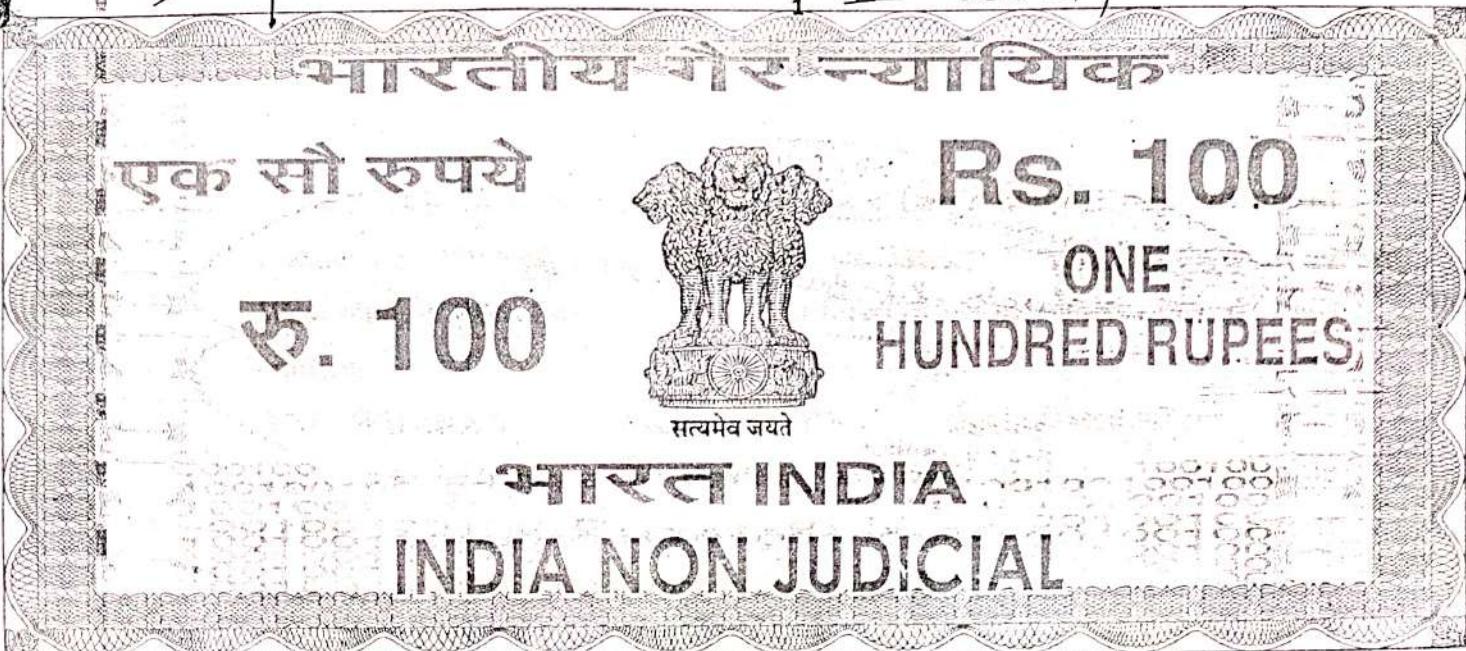


503/2024

IV-50061/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 504119

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

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

12 MAR. 2024

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, SRI BISWAJIT SAHA, (PAN- MHEPS7929D), Aadhaar No. 3782 6518 8898, son of Late Gosai Das Saha, by faith Hindu, by Nationality Indian, by Occupation: Business, both residing at: 347, Kalitala, P.O. Bansdroni, P.S. Bansdroni, Kolkata - 700070, hereinafter called and referred to as the LAND OWNER SEND GREETINGS:-

WHEREAS after the partition of India a Large number of residents of Former East Pakistan crossed over and came to the Territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal and a considerable number of such people were compelled by circumstances to use vacant lands in the Urban areas for homestead purpose.

AND WHEREAS one GOSAIDAS SAHA, since deceased, was one of such persons who had come to use and occupy a piece and parcel of homestead land measuring more or less 3 Cottahs 6 Chittaks lying and situate at Mouza - Bansdroni, P.S. Regent Park now Bansdroni, J.L. No. 45, in LOP No.347, C.S. Plot No. 615(P), in the District South 24-Parganas, being a refugee displaced from East Pakistan (Now Bangladesh) approached the Government of West Bengal for the said land for his rehabilitation.

