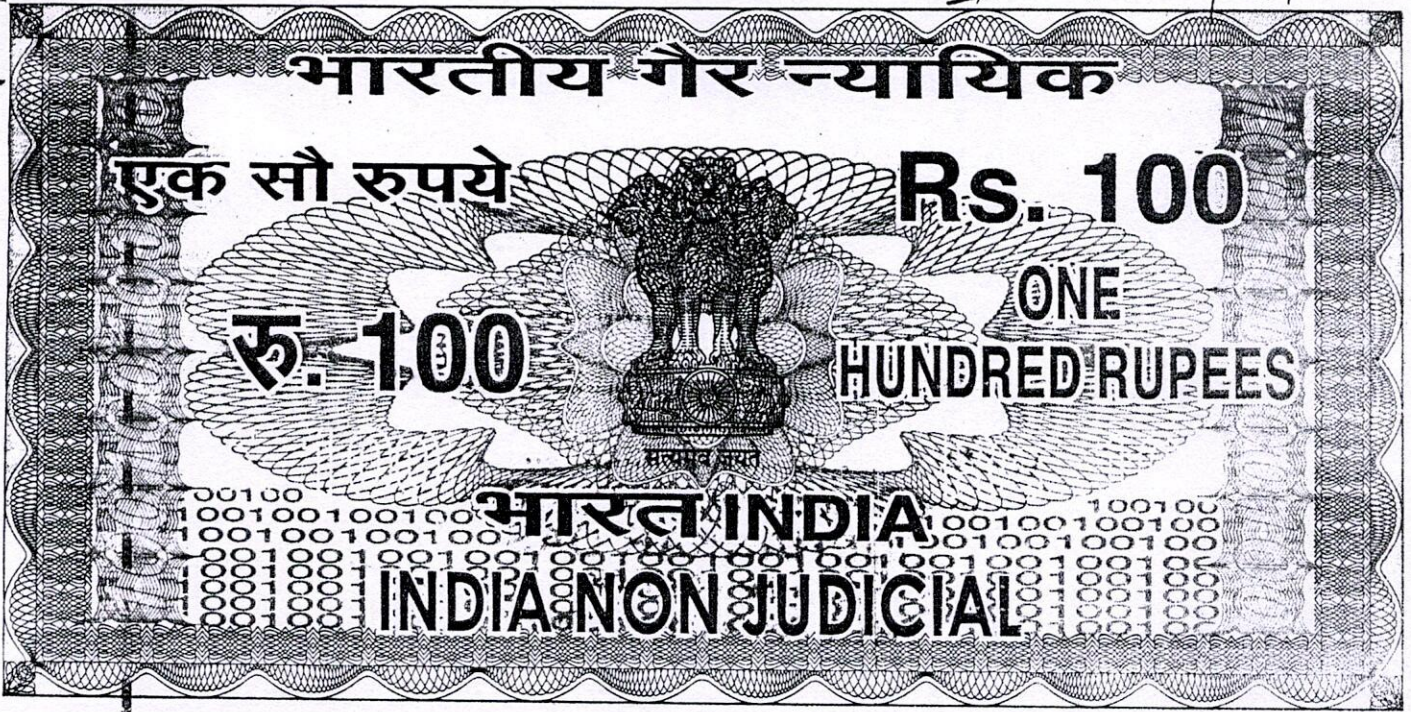


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 570141

X
 07/06/24
 9-2-1386574/24

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

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

07 JUN 2024

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS we

SRI DEBSANKAR ADDY, (PAN NO – BOCPA9566E / AADHAAR NO – 947795738877), Son of Late Nirod Kumar Addy, by faith – Hindu, by Nationality – Indian, by occupation – Retired, residing at – 15B, Raj Krishna Chatterjee Road, P.S. + P.O. - Kasba, Kolkata – 700 042, Dist- South 24 Parganas and SEULI SEN, (AADHAAR NO. 534138401065/PAN NO. FTWPS0487K) W/O Late Samit Sen, by faith - Hindu, by occupation – Housewife, residing at- 15B, Raj Krishna Chatterjee Road, P.S. + P.O. - Kasba, Kolkata – 700 042, Dist- South 24 Parganas, both by nationality Indians, do here by solemnly affirm and declare as follows;-

WHEREAS we are the absolute owner of ALL THAT the piece and parcel of land measuring about 04 Cottahs 13 Chittacks 00 Sq. Ft. more or less, comprised in Mouza- Kasba, J.L. NO. 13, R.S. No. 233, under C. S. Khatian No. 594, Dag No. 609, comprised in Municipal Premises No. 15B, Raj Krishna Chatterjee Road (also known as R. K. Chatterjee Road), P.S. – Kasba, Kolkata-700042, Dist- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, under Ward No. 67, Borough – VII, being Assessee No. 210672001043 which is particularly mentioned in the Schedule hereunder written and it would not be possible for us to look after individually our said property.

