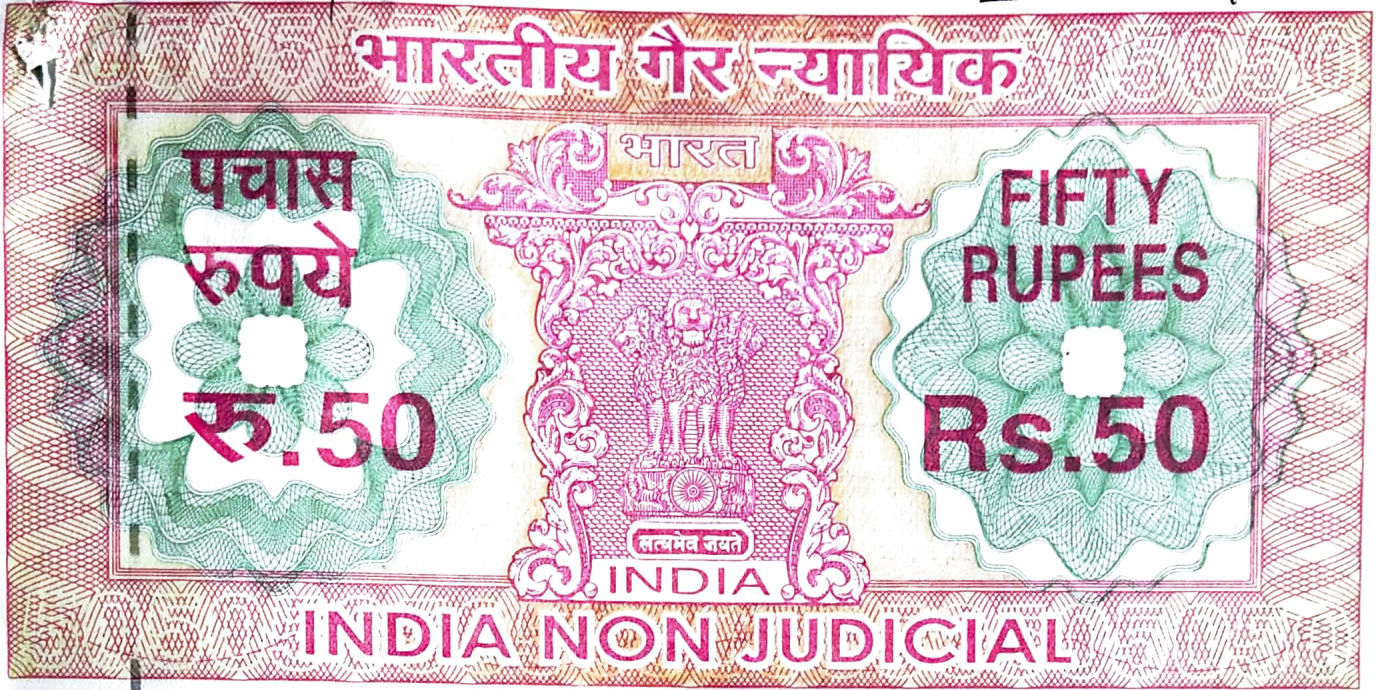


03048/21

I 03085/2021



पश्चिम बंगाल WEST BENGAL

Z 763143

Certified that the document is a true and correct copy of the original document as registered in the office of the Registrar of Documents, Kolkata.

Registrar of Documents
Alipore, Kolkata-700029

08 APR 2021

POWER OF ATTORNEY

This deed of Power of Attorney is made on this the 6th day of April, Two thousand and Twenty One A.D.

By

I, SMT. AMITA GHOSH wife of Sri Moloy Ghosh, by faith-Hindu, by occupation-Business, residing at 144, N.S.Road, 4A, Narendrapur Complex, Narendrapur, P.O- Narendrapur, P.S-Sonarpur, Kolkata-700103 ,

.....Here-in-after known as the executor of this Power of attorney.

