

010621/24

I-10327/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 265263

27/06/24
8-2-1607/24

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-Register-III
A Hoore, South 24-parganas

GENERAL POWER OF ATTORNEY

27 JUN 2024

TO ALL TO WHOM THESE PRESENT SHALL COME, I, ANINDYA DASGUPTA (having PAN ADSPD8888L, Aadhaar No. 6532 0691 5184), son of Late Arun Kumar Dasgupta, by faith Hindu, by Nationality Indian, carrying on Business under the name and style of M/S. SMILING RESIDENCY, as Proprietor thereof, residing at No.87/3, Bosepukur Road, Kolkata-700 042, Post Office and Police Station Kasba, hereinafter called and referred as the PRINCIPAL SEND GREETINGS.

Contd.....

23/71

25/6/24

Sl. No. Date

Sold to *Anindya Dattabhe*

at *87/3 Gore Pukin Rd WCL*

Rupees *600*

SD
Samiran Das
Stamp Vendor
Allpore Police Court
South 24 Pgs., Kol-27



Chanchal Sarker
Advocate -
Son of Late Hari Kumar Sarker
Allpore Tulpur Court
Kolkata - 700 027

WHEREAS:

- a) M/s. Smiling Residency is the absolute Owner of ALL THAT the piece or parcel of 5 (five) Cottahs 14 (fourteen) Chhitacks more or less of land with Tile Shed structures of 200 Sq. ft. more or less thereon comprised at **Mouza Kasba, J. L. No. 13, comprised in R. S. and L. R. Dag No. 2687, R. S. Khatian No. 819, L. R. Khatian No. 3292, Police Station Kasba, being the Municipal Premises No. P-40, Jogendra Gardens, Kolkata-700 078, under KMC Ward No. 107** morefully described in the **SCHEDULE** hereunder written (hereinafter referred to as the "**SAID PROPERTY**").
- b) Being the Owner of the property as aforesaid, due to various weighty reasons and unavoidable circumstances, I am unable to look after manage all affairs of the property as aforesaid owned by Smiling Residency always being personally present as and when the same is required.
- c) In the circumstances, I the Principal herein, being the Proprietor of said Smiling Residency am desirous to appoint one of my close well wisher i.e., **SHAMBHU KUNDU (having PAN AGAPK2904K, Aadhaar No. 2215 8614 5510), son of Late Sunil Kundu, by faith by Nationality Indian, by occupation Business,**

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DISTRICT SUB REGISTRAR,
SOUTH 24 PGS., ALIPORE
27 JUN 2024

having his Office at No. 188, Rajdanga School Road, Kolkata - 700 107, Post Office E. K. T. P., Police Station Kasba, District South 24-Parganas as my **Constituted Attorney** to do all acts, deeds matters and things in respect of the said property fully described in the SCHEDULE hereunder, owned by Smiling Residency as aforesaid.

NOW KNOWN YE ALL BY THESE PRESENTS that I Anindya Dasgupta, the Proprietor of Smiling Residency, Owner/Principal herein do hereby nominate constitute and appoint said **SHAMBHU KUNDU** (having PAN AGAPK2904K, Aadhaar No. 2215 8614 5510), son of Late Sunil Kundu, having his Office at No. 188, Rajdanga School Road, Kolkata - 700 107, Post Office E. K. T. P., Police Station Kasba, District South 24-Parganas, to be my true and lawful Attorney for me and in my name and on my behalf to do exercise, execute and perform all and/or any acts, deeds, matters and things in any way concerning or relating to the said premises/property including those mentioned hereinafter that is to say :

- 1) To defend possession or, manage and maintain the said premises in connection with its construction and all affairs ancillary or incidental thereto.

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- 2) To sign Building Plan for construction of new building and to obtain Completion Plan for the building, which would be constructed at the said Premises No. Premises No. 803, Jogendra Gardens (formerly Premises No. P-40, Jogendra Gardens), Kolkata-700 078, under KMC Ward No. 107 and to submit the said Building Plan before the Kolkata Municipal Corporation and all statutory authorities viz., Kolkata Metropolitan Development Authority, Kolkata Improvement Trust and all other Govt. Offices in the name of Smiling Residency.
- 3) To give effectual receipts and discharges for all monies received by the said Attorney which receipts discharges shall fully exonerate the person so paying.
- 4) To pay all Municipal Taxes, Land Revenues, charges, expenses and other outgoings whatsoever payable for or on account of the said property.
- 5) To represent Smiling Residency in any of the Courts (Civil and Criminal) including Hon'ble High Court at Kolkata, Block Land & Land Revenue Office, Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust

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or any other relevant office or offices, or before any Authority or Authorities or Society or Body Corporate or other person for any purposes concerning the said property and as may become necessary for fully effectuating all and/or any of the powers herein and hereby conferred.