THAT we do hereby and hereunder appoint "A. DAS & CO", a sole proprietorship firm, having its principal place of business at 138A, Swinhoe

Lane, Kolkata – 700 042, P.S. Kasba, represented by its sole proprietor, SRI ASHUTOSH DAS, (PAN NO. AFLPD1633A/AADHAR NO.4706 8097 5376/ MOB. NO.9836297091) Son of Late Manotosh Das, by faith- Hindu, by Occupation-Business, residing at 138A, Swinhoe Lane, Kolkata – 700 042, P.O. + P.S. Kasba, District – South 24 Parganas, as my constituted attorney to do all acts, things and deeds in my name and on my behalf.

NOW BY THIS POWER OF ATTORNEY, we do hereby and hereunder appoint, engage, constitute and empower the above named attorney to do any and all of the activities for and on our behalf.

- 1) To look after and supervise and administer our property as mentioned in the schedule written hereunder in our name and on our behalf.
- 2) To appear before the CESC, KMDA, BLRO & other offices in respect of our Schedule mentioned property and to sign in necessary documents in our name on our behalf.
- 3) To submit application/s to the KMC and other authorities for approval of building plan in our name and on our behalf and to sign in our name on our behalf.
- 4) To obtain delivery of the sanctioned copies of plans and related documents on our behalf and to sign in all documents in our name and on our behalf.

- 5) To deposit taxes, charges, fees etc. as and when asked by any authority or authorities in our name and on our behalf and to sign in all documents in our name and on our behalf.
- 6) To appear before the Kolkata Municipal Corporation in respect of my schedule mentioned property for building plan, building rectification plan, Rule 26, Completion Certificate & plan and other documents on our behalf and to sign in all documents in our name on our behalf.
- 7) To appear before the Kolkata Municipal Corporation in respect of our schedule mentioned property for sewerage connection, drainage connection, water connection and other necessary permissions on our behalf and to sign in our name and on our behalf in necessary documents.
- 8) To appear and represent us before any Notary, Registrar of assurance, District Registrar, Sub- Registrar, Metropolitan Magistrate and other officers or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfect all declaration, Affidavit executed and signed by our said Attorney in any manner concerning the said property mentioned in the schedule written hereunder and to receive the consideration money, and to deposit the same in our Bank Account.

AND GENERALLY to do all acts, deeds and things in our name as we could have lawfully done and we do hereby ratify and confirm and agree to

ratify all and whatsoever our said Attorney shall lawfully do arise to be done in or about the said premises as aforesaid.

We do hereby agree to confirm and ratify all and whatsoever our said Attorney shall under this power in that behalf hereinbefore contained lawfully do or cause to be done in connection with the property mentioned in the schedule hereunder.

Be it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer, transfer, enjoyment or making profit in favour of the Attorney.

All the receivable will be paid back to the principal and all the payable will be borne by the principal.

AND for executing this Power of Attorney the executants have not received any amount from the attorney and further by virtue of this power the Attorney shall have no right to develop the schedule property.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring about 04 Cottahs 13 Chittacks 00 Sq. Ft. more or less comprised in Mouza- Kasba, J.L. NO. 13, R.S. No. 233, under C. S. Khatian No. 594, Dag No. 609, comprised in Municipal Premises No. 15B, Raj Krishna Chatterjee Road (R. K. Chatterjee Road), P.S. – Kasba, Kolkata-700042, Dist- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, under Ward No. 67, Borough – VII, being Assessee No. 210672001043, which butted and bounded as follows:-

(ZONE – OTHER THAN ON R B CONNECTOR TO OTHER THAN ON R B CONNECTOR TO)

ON THE NORTH BY : PREM. NO. 15J, R. K. CHATTERJEE
ROAD & 15A/1, R. K. CHATTERJEE
ROAD & 15/A, R. K. CHATTERJEE
ROAD;

ON THE SOUTH BY : 20 FEET WIDE R. K. CHATTERJEE
ROAD (KMC BLACK TOP ROAD) & PORTION
OF PREM. NO. 3/7, R. K. CHATTERJEE ROAD
(OLD KASBA P.S.);

ON THE EAST BY : 06 FEET WIDE PRIVATE PASSAGE;

ON THE WEST BY : PORTION OF PREM. NO.3/7, R. K.
CHATTERJEE ROAD (OLD KASBA P.S.)
& PORTION OF 15J, R. K. CHATTERJEE
ROAD;

IN WITNESSETH WHEREOF We the Executants herein fully undertake the contents hereof and set and subscribed my hand on this the 04th Day of June..... 2024.

SIGNED SEALED & DELIVERED
By the Executants in presence of

WITNESSES:-

1) Somnath Dutta
117 Bosepukur Rd
Ref-39.