WHEREAS

1. I the aforesaid is the absolute owner **ALL THAT** the piece or parcel of Bastu land measuring 5(Five) cottahs 2 (Two) chittacks 43(Forty Three) sq.ft. be the same little more or lees being Plot No. B out of 22 decimals with 100 sq.ft. Tiles shed structure being Plot No. A out of 22 decimals, comprised in R.S. Dag No. 403, L.R.Dag no. 456 appertaining to R.S. Khatian No. 13, L.R.Khatian no. 1284 , 1285, 1286 and 1287 of Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within Rajpur Sonarpur Municipality, being Municipal Holding no. 95, Sahid Biswanath Sarani, under ward no.16, P.S. – Sonarpur, in the District South 24-Parganas which I have acquired by a registered deed of sale dated 8th day of July 2011 from (1) **SMT. BASANTI DEBNATH** wife of Late Sudhir Debnath (2) **SRI JOYDEV DEB NATH**, (3) **SMT. KABERI DEBNATH** (4) **SMT.KRISHNA NATH (DEB NATH)** wife of Sri Samir Nath , no.2 son of and no.3 & 4 both daughters of Late Sudhir Debnath , all by faith-Hindu, no 1 to 3 all are residing at Nafar Chandra Das Road, P.O& P.S-Behala, Kolkata-700034 and No. 4 residing at 217, Netaji Subhas Road, P.S-Behala, Kolkata-700034 duly registered in the D.S.R –IV, Alipur and recorded in Book No. 1, Volume No. 17, Pages 2875 to 2892 , being No. 05155 for the year 2011 and my husband also purchased **ALL THAT** the piece or parcel of Bastu land measuring 5 (Five) cottahs 8(Eight) chittacks 44 (Forty Four) sq.ft. be the same little more or lees with 100 sq.ft. Tiles shed structure being Plot No. A out of 22 decimals, comprised in R.S. Dag No. 403, L.R.Dag no. 456 appertaining to R.S. Khatian No. 13, L.R.Khatian no. 1284 , 1285, 1286 and 1287 of Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within Rajpur Sonarpur Municipality, being Municipal Holding no. 95, Sahid Biswanath Sarani, under ward No.16, P.S- Sonarpur, in the District South 24-Parganas by a registered deed of sale dated 8th day of July' 2011 from (1) **SMT. BASANTI DEBNATH** wife of

Late Sudhir Debnath (2) **SRI JOYDEV DEB NATH, (3) SMT. KABERI DEBNATH** (4) **SMT. KRISHNA NATH (DEB NATH)** wife of Sri Samir Nath , no.2 son of and no.3 & 4 both daughters of Late Sudhir Debnath , all by faith-Hindu, no 1 to 3 all are residing at Nafar Chandra Das Road, P.O& P.S-Behala, Kolkata-700034 and no. 4 residing at 217, Netaji Subhas Road, P.S-Behala, Kolkata-700034 duly registered in the D.S.R -IV, Alipur and recorded in Book No. 1, Volume No. 17, Pages 2910 to 2926 , being No. 05156 for the year 2011. After such purchase we have jointly amalgamated the aforesaid two plots into a one plot and obtain the G+4 Storied building Plan from the Rajpur Sonarpur Municipality vide Building plan No. 7864/ CB/16/04 dated 16/07/2017 and approved building Plan No. 205/Rev/CB/16/02 dated 18/11/2019 in respect of the land measuring 10 Cottahs 11 Chittaks 42 Sq.ft . comprised in R.S. Dag No. 403, L.R.Dag no. 456, appertaining to R.S. Khatian No. 13, L.R.Khatian No.1284, 1285, 1286, 1344,1345 and 1287 of Mouza-Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within Rajpur Sonarpur Municipality, being Municipal Holding No.619, Sahid Biswanath Sarani, under Ward No.16, P.S. – Sonarpur, in the District South 24-Parganas.

AND

WHEREAS I, the principal/executing herein is seized and possessed of and or otherwise sufficiently entitled to the said property as absolute owner but I am unable to look after and manage the said property and that is why it has now become necessary for me to appoint a constituted Attorney who could be able to look after and manage and to do all any of the acts, deeds and things for the said property or any portion thereof for and on behalf of myself.

NOW KNOW WE ALL MEN BY these presents I, said SMT. AMITA GHOSH PAN ATXPG5545L, Aadhaar No. 9639 1949 4971, do hereby nominate constitute and appoint my husband SRI MOLOY GHOSH, PAN AJSPG5484F, Aadhaar No. 8013 7425 4715, son of Sri Kamal Ghosh, by faith-Hindu, by nationality- Indian, by occupation-Business, residing at 144,N.S.Road, 4A, Narendrapur Complex, Narendrapur, P.S- Sonarpur, Kolkata-700103, in respect ALL THAT the undivided 50% share of land measuring 10 Cottahs 11Chittaks 42 Sq.ft more or less comprised in R.S. Dag No. 403, L.R.Dag No. 456, appertaining to R.S. Khatian No. 13, L.R. Khatian No.1284, 1285, 1286, 1344,1345 and 1287 of Mouza- Malikapur, J.L. No. 54, Touzi No. 255, Pargana Medanmolla, now within Rajpur Sonarpur Municipality, being Municipal Holding No.619, Sahid Biswanath Sarani, under Ward No.16, P.S- Sonarpur, in the District South 24-Parganas and together with undivided 50% share of the constructed area as per sanctioned building plan No. 7864/CB/16/04 dt. 16/07/2017 and approved building Plan No. 205/Rev/CB/16/02 dated 18/11/2019 as my true and lawful attorney for me and in my name and on my behalf to act, make perform execute, exercise all or any of the several acts, deeds, power, authorities, matters, and things herein below mentioned that is to say :-

A) To act in my name & to do or execute all or any of the acts or things, including transfer, in connection the undivided 50% (Fifty Percent) share of my said property.

