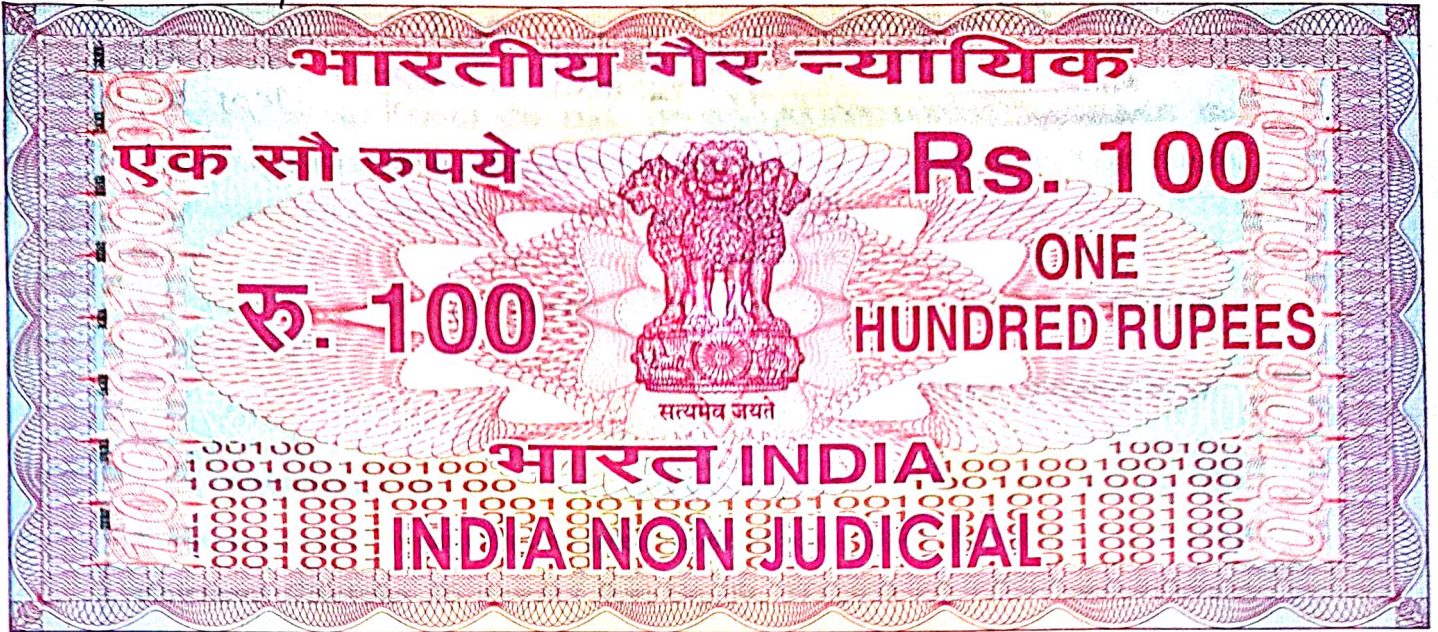


400/2025

IV - 55/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 260548

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

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

GENERAL POWER OF ATTORNEY

10. MAR 2025

KNOW ALL MEN by these presents that 1. SRI. DEBASHISH PAUL, son of Late. Nani Gopal Paul, (PAN - BBSPP5785R, AADHAAR No. 282835853179, Mob : 9903386432) by nationality - Indian, by faith Hindu, by occupation - Retired Person, 2. SRI. NIPUL CH DAS, son of Late. Jashoda Jiban Das, (PAN - BJBPD1064Q, AADHAAR No. 937500741865, Mob : 9433824496) by nationality - Indian, by faith Hindu, by occupation - Business, 3. SMT. KANCHANI @ KANCHONI DAS, wife of Sri. Nipul Ch Das, (PAN - BYWPD1913Q, AADHAAR No. 776896388828, Mob : 9875541813) by nationality - Indian, by faith Hindu, by occupation - Housewife, and 4. MISS. SUSHMITA DAS,

3:55 PM
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10 MAR 2025

Sl. No. 849 Re. 100/- Date
Name D. Chakrabarty (Adv.)
Address Allpore
Vendor Sign. Shekhar Ch. Halder

Judges

Govt
1001-27-

S. C. Halder
Licenced Stamp Vendor
Allpore Judges Court
Kolkata-700027



Identified by

MC

Parameswar Das.
s/o Naba Kr. Das.
Allpore Judges Court
Kol. 700027.
Law Clerk.