AND WHEREAS by virtue of a registered Deed of Gift on 11.10.1991, the Refugee Rehabilitation Department, Government of West Bengal with the intent to rehabilitate the said refugees, gifted the said plot of homestead land measuring more or less 3 Cottahs 6 Chittaks lying and situate at Mouza - Bansdroni, P.S. Regent Park now Bansdroni, J.L. No. 45, in LOP No.347, C.S. Plot No. 615(P), in the District South 24-Parganas, within the limits of the Kolkata Municipal Corporation, Ward No.113, having its premises No. 6, Kalitala Park, being Assessee No. 31-113-12-0006-0, Kolkata – 700 070, in favour of said GOSAIDAS SAHA, and the said deed was duly registered in the office of the Addl. District Sub-Registrar at Alipore, recorded in Book-I, Volume No.15, pages 33 to 36, Being Deed No. 2259 for the year 1991.

AND WHEREAS while seized and possessed of the aforesaid homestead land measuring more or less 3 Cottahs 6 Chittaks together with 500 sq.ft. pucca structure standing thereon, the said GOSAIDAS SAHA died intestate on 20.03.2019 leaving behind his wife namely Gita Saha (since deceased) and two sons namely Biswajit Saha and Sujit Saha as his legal heirs mentioned herein above, who inherit undivided 1/2nd share each out of the aforesaid remaining property left by the said GOSAIDAS SAHA, by way of inheritance according to Hindu Succession Act, 1956.

AND WHEREAS after getting the aforesaid inherited property, the said Gita Saha, Biswajit Saha and Sujit Saha enjoying the same without any encumbrances.

AND WHEREAS while thus seized and possessed of the said property without any lien, claim, right, title or interest of any other person the owners had decided to demolish the existing old structure and reconstruct a multi storied building (as per K.M.C. Building rules) covering maximum available F.A.R. according to Building Rules prescribed by the Kolkata municipal Corporation or as may be changed from time to time. And subsequently they entered into a General Power of Attorney on 16.10.2023, registered at ADSR Alipore, duly recorded in Book No. IV, Volume No. 1605-2023, pages from 3573 to 3587 Being No. 160500203 for the year 2023.

AND WHEREAS and the Developer namely SRI SUJIT SAHA, (PAN- BKWPS1625L), Aadhaar No. 5960 6982 6052, son of Late Gosai Das Saha, by faith Hindu, by Nationality Indian, by Occupation: Business, residing at 347, Kalitala, P.O. Bansdroni, P.S. Bansdroni, Kolkata - 700070 who being the 1/2nd share holder of the property, agreed to

construct a multi storied building after demolishing the existing structure with the consent of the owners and we hereby appoint to **SRI SUJIT SAHA**, (PAN- BKWPS1625L), Aadhaar No. 5960 6982 6052, son of Late Gosai Das Saha, by faith Hindu, by Nationality Indian, by Occupation: Business, residing at 347, Kalitala, P.O. Bansdroni, P.S. Bansdroni, Kolkata - 700070 as their lawful constituted ATTORNEY. And thereafter the said Gita Saha died intestate on 31.01.2024 leaving behind two sons namely **SRI BISWAJIT SAHA & SRI SUJIT SAHA**, as her legal heirs and successors.

AND WHEREAS due to demise of one of the co-owner of the property, the present owners agreed to enter these presents, and a Fresh Supplementary Agreement for Development has been Registered at ADSR Alipore, duly recorded in Deed NO. 447 for the year 2024 and also Development Power of Attorney has been registered at ADSR Alipore, duly recorded in Deed NO. 451 for the year 2024, the terms and conditions mentioned therein.

My said constituted Attorney will do the following acts, deeds and things :-

- 1) To sign, execute and submit all papers, applications, documents, statements, declarations and Building plans as may be required for having the Building plan or plans or supplementary building plans on the said premises, re-sanctioned by the Kolkata Municipal Corporation/ appropriate authority and/or any other authority or other authorities.
- 2) To make signature on our behalf, appear and represent us before the appropriate authorities including the Kolkata Municipal Corporation

in connection with the sanction, modification and/or alteration of the Building sanctions plan.