B) To execute and present any agreement for sale, Deed of Sale, Lease, Mortgage or other documents, necessary to effectuate the aforesaid purposes & to cause the same to be stamped, registered or authenticated, as the case may be.

C) To appear and present before any Addl. Sub-registrar office, District registrar offices, Register of Assurances Kolkata and/ or other relevant authorities, for the purpose of transfer & /or otherwise in respect of my said property.

D) To appear before any/all Courts, Municipal authority, settlement authority, Revenue authority or any other authority; as may be required on my behalf.

E) To sue or to be sued on my behalf.

F) To sign plaint, memorandum of appeal and / or to sign in any /all other papers or documents as may be required to be signed and filed before any / all Courts of law or before any relevant authority, on my behalf or to effect compromise & /or partition.

G) To appoint any counsel or advocate or agent for the purpose of any litigation and / or otherwise or to sign any Vakalatnama on my behalf.

H) To appear on my behalf in office of The Rajpur Sonarpur Municipality to sign the building plan and to obtain the same and to appear WBSEB Ltd. or any local or any statutory authority and all Govt. offices and Police Stations and to apply for and to obtain necessary permission as may be required for the said property from the respective authorities.

I) To get my afore-said property or any part thereof transferred in the name of any other person of your choice and convenience & /or to negotiate with any customer for the said properties, and to execute and /or to present any deed of sale for the said properties, after execution thereof on my behalf, to the registering authority and to appear before such authority and to admit execution thereof and to do other things and acts that may be necessary for the registration of the said deed and to receive the said deed and to deliver the same to the purchaser or authorize the delivery thereof to the vendee.

J) To receive the consideration in respect of the said deed of sale in the manner afore-mentioned or in such other manner or at such times in modification thereof as the said attorney may deem fit and to give receipt thereof or admit the receipt thereof before the registering or other authority.

K) To execute and to do all other acts, deeds or things for the assurance of the said purchaser or to apply and appear before any other authority for the purpose of giving effect to the said transfer of my property, in favour of the said purchaser and as may be necessary, appropriate or expedient or as may be required by the said purchaser for such assurance or as may be necessary for the completion or as evidence of such sale as afore-mentioned.

Be it expressly stated that this power of attorney does not create, constitute, assume any kind of transfer or enjoyment or making profit in favour of the Attorney. And further declared 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 principal and all the receivables will be deposited in the principal's bank account.

L) To deliver possession of the said property to the vendee or his heirs /nominees as may be required in the circumstances in such manner, as may be appropriate thereof.

And I, hereby agree to confirm and ratify all such acts, deeds, gift and/ or his heirs or proceedings that may be done by the said attorney on my behalf and in my name, by virtue of this general power-of-attorney and the same shall be binding on me and be of full force and effect.

In witness whereof We, the executants of this power of attorney, do hereby, out of my free will and consent and after reading and realizing the contents of this deed, in presence of witnesses, do hereby put my respective hands unto this deed of power of attorney; on this the day, month and year, as noted above.

Witnesses:

1. Chiranjit Ghosh
2. Natayipally Purbojaya
Sonarpur Kal-15D

Amita Bhash
Signature of the executor

2. Rahul Das
Alipore Judges Court,
Kal-27.

**Accepted by me
Attorney**

Naby Ghosh

Drafted by:-

K. S. Mondal

Advocate, EN.No.f/1495/1477/78,
18, Aipore Judges' Court, Kolkata-700027,

K. S. Mondal
Advocate
Alipore Judges Court
Kal-27

Thumb

1st finger

Middle finger

Ring finger

Small Finger

Left
hand

Right
hand

Name -----

Signature -----

Left
hand

Right
hand

Name Meby Glem

Signature Meby Glem

Left
hand

Right
hand

Name Amila Ghash

Signature Amila Ghash

Photo

Left
hand

Right
hand

Name -----

Signature -----

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOLOY GHOSH
KAMAL GHOSH

07/04/1970
Permanent Account Number
AJSPG5484F

Moby C. Ghosh
Signature



Moby C. Ghosh

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.