- 6) To appear sign and execute any Declaration, Undertaking, Gift Deed etc., in the name of Smiling Residency concerning the Sanction of Building Plan and submit the same before Registrar of Assurances Kolkata, District Sub-Registrars Alipore South 24-Parganas, Addl. District Sub-Registrar Sealdah, or other Offices or Offices or Authority or Authorities having jurisdiction and to acknowledge and present for registration and register or have registered and perfect all such documents in respect of said property/premises.

- 7) To sign, declare, and/or affirm any Plaints, Written Statements, Petitions, Consent Petitions, Affidavits, Vakalatnamas, Memorandum of Appeals or any other documents and papers in any proceedings now pending or may in future be instituted before any Court of Law in any way concerning or relating to the premises.

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- 8) To retain and employ solicitors, advocates, architects, or other person or persons for the better doing and more effectual executing the powers and authorities of the attorney in terms herein and to terminate their appointment.
- 9) To represent Smiling Residency before all Statutory Authority or Authorities and to deposit all Rates, Taxes, Fees in respect of the said property.
- 10) To commence, prosecute, enforce, defend answer and oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or in any way relating to or concerning the said property/premises fully described in the Schedule hereunder and also if thought fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such actions, or proceedings as aforesaid before any Court of law.

AND GENERALLY the said Attorney shall have the power to do all such acts, deeds, matters, and things on behalf of Smiling Residency in any way concerning or relating to the property/premises by virtue hereof as I, being the Proprietor of Smiling Residency could have done, if personally present.

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BE it is expressly stated that this Power of Attorney does not create or constitute any kind of transfer, enjoyment or making profit in favour of the Attorney and I further declare that the said Attorney shall not herby obtain or have power for development work on such property.

AND the Attorney shall have no entitlement to change and character of the property and no Monetary transaction have taken place and this **Power of Attorney is revocable.**

AND I hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said attorney shall lawfully do or caused to be done in and about the premises as aforesaid by virtue hereof.

Contd.....

THE SCHEDULE ABOVE REFERRED TO

(Description of the property)

ALL THAT the piece or parcel of 5 (five) Cottahs 14 (fourteen) Chhitacks more or less of land with Tile Shed structures of 200 Sq. ft. more or less thereon comprised at Mouza Kasba, J. L. No. 13, comprised in R. S. and L. R. Dag No. 2687, R. S. Khatian No. 819, L. R. Khatian No. 3292, Police Station Kasba, being the Municipal Premises No. 803, Jogendra Gardens (formerly Premises No. P-40, Jogendra Gardens), Kolkata-700 078, under KMC Ward No. 107 whereon or whereupon the proposed new Ground plus Four storied Building is to be constructed. The said premises is being assessed under Assessee No. 311070512183 and the said premises is butted and bounded as follows :

ON THE NORTH :By 18'ft. wide KMC Road ;
 ON THE SOUTH : By Plot No. P-12, Jogendra Gardens ;
 ON THE EAST : By Plot No.P-32, Jogendra Gardens ;
 ON THE WEST :By Plot No. P-31, Jogendra Gardens ;

Contd....

IT WITNESS WHEREOF I, the Executant/Principal and the Attorney have executed these presents on this 27th day of June, Two Thousand and Twenty-four.