Adsl. Dist. Sub-Registrar
Allpore
10 MAR 2025
South 24 Parganas
Kolkata-700027

daughter of Sri. Nipul Ch Das, (**PAN - BYWPD1912R, AADHAAR No. 442466566419, Mob : 8240770621**) by nationality - Indian, by faith Hindu, by occupation - Service, all residing at 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Post Office - Regent Park, Kolkata - 700040, District South 24 Parganas, hereinafter called and referred to as the "**OWNERS / EXECUTANTS**".

.....**SEND GREETINGS**

WHEREAS, We the absolute owners of **ALL THAT** piece and parcel a homestead land measuring an area more or less about 03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty five) Sq. Ft. **TOGETHER WITH** two different structure viz. an old Two storied Building standing thereon (Ground Floor - 1190 Sq.Ft. & First Floor - 1190 Sq.Ft.) and a pucca structure measuring about 250 Sq.Ft. and a Tin shed structure measuring about 450 Sq.ft standing thereon, comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, within the limits of the Kolkata Municipal Corporation Ward no. 097, lying and situated at KMC premises nos. 32/34A, Chandi Ghosh Road, Police Station - Regent Park, Kolkata - 700040, District South 24 Parganas, Borough - X, vide Assessee no. 21-097-02-0121-0, the description of which are fully and particularly referred in the **Schedule** hereunder.

AND WHEREAS, We, the executants herein are not in a position to look after, manage, and maintain the Scheduled mentioned property. So we do here by nominate, constitute and appoint our well-wishers namely **1. SRI. SOVON RAY CHAUDHURI**, son of Sri Apu Roy Chowdhury, (**PAN - BKTPR3229J, AADHAAR No. 829327420708, Mob. - 9051445812**), by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 55, Sukanta Pally, Police Station - Bansdrani, Post Office - Bansdrani, Kolkata -

700070, District 24 Parganas South, **2. SRI. ARIJIT DUTTA** son of Sri. Arun Chandra Dutta, (**PAN – ASQPD1530J, AADHAAR No. 605331566423, Mob. – 8100156148**) by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 177/C, Regent Colony, Police Station – Jadavpur now Regent Park, Post Office – Regent Park, Kolkata - 700040, District 24 Parganas South and **3. SRI. ABHIJIT CHOUDHURI**, son of Late. M.L. Choudhuri, (**PAN – AFDPC5055K, AADHAR No. 484186966674, Mob - 9038797300**) by faith – Hindu, by Occupation – Business, by Nationality Indian, residing at 205/B, Regent Colony, Police Station – Jadavpur now Regent Park, Post Office – Regent Park, Kolkata - 700040, District 24 Parganas South, as our true and lawful attorney for us and on our behalf to do and execute and perform all or any of the following acts, deeds and things in respect of the said premises :-

1. To work, manage, control, and supervise the management of all and administer our said plot, mentioned in the schedule.
2. To appoint, engage on our behalf any Advocate or Advocates wherever our said attorney thinks fit and proper and/ or to discharge and/ or terminate their appointments.
3. To appear for and represent on behalf of me in all court either Civil or Criminal or before any Special Officer or in any offices, apply for mutation in front of the concerned authority.
4. To sign, execute, verify all applications, plaint, written statement, petition, application before any court/ courts and to accept / services of summons, notice and other process of law.
5. To withdraw and to receive any document including registration receipt or any other document from the registration office or from any other offices.