ভারত সরকার
সংসদ



ভারত সরকার

Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0647/01142/00124

Download Date: 28/01/2019

To
অমিতা ঘোষ
Amita Ghosh
W/O Moloy Ghosh
144 N S Road, Narendrapur complex
Banhugli
Narendrapur
South 24 Parganas West Bengal - 700103
9875530005

Generation Date: 03/01/2019

Signature valid



QR Code with Photograph

আপনার সংখ্যা / Your Aadhaar No. :

9639 1949 4971

VID : 9132 7438 5703 6410

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অমিতা ঘোষ
Amita Ghosh
জন্মতারিখ/DOB: 11/11/1973
মহিলা/ FEMALE

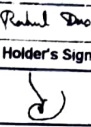
9639 1949 4971

VID : 9132 7438 5703 6410

আমার আধার, আমার পরিচয়



Amita Ghosh

INDIAN UNION DRIVING LICENCE WEST BENGAL STATE	
WB-2020170154171 Issue Dt: 09/03/2017	
Name	RAHUL DAS
S/DW of	NETAI CH. DAS
Blood Gr.	U
Address	D.O.B. 29/10/1991 NATUN PALLI DAKSHINANGSH RAJPUR SONARPUR KOLKATA 700150
Authorised to Drive Throughout India	
Valid Till	Vehicle Class
N.T. 08/03/2037	MCWG 31/08/2017
Trans	LMV-NT 09/03/2017
App No 65217617	
Print Date 12/09/2017	
 Holder's Sign  L. Authority South 24 PGS	

Rahul Das

Major Information of the Deed

Deed No :	I-1603-03085/2021	Date of Registration	08/04/2021
Query No / Year	1603-3000726627/2021	Office where deed is registered	
Query Date	06/04/2021 2:15:32 PM	1603-3000726627/2021	
Applicant Name, Address & Other Details	KALISANKAR MONDAL ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8961940256, 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/-	Rs. 29,25,553/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S.B. SARANI ROAD (MALIKAPUR), Mouza: Malikapur, , Ward No: 16, Holding No:619 JI No: 54, Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-456 (RS :-)	LR-1284	Bastu	Bastu	5 Katha 5.5 Chatak 21 Sq Ft	1/-	29,25,553/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :					8.8653Dec	1 /-	29,25,553 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	AMITA GHOSH Wife of Shri MOLOY GHOSH Executed by: Self, Date of Execution: 06/04/2021 , Admitted by: Self, Date of Admission: 06/04/2021 ,Place : Office	 06/04/2021	 LTI 06/04/2021	 06/04/2021
144, N. S. ROAD, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ATxxxxxx5L, Aadhaar No: 96xxxxxxx4971, Status :Individual, Executed by: Self, Date of Execution: 06/04/2021 , Admitted by: Self, Date of Admission: 06/04/2021 ,Place : Office				

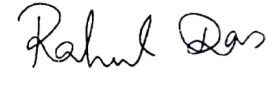
Identifier Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
MOLOY GHOSH (Presentant) Son of KAMAL GHOSH Executed by: Self, Date of Execution: 06/04/2021 , Admitted by: Self, Date of Admission: 06/04/2021 ,Place : Office			
06/04/2021	06/04/2021	06/04/2021	06/04/2021

Son of KAMAL GHOSH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx4F, Aadhaar No: 80xxxxxxx4715, Status :Individual, Executed by: Self, Date of Execution: 06/04/2021 , Admitted by: Self, Date of Admission: 06/04/2021 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL DAS Son of NETAI CHANDRA DAS ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			
06/04/2021	06/04/2021	06/04/2021	06/04/2021

Identifier Of AMITA GHOSH, MOLOY GHOSH

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S.B. SARANI ROAD (MALIKAPUR), Mouza: Malikapur, , Ward No: 16, Holding No:619 JI No: 54, Pin Code : 700149

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 456, LR Khatian No:- 1284	Owner:বাসন্তি দেবনাথ, Gurdian:স্বর্গীর , Address:মির্জা , Classification:বঙ্গ.	Seller is not the recorded Owner as per Applicant.

06-04-2021

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

Presented for registration at 14:55 hrs on 06-04-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by MOLOY GHOSH, Claimant.

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

Execution is admitted on 06/04/2021 by 1. AMITA GHOSH, Wife of Shri MOLOY GHOSH, 144, N. S. ROAD, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 2. MOLOY GHOSH, Son of KAMAL GHOSH, 144, N. S. ROAD, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business Indetified by Mr RAHUL DAS, , Son of NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no Z763143, Amount: Rs.50/-, Date of Purchase: 18/12/2019, Vendor name: Sabyasachi Deb



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

On 08-04-2021

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.



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 1603-2021, Page from 100162 to 100177
being No 160303085 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.04.29 18:34:53 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/04/29 06:34:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)