Execution: 17/04/2025 , Admitted by: Self, Date of Admission: 17/04/2025 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AVIJIT ROY Son of Mr Gopal Roy A/8, Nayabad Main Road, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099		Captured	
	17/04/2025	17/04/2025	17/04/2025
Identifier Of Mrs SANTOSHI RAY, Mr UDAY CHAND DUTTA, Mr SANKAR GHARAMI			

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Endorsement For Deed Number : I - 160308257 / 2025

On 17-04-2025

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:32 hrs on 17-04-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SANKAR GHARAMI , one of the Claimants.

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

Execution is admitted on 17/04/2025 by 1. Mrs SANTOSHI RAY, Wife of Late Niranjan Roy, A/8, Nayabad Main Road, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 2. Mr UDAY CHAND DUTTA, Son of Late Samar Dutta, 55, Dr. Suresh Sarkar Road, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 3. Mr SANKAR GHARAMI, Son of Late Manoranjan Gharami, P-1/1, Surabardi Avenue, Circus Avenue, P.O: Circus Avenue, Thana: Beniapukur, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business

Indetified by Mr AVIJIT ROY, , , Son of Mr Gopal Roy, A/8, Nayabad Main Road, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Service

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 50.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 23576, Amount: Rs.50.00/-, Date of Purchase: 27/02/2025, Vendor name: B GANGA

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 06-05-2025

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.

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

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আধার

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/20424/50443

To
Avijit Roy
অভিজিৎ রায়
A/8 NAYABAD MAIN ROAD
MUKUNDAPUR
Mukundapur
Mukundapur,South 24 Parganas
West Bengal - 700099

04/04/2014

KL861058350FT
86105835

আপনার আধার সংখ্যা / Your Aadhaar No. :
5566 1059 5881

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

অভিজিৎ রায়
Avijit Roy
পিতা : গোপাল রায়
Father : GOPAL ROY

জন্মতারিখ/DOB: 13/06/1995
পুরুষ / Male

5566 1059 5881

আধার – সাধারণ মানুষের অধিকার

Avijit Roy.

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

আধার
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:, এ / নয়াবাদ মেইন রোড
মুকুন্দপুর, মুকুন্দপুর, মুকুন্দপুর
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: A/8 NAYABAD MAIN ROAD, MUKUNDAPUR, Mukundapur, South 24 Parganas, Mukundapur, West Bengal, 700099

5566 1059 5881

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

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