- 3) To apply to the Kolkata Municipal Corporation and any other authority and/or authorities concern for variation and/or modification of the sanctioned building plan in respect of the said premises which sanctioned by the competent authority and/or department or departments of the Kolkata Municipal Corporation and for that purpose to sign all such or relevant papers and documents, applications, maps or plans and any representations as the said Attorney shall think fit and proper for and on behalf of us.
- 4) To sign and execute all declarations including Boundary Declaration, Non-Eviction of Tenant Declaration and Deed of Gift to KMC in respect of the said premises for sanction plan and to present the same for registration before the registering authority and to admit the execution thereof.
- 5) To pay fees, obtain sanction and such orders and permissions from the authorities in our names as to be expedient for sanction, modification and/or alteration of the plan and other papers and documents as may be as may be required or necessary by the proper authorities.
- 6) To receive of the amount of fees if any paid for the purpose of sanction, modification and/ or alteration of the plan and/or for the purpose related thereto from any authority or authorities, on our behalf and obtaining sewerage and drainage from the Kolkata Municipal Corporation connection to the said premises.
- 7) To appear, present and sign on our behalf before all authorities including those under the Kolkata Municipal Corporation for fixing and/or finalization of the annual valuation of the said premises and

for that to sign, execute and submit necessary papers and documents and to do all other acts, things as the said Attorney may deem fit and proper.

- 8) To compromise suits, appeals or other legal proceedings in any court, tribunal, authority, whatsoever and sign and verify applications thereof for the said purpose in respect of the said premises.
- 9) To receive the registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof on our behalf.
- 10) To deposit and withdraw fees, documents and moneys in Court or Courts and/ or any other person or authority and give valid discharges therefore in connection with the plan.
- 11) For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers and documents.
- 12) This Power of Attorney does not create, constitute or assure any kind of transfer, enjoyment or making profit in favour of the Attorney and the Attorney shall have no Power to make construction and/or promoting on our property. This General power of attorney made only for getting sanction plan of the said building from the K.M.C.
- 13) And we, do hereby agree to ratify and confirm all or whatsoever, other act or acts which our said Attorney shall lawfully do execute or permit or cause to done executed or performed in connection with all the acts stated herein before.
- 14) All the receivable shall be paid back to the principal and all the payables will be borne by principal.

- 15) This power of attorney is revocable in nature.
- 16) 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 properties which are subject of this power of 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 proceed, if any, arising out of any part of the schedule property shall be deposited in the bank account of the principal irrespective of any condition.
- 17) Be it expressly stated that this power of attorney does not create constitute or assume any kind of transfer, enjoyment or making profit in favour of the attorney and further declare that the said attorney shall not hereby obtain or have power for development work on such properties. All the receivables will be paid to the principals own bank account and all the payables will be borne by the principal.
- 18) 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/competent authority/Govt. Authority for transferring the land / flat in question and if restriction prevails, in that event principal will be held responsible for that.

THE SCHEDULE "A" ABOVE REFERRED TO
(The said Premises)

ALL THAT piece and parcel of Bastu land measuring more or less 3 Cottahs 6 Chittaks along with 500 sq.ft. Pucca structure lying and situate at Mouza - Bansdroni, P.S. Regent Park now Bansdroni, J.L. No. 45, in LOP No. 347, C.S. Plot No. 615(P), in the District South 24-Parganas, within the limits of the Kolkata Municipal Corporation, Ward No.113, having its KMC premises No. 6, Kalitala Park, being Assessee No. 31-113-12-0006-0, Kolkata - 700 070, under the jurisdiction of Sub-Registry Office Alipore, in the District South 24-Parganas, including all rights of ingress and egress over the Common Passage and all easement rights together with all right, title, interest, being Butted and Bounded as follows :-

NORTH : LOP No. 346,

SOUTH : LOP No. 348,

EAST : 23' wide K.MC, Road,

WEST : LOP No. 52,

IN WITNESS WHEREOF I the PRINCIPAL AND the EXECUTANT hereto have set and subscribed their respective hands on the 12th day of March 2024.