6. To sign the building plan on behalf of me at the Kolkata Municipal Corporation and alterations if necessary along with Completion Certificate.
7. It is pertinent to mention here that the above mentioned principal have already entered into a development agreement registered at the Office of the ADSR, at Alipore Vide Book no. 1, Being no. 1605 00344 for the year 2025 and also a development power of attorney registered at the at the Office of the ADSR, at Alipore Vide Book no. 1, Being no. 1605 00345 , for the year 2025 with "DRC CONSTRUCTION", a Partnership Firm, having its Office at 177/C, Regent Colony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata-700040, District 24 Parganas South, being represented by its Partners namely **1. SRI. SOVON RAY CHAUDHURI**, son of Sri Apu Roy Chowdhury, residing at 55, Sukanta Pally, Police Station - Bansdroni, Post Office - Bansdroni, Kolkata - 700070, District 24 Parganas South, **2. SRI. ARIJIT DUTTA** son of Sri. Arun Chandra Dutta, residing at 177/C, Regent Colony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata - 700040, District 24 Parganas South and **3. SRI. ABHIJIT CHOUDHURI**, son of Late. M.L. Choudhuri, residing at 205/B, Regent Colony, Police Station - Jadavpur now Regent Park, Post Office - Regent Park, Kolkata - 700040, District 24 Parganas South.

Sovon Ray Choudhuri

That all payables will be borne by the principal and all receivables will be deposited in the principal's account.

Generally, to act as our attorney in relation to the matter aforesaid and all other matters in which we may be instructed or concerned and on our-



[Handwritten signature]

Addl. Dist. Sub-Registrar
Alipore
10 MAR 2025
South 24 Parganas
KJ-300-00037

behalf to execute and do all deeds, acts or things as fully and effectually in respects as we, ourselves do it personally present.

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 we created in favour of the attorney and that the said attorney shall not hereby obtain any right to make construction and development work on any property and further that the entire sale proceeds, if any, arising out of any part of the schedule property shall be deposited in the bank account of the principal's irrespective of any condition.

Be it clear that this power of attorney does not create, constitute or assume any kind of transfer or enjoyment or making profit in favor of the attorney. That this power of attorney is revocable in nature by the principal.

Be it specially 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 transferring the land in question and if restriction prevails, in that event principal will be held responsible for that.

The Law of the Land will be followed in case of transfer of property as specifically mentioned in this schedule below.

AND WE do hereby agree that all acts, deeds, and things done by us and We undertake to ratify and conform all and whatsoever that our said

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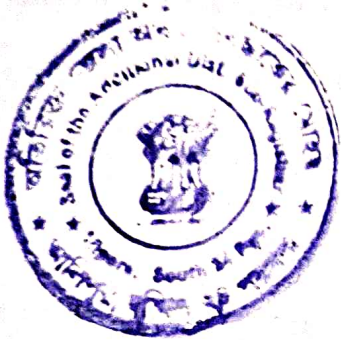
Addl. Dist. Sub-Registrar
Alipore
10 MAR. 2025
South 21 Bangalore
Karnataka

attorney shall lawfully do or cause to be done for us by virtue of the Power hereby given.

SCHEDULE
(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel a homestead land measuring an area more or less about **03 (three) Cottahs 13 (thirteen) Chittaks 25 (twenty five) Sq. Ft.** TOGETHER WITH two different structure viz. an old Two storied Building standing thereon (Ground Floor – 1190 Sq.Ft. & First Floor – 1190 Sq.Ft.) and a pucca structure measuring about 250 Sq.Ft. and a Tin shed structure measuring about 450 Sq.ft standing thereon, comprised in Mouza - Shibpur, Touzi No. 151, R.S. No. 37, J.L. No.42, Khatian No. 204, Dag No.127, within the jurisdiction of Tollygunge now Regent Park Police Station, within the limits of the Kolkata Municipal Corporation Ward no. 097, lying and situated at KMC premises nos. 32/34A, Chandi Ghosh Road, Police Station – Regent Park, Kolkata – 700040, District South 24 Parganas, Borough – X, vide Assessee no. 21-097-02-0121-0, the said plot of land along with the structures is butted and bounded as follows :-

- ON THE NORTH** : 30 Feet wide KMC Road,
- ON THE SOUTH** : House of Nipul Chandra Das & others,
- ON THE EAST** : 8 Feet wide KMC Road,
- ON THE WEST** : Premises no. 32/47, Chandi Ghosh Road.



