

1933/23

IN 18582/23



पश्चिम बंगाल WEST BENGAL

AP 808017

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

District Sub-Register-III
Alipore, South 24 Parganas

04 DEC 2023

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I

SRI SEKHAR BANERJEE, (PAN NO – ACVPB9210C / AADHAAR NO – 6217 7418 3040), Son of Amalendra Nath Banerjee, by faith – Hindu, by Nationality – Indian, by occupation – Retired, residing at – 109 B.B. Chatterjee Road, P.S. + P.O. - Kasba, Kolkata – 700 042, Dist- South 24 Parganas, do here by solemnly affirm and declare as follows;-

WHEREAS I am the absolute Owner of ALL THAT piece and parcel of landed property measuring an area about 03 Cottahs 06 Chittaks 00 sq. ft. be the same a little more or less comprised in Mouza - Kasba, J.L. No.31, C. S. Dag No. 949, Khatian No.1206, Municipal Premises No. 44, Rajkrishna Ghosal Road, P.S. – Kasba, Kolkata-700042, Dist- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, under Ward No. 91, being Assessee No. 210911500723, as mentioned in the schedule bellow and it would not be possible for me to look after personally my said property.

THAT I do hereby and hereunder appoint my Constituted Attorney "**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, to do all acts, things and deeds in my name and on my behalf.

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

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

- 7) To appear before the Kolkata Municipal Corporation in respect of my schedule mentioned property for sewerage connection, drainage connection, water connection and other necessary permissions on my behalf and to sign in my name and on my 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 my 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 my Bank Account.

AND GENERALLY to do all acts, deeds and things in my name as I could have lawfully done and I do hereby ratify and confirm and agree to ratify all and whatsoever my said Attorney shall lawfully do arise to be done in or about the said premises as aforesaid.

I do hereby agree to confirm and ratify all and whatsoever my 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 filmy 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 executant has 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 FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of landed property measuring an area about 03 Cottahs 06 Chittaks 00 sq. ft. be the same a little more or less comprised in Mouza - Kasba, J.L. No.31, C. S. Dag No. 949, Khatian No.1206, Municipal Premises No. 44, Rajkrishna Ghosal Road, P.S. - Kasba, Kolkata-700042, Dist- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, under Ward No. 91, being Assessee No. 210911500723, which butted and bounded as follows:-

ON THE NORTH BY 20 FEET R. K. GHOSAL ROAD (BLACK TOP);
 ON THE SOUTH BY PREM. NO.44A, R. K. GHOSAL ROAD & (PORTION)
 39, N. C. CHOWDHURY ROAD;
 ON THE EAST BY PREM. NO.44A, R. K. GHOSAL ROAD;
 ON THE WEST BY PREM. NO.43, R. K. GHOSAL ROAD;

IN WITNESSETH WHEREOF I the Executant herein fully undertake the contents hereof and set and subscribed my hand on this the ^{04th}..... Day of December 2023.

SIGNED SEALED & DELIVERED

By the Executants in presence of

WITNESSES:-

- 1) Triphi Banerjee
109, B, B. Chatterjee Rd - 1
KOL - 42

Sax Bar Banerjee
SIGNATURE OF THE EXECUTANT

- 2) Somnath Datta
117 Bosepukur Rd
KOL - 39.











A. DAS & CO.
Proprietor
SIGNATURE OF THE ATTORNEY

DRAFTED &
PREPARED IN MY OFFICE

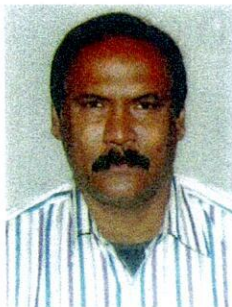
Pranab Das











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



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

SIGNATURE Sekhar Banerjee



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

SIGNATURE Solomon K. Am...

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACVPB9210C

नाम /NAME
SEKHAR BANERJEE

पिता का नाम /FATHER'S NAME
AMALENDRA NATH BANERJEE

जन्म तिथि /DATE OF BIRTH
02-04-1954

हस्ताक्षर /SIGNATURE
Sekhar Banerjee

आयकर आयुक्त, प.व. - II
COMMISSIONER OF INCOME-TAX, W.B. - II

Sekhar Banerjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/20994/31646

To
শেখর ব্যানার্জী
Sekhar Banerjee
109 B.B CHATTERJEE ROAD
Kasba
Kasba
Circus Avenue Kolkata
West Bengal 700042
79337198
MN793371986FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6217 7418 3040