WITNESSES:

1. Ranju Sarkar
Advocate
Alipore Police Court
Wif = 27.

2. Joyalal Paul
Alipore Police Court
Kol-27

Ranju Sarkar
SIGNATURE OF THE PRINCIPAL

DRAFTED BY:
Ranju Sarkar
ADVOCATE

WB/1278/2012

ALIPORE POLICE COURT

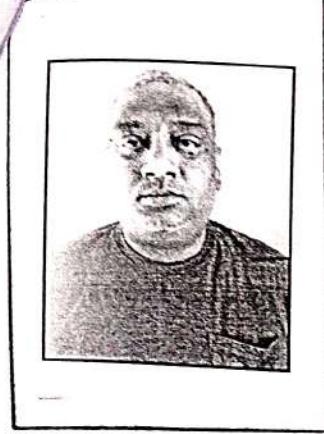
KOLKATA-700027

RANJU SARKAR
Advocate
Alipore Criminal Court
Kolkata-700 027

Sujit Datta
SIGNATURE OF THE ATTORNEY

COMPUTER PRINTED AT:

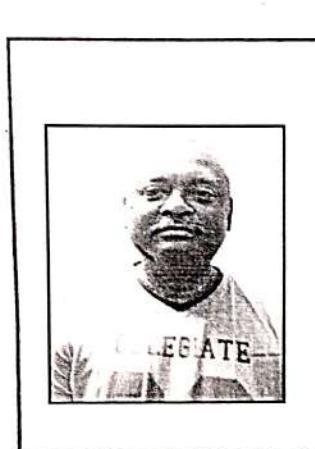
JOY MAA TARA COMPUTER,
BY: Arun Kumar Naskar
(ARUN KUMAR NASKAR)
Paharpur, P.S. Rabindra Nagar,
Kolkata 700 066.



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left hand					
right hand					

Name.....Buswadit Salha.....

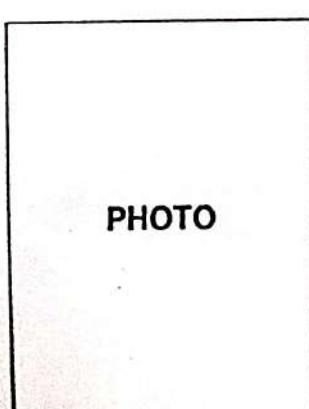
Signature.....Buswadit Salha.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....Sujit Saha.....

Signature.....Sujit Saha.....



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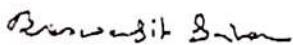
Name.....

Signature.....

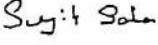
Major Information of the Deed

Deed No :	IV-1605-00061/2024	Date of Registration	12/03/2024
Query No / Year	1605-3000678117/2024	Office where deed is registered	
Query Date	11/03/2024 2:44:38 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANJU SARKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617261745, 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
1	<p>Mr BISWAJIT SAHA (Presentant) Son of Late GOSAI DAS SAHA Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Office</p> <p>347, KALITALA, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: MHxxxxxxxx9D, Aadhaar No: 37xxxxxxxx8898, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Office</p>		 Captured	
<p>12/03/2024 LTI 12/03/2024</p>				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	<p>Shri SUJIT SAHA Son of Late GOSAI DAS SAHA Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Office</p> <p>Son of Late GOSAI DAS SAHA 347, KALITALA, City:- Not Specified, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BKxxxxxx5L, Aadhaar No: 59xxxxxxxx6052, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Office</p>		 Captured	 12/03/2024
12/03/2024 LTI 12/03/2024				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr RANJU SARKAR Son of Mr BALARAM SARKAR ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>		 Captured	 12/03/2024
12/03/2024 12/03/2024 12/03/2024			

Identifier Of Mr BISWAJIT SAHA, Shri SUJIT SAHA

Endorsement For Deed Number : IV - 160500061 / 2024

On 12-03-2024

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 12:46 hrs on 12-03-2024, at the Office of the A.D.S.R. ALIPORE by Mr BISWAJIT SAHA , Executant.

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

Execution is admitted on 12/03/2024 by 1. Mr BISWAJIT SAHA, Son of Late GOSAI DAS SAHA, 347, KALITALA, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Shri SUJIT SAHA, Son of Late GOSAI DAS SAHA, 347, KALITALA, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr RANJU SARKAR, , Son of Mr BALARAM SARKAR, ALIPORE POLICE 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/-

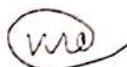
Payment of Stamp Duty

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 10218, Amount: Rs.100.00/-, Date of Purchase: 29/02/2024, Vendor name:

Samiran Das



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 1605-2024, Page from 1251 to 1265

being No 160500061 for the year 2024.



W.B.

Digitally signed by MANIMALA CHAKRABORTY
Date: 2024.03.14 17:28:17 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 14/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.