Debanjan Mody
Sewli Sen

SIGNATURE OF THE EXECUTANTS

2) Rajesh Singh
24/1 Chatterjee Street Rd
K4-27

A. DAS & CO.
A. Das
Advocate

SIGNATURE OF THE ATTORNEY

DRAFTED &
PREPARED IN MY OFFICE

James Jay

ADVOCATE
ALIPORE JUDGES' COURT
KOLKATA - 700027.
EN. NO. F- 658/612/2000.

[Faint stamp]



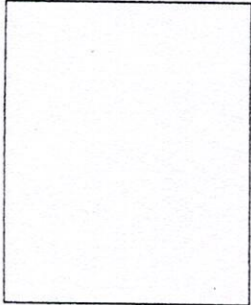
HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE Deborah A. Addy



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

SIGNATURE Seulí Sen



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

SIGNATURE _____



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

SIGNATURE *[Handwritten Signature]*

L

Major Information of the Deed

Deed No :	I-1603-09342/2024	Date of Registration	07/06/2024
Query No / Year	1603-2001386574/2024	Office where deed is registered	
Query Date	06/06/2024 12:27:36 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRANAB RAY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836382885, 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. 2,27,36,250/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: R. K. Chatterjee Road, Road Zone : (Other than on R.B. Connector -- Other than on R.B. Connector) , , Premises No: 15B, , Ward No: 067 Pin Code : 700042

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	4 Katha 13 Chatak		2,16,56,250/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.9406Dec	0 /-	216,56,250 /-	

Structure Details :



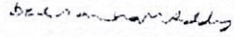


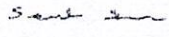
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	0/-	10,80,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	1600 sq ft	0 /-	10,80,000 /-	
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Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr DEBSANKAR AUDDY Son of Late NIROD KUMAR AUDDY Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office</p>	<p>Photo</p>  <p>07/06/2024</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI</p> <p>07/06/2024</p>	<p>Signature</p>  <p>07/06/2024</p>
<p>15B, RAJ KRISHNA CHATTERJEE ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: BOxxxxxx6E, Aadhaar No: 94xxxxxxxx8877, Status :Individual, Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office</p>				
2	<p>Name</p> <p>Mrs SEULI SEN Daughter of Late SAMIT SEN Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office</p>	<p>Photo</p>  <p>07/06/2024</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI</p> <p>07/06/2024</p>	<p>Signature</p>  <p>07/06/2024</p>
<p>15B, RAJ KRISHNA CHATTERJEE ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: FTxxxxxx7K, Aadhaar No: 53xxxxxxxx0655, Status :Individual, Executed by: Self, Date of Execution: 07/06/2024 , Admitted by: Self, Date of Admission: 07/06/2024 ,Place : Office</p>				



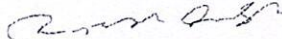
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>A DAS AND CO 138A, SWINHOE LANE, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: AFxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASHUTOSH DAS (Presentant) Son of Late MANOTOSH DAS Date of Execution - 07/06/2024, , Admitted by: Self, Date of Admission: 07/06/2024, Place of Admission of Execution: Office	 <small>Jun 7 2024 10:58AM</small>	 Captured <small>LTI 07/06/2024</small>	 <small>07/06/2024</small>
138A, SWINHOLE LANE, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. , PAN No.:: AFxxxxxx3A, Aadhaar No: 47xxxxxxxx5376 Status : Representative, Representative of : A DAS AND CO				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH SINGH Son of Mr HARI SINGH 20/1, CHETLAHAT ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 <small>07/06/2024</small>	 Captured <small>07/06/2024</small>	 <small>07/06/2024</small>
Identifier Of Mr DEBSANKAR AUDDY, Mrs SEULI SEN, Mr ASHUTOSH DAS			

Endorsement For Deed Number : I - 160309342 / 2024

On 07-06-2024

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 10:45 hrs on 07-06-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ASHUTOSH DAS ..

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

Execution is admitted on 07/06/2024 by 1. Mr DEBSANKAR AUDDY, Son of Late NIROD KUMAR ADDY, 15B, RAJ KRISHNA CHATTERJEE ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 2. Mrs SEULI SEN, Daughter of Late SAMIT SEN, 15B, RAJ KRISHNA CHATTERJEE ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042. by caste Hindu, by Profession House wife

Identified by Mr RAJESH SINGH, , Son of Mr HARI SINGH, 20/1, CHETLAHAT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 07-06-2024 by Mr ASHUTOSH DAS,

Identified by Mr RAJESH SINGH, , Son of Mr HARI SINGH, 20/1, CHETLAHAT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others


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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23840, Amount: Rs.100.00/-, Date of Purchase: 19/04/2024, Vendor name: S DAS


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