[Handwritten signature]

Addl. Dist. Sub-Registrar
Alipore
10 MAR 2025
Court of Registrar
Kodagu District

IN WITNESS WHEREOF WE, the Executants hereto, do hereby put our signature by these presents on this the 10th day of March, 2025 in presence of the witnesses.

**SIGNED SEALED AND DELIVERED
IN PRESENCE OF:**

1. Parameswar Das.
Alipore Judges Court
KOL- 700027.

Debashish Paul.
Nipulchandra Das
Kameharni Das

Sushmita Das

SIGNATURE OF THE EXECUTANTS

DRC CONSTRUCTION

2. Jayanta Mondal
Alipore Judges Court.
KOL- 27.

1) Govon Roy Chohi
2) Arijit Dutta

3) Saikat Choudhuri

Partners

SIGNATURE OF THE ATTORNEYS

Drafted by me:

D. Jayendra Chatterjee

Advocate

W.B. No. 2069/09

Alipore Judges Court

Kolkata - 700027



Thumb 1st Finger Middle Finger Ring finger Small Finger

Left hand					
Right hand					

Name

Signature *Abashish Kaul*



Thumb 1st finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name

Signature *Nipul Chandra Des*



Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name

Signature *Kanahani Das*



Thumb 1st Finger Middle Finger Ring Finger Small Finger

Left hand					
Right hand					

Name

Signature *Sushmita Das*



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Addl. Dist. Sub-Registrar
Alipore
10 MAR. 2025
South Zone Registrar
Bangalore

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Left hand					
Right hand					

Name ...ABHISIT CHOUDHORI.....
 Signature ...Abhisit Choudhori.....

Thumb 1st finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name ...ARIJIT DUTTA.....
 Signature ...Arijit Dutta.....

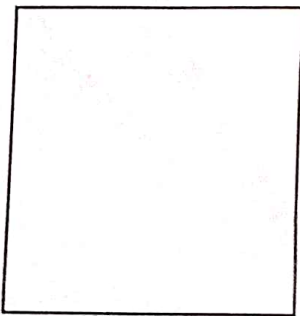
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Left hand					
Right hand					

Name
 Signature ...Sonam Ray Choudhary.....

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Left hand					
Right hand					

Name
 Signature



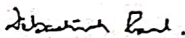





10
Addl. Dist. Sub-Registrar
Ailpore
10 MAR. 2025
South 24 Bangalore
Korata

Major Information of the Deed

Deed No :	IV-1605-00055/2025	Date of Registration	10/03/2025
Query No / Year	1605-3000707084/2025	Office where deed is registered	
Query Date	10/03/2025 1:42:44 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibyendu Chakraborty Alipore Judgowa Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9903192998, Status :Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			



Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Debashish Paul Son of Late Nani Gopal Paul Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 <small>10/03/2025</small>	 Captured <small>LTI 10/03/2025</small>	 <small>10/03/2025</small>
32/34A Chandi Ghosh Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: bbxxxxxx5r, Aadhaar No: 28xxxxxxxx3179, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
2	Mr Nipul Ch Das Son of Late Jashoda Jiban Das Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	 <small>10/03/2025</small>	 Captured <small>LTI 10/03/2025</small>	 <small>10/03/2025</small>

32/34A Chandi Ghosh Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: bjxxxxxx4q, Aadhaar No: 93xxxxxxxx1865, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office