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শেখর ব্যানার্জী
Sekhar Banerjee
পিতা : অমলেন্দ্র নাথ ব্যানার্জী
Father : Amalendra Nath Banerjee
জন্মতারিখ / DOB : 02/04/1954
পুরুষ / Male



6217 7418 3040

আধার - সাধারণ মানুষের অধিকার

Sekhar Banerjee

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFLPD1633A

नाम / NAME
ASHUTOSH DAS

पिता का नाम / FATHER'S NAME
MONOTOSH DAS

जन्म तिथि / DATE OF BIRTH
04-04-1967

हस्ताक्षर / SIGNATURE

आयकर आयुक्त, प. ३-III
COMMISSIONER OF INCOME-TAX, W.B. - III



इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
सी-7,

चौरंगी स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),
P-7,

Chowringhee Square,

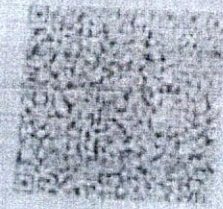
Calcutta- 700 069.



Ashutosh Das
 Father: MANJOSH DAS

DOB: 04/04/1987
 Gender: Male

4706 8097 5376



আধার - সাধারণ মানুষের অধিকার



ভারতীয় চিহ্নিত পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা: ১৩৪ এ, সুইন হো লেন, কাসবা
 কাসবা, কোলকাতা, পশ্চিম বঙ্গ

Address: 138 A, SWIN HOE
 LANE, Kasba, Kolkata,
 Kasba, West Bengal 700042

4706 8097 5376

1947
 1300 300 1947



help@uidai.gov.in



www.uidai.gov.in

Major Information of the Deed




Deed No :	I-1603-18582/2023	Date of Registration	04/12/2023
Query No / Year	1603-2002821654/2023	Office where deed is registered	
Query Date	16/11/2023 9:13:04 PM	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. 1,21,49,998/-		
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. Ghoshal Road, , Premises No: 44, , Ward No: 091 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	3 Katha 6 Chatak		1,21,49,998/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.5688Dec	0 /-	121,49,998 /-	










Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SEKHAR BANERJEE Son of Mr AMALENDRA NATH BANERJEE Executed by: Self, Date of Execution: 04/12/2023 , Admitted by: Self, Date of Admission: 04/12/2023 ,Place : Office	Photo  04/12/2023	Finger Print  Captured LTI 04/12/2023	Signature  04/12/2023
109, B. B. 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.: ACxxxxxx0C, Aadhaar No: 62xxxxxxx3040, Status :Individual, Executed by: Self, Date of Execution: 04/12/2023 , Admitted by: Self, Date of Admission: 04/12/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr ASHUTOSH DAS (Presentant) Son of Late MANOTOSH DAS Date of Execution - 04/12/2023, , Admitted by: Self, Date of Admission: 04/12/2023, Place of Admission of Execution: Office</td><td> <div>Dec 4 2023 11:01AM</div></td><td> Captured <div>LTI 04/12/2023</div></td><td> <div>04/12/2023</div></td></tr></table>	Name	Photo	Finger Print	Signature	Mr ASHUTOSH DAS (Presentant) Son of Late MANOTOSH DAS Date of Execution - 04/12/2023, , Admitted by: Self, Date of Admission: 04/12/2023, Place of Admission of Execution: Office	 <div>Dec 4 2023 11:01AM</div>	 Captured <div>LTI 04/12/2023</div>	 <div>04/12/2023</div>	<p>138A, SWINHOE 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 (as PROPRIETOR)</p>		
Name	Photo	Finger Print	Signature									
Mr ASHUTOSH DAS (Presentant) Son of Late MANOTOSH DAS Date of Execution - 04/12/2023, , Admitted by: Self, Date of Admission: 04/12/2023, Place of Admission of Execution: Office	 <div>Dec 4 2023 11:01AM</div>	 Captured <div>LTI 04/12/2023</div>	 <div>04/12/2023</div>									

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	 04/12/2023	 04/12/2023 Captured	 04/12/2023
Identifier Of Mr SEKHAR BANERJEE, Mr ASHUTOSH DAS			

Endorsement For Deed Number : I - 160318582 / 2023

On 04-12-2023

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 10:57 hrs on 04-12-2023, 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 04/12/2023 by Mr SEKHAR BANERJEE, Son of Mr AMALENDRA NATH BANERJEE, 109, B. CHATTERJEE ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person

Indetified 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 04-12-2023 by Mr ASHUTOSH DAS, PROPRIETOR, A DAS AND CO, 138A, SWINHOE LANE, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Indetified 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 11798, Amount: Rs.100.00/-, Date of Purchase: 06/10/2023, Vendor name: Subhankar Das



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