SIGNED, SEALED AND DELIVERED
by the Executant/Principal and the
Attorney at Kolkata in the presence of

1) *Silbam Kundu*
105A, Bagdas, main Road
KOL-107

SHILING RESIDENCY
Hindya Dm
Proprietor

(Executant/Principal)

Power of Attorney is accepted by me

2) *Santa Gini*
224, Radanba School Road
KOL-107

Ranabhi Kumar
(Attorney)

Drafted by me

Chanchal Santra
(Chanchal Santra)

Advocate

Regn. No. WB/496/1984
Alipore Judges' Court

Typed by:

Sunil Kr. Dey
(Sunil Kr. Dey)
513, C. R. Colony, Baghajatin,
Kolkata-700 092



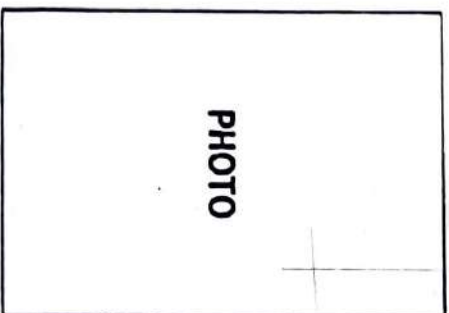
Name... ANINDYA DASGUPTA
 Signature... Anindya Dasgupta

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



Name... SHAMBLU KUNDU
 Signature... Shamblu Kundu

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



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

Name.....
 Signature.....

Major Information of the Deed

Deed No :		I-1603-10327/2024		Date of Registration		27/06/2024
Query No / Year		1603-2001607790/2024		Office where deed is registered		
Query Date		26/06/2024 1:32:59 PM		D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name, Address & Other Details		Chanchal Santra Allpore Judges Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, Status : Advocate				
Transaction		[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties				
Set Forth value				Additional Transaction		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
				Market Value		
Stampduty Paid(SD)				Rs. 2,57,19,525/-		
Rs. 100/- (Article:48(d))				Registration Fee Paid		
Remarks		Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)				

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JOGENDRA GARDEN, Road Zone : (Other than on R.B. Connector -- Other than on R.B. Connector) , , Premises No: 803., , Ward No: 107 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 14 Chatak		2,56,65,525/-	Width of Approach Road: 18 Ft.,
Grand Total :				9.6938Dec	0 /-	256,65,525 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	54,000 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SMILING RESIDENCY 87/3 BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Date of Incorporation:XX-XX-2XXX4 , PAN No.:: ASxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Jorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHAMBHU KUNDU (Presentant) Son of Late SUNIL KUNDU Executed by: Self, Date of Execution: 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office		 Captured	
	27/06/2024	27/06/2024	LTI	27/06/2024
	Son of Late SUNIL KUNDU 188 RAJDANGA SCHOOL ROAD, City:- , P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.:: AGxxxxxx4K, Aadhaar No: 22xxxxxxxxxx5510, Status :Individual, Executed by: Self, Date of Execution::27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024 ,Place : Office			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANINDYA DASGUPTA Son of Late ARUN KUMAR DASGUPTA Date of Execution - 27/06/2024 , Admitted by: Self, Date of Admission: 27/06/2024, Place of Admission of Execution: Office		 Captured	
	Jun 27 2024 12:05PM	27/06/2024	LTI	27/06/2024
	87/3 BOSEPUKUR ROAD, City:- , P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.:: ADxxxxxx8L, Aadhaar No: 65xxxxxxxxxx5184 Status : Representative, Representative of : SMILING RESIDENCY (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
27/06/2024	27/06/2024	27/06/2024	
Identifier Of Mr SHAMBHU KUNDU, Mr ANINDYA DASGUPTA			

Endorsement For Deed Number : I - 160310327 / 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
(a) of Indian Stamp Act 1899.

(b) of Indian Stamp Act 1899.
presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:19 hrs on 27-06-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SHAMBHU KUNDU ,Claimant.

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

Execution is admitted on 27/06/2024 by Mr SHAMBHU KUNDU, Son of Late SUNIL KUNDU, 188 RAJDANGA SCHOOL ROAD, P.O: EKTU, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Indetified by Mr CHANCHAL SANTRA, , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-06-2024 by Mr ANINDYA DASGUPTA, PROPRIETOR, SMILING RESIDENCY, 87/3 BOSE PUKUR ROAD, City:-, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Indetified by Mr CHANCHAL SANTRA, , Son of Late HARI KUMAR SANTRA, 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 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23171, Amount: Rs.100.00/-, Date of Purchase: 25/06/2024, Vendor name: S DAS

[Signature]

Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 271652 to 271667
being No 160310327 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.06.28 16:45:50 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 28/06/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.