3	Name	Photo	Finger Print	Signature
	Mrs Kanchani Das, (Allas: Mrs Kanchoni Das) Wife of Mr Nipul Ch Das Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office		 Captured	<i>Kanchani Das</i>
	10/03/2025	LTI 10/03/2025	10/03/2025	



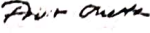



32/34A Chandi Ghosh Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: byxxxxxx3q, Aadhaar No: 77xxxxxxxx8828, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Miss Sushmita Das Daughter of Late Nipul Ch Das Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office		 Captured	<i>Sushmita Das</i>
	10/03/2025	LTI 10/03/2025	10/03/2025	



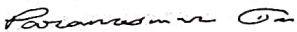
32/34A Chandi Ghosh Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: byxxxxxx2r, Aadhaar No: 44xxxxxxxx6419, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sovon Ray Chaudhuri (Presentant) Son of Mr Apu Ray Chaudhuri Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office		 Captured	<i>Sovon Ray Chaudhuri</i>
	10/03/2025	LTI 10/03/2025	10/03/2025	
Son of Mr Apu Ray Chaudhuri 55 Sukantala Pally, City:- Not Specified, P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: bkxxxxxx9j, Aadhaar No: 82xxxxxxxx0708, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Mr Arijit Dutta Son of Mr Arun Chandra Dutta Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office		 Captured	
		10/03/2025	LTI 10/03/2025	10/03/2025
Son of Mr Arun Chandra Dutta 177/C Regent Colony, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: asxxxxxx0j, Aadhaar No: 60xxxxxxxx6423, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr Abhijit Choudhuri Son of Late M L Choudhuri Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office		 Captured	
		10/03/2025	LTI 10/03/2025	10/03/2025
Son of Late M L Choudhuri 205/B Regent Colony, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: afxxxxxx5k, Aadhaar No: 48xxxxxxxx6674, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Parameswar Das Son of Mr Naba Kr Das Alipore Judges Court, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	10/03/2025	10/03/2025	10/03/2025
Identifier Of Mr Debashish Paul, Mr Nipul Ch Das, Mrs Kanchani Das, Miss Sushmita Das, Mr Sovon Ray Chaudhuri, Mr Arijit Dutta, Mr Abhijit Choudhuri			

Endorsement For Deed Number : IV - 160500055 / 2025

On 10-03-2025

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)
(d) of Indian Stamp Act 1899.

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48

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

Presented for registration at 15:55 hrs on 10-03-2025, at the Office of the A.D.S.R. ALIPORE by Mr Sovon Ray Chaudhuri, one of the Claimants.

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

Execution is admitted on 10/03/2025 by 1. Mr Debashish Paul, Son of Late Nani Gopal Paul, 32/34A Chandi Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person, 2. Mr Nipul Ch Das, Son of Late Jashoda Jiban Das, 32/34A Chandi Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 3. Mrs Kanchani Das, Alias Mrs Kanchoni Das, Wife of Mr Nipul Ch Das, 32/34A Chandi Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 4. Miss Sushmita Das, Daughter of Late Nipul Ch Das, 32/34A Chandi Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 5. Mr Sovon Ray Chaudhuri, Son of Mr Apu Ray Chaudhuri, 55 Sukantala Pally, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 6. Mr Arijit Dutta, Son of Mr Arun Chandra Dutta, 177/C Regent Colony, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 7. Mr Abhijit Choudhuri, Son of Late M L Choudhuri, 205/B Regent Colony, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Identified by Mr Parameswar Das, , , Son of Mr Naba Kr Das, Alipore Judges Court, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 842, Amount: Rs.100.00/-, Date of Purchase: 10/03/2025, Vendor name: S C HALDER

MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1605-2025, Page from 1165 to 1180

being No 160500055 for the year 2025.



(Handwritten signature)

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.03.13 13:52:48 +05:30
Reason: Digital Signing of Deed.

**(MANIMALA CHAKRABORTY) 13/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**