



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 449419

20/02/2021  
2000425696/2021  
2-50 PM

Certified that the document is admitted the  
Registration. The signature sheets and the  
admission sheets attached with the  
document are the part of this document.

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

23 FEB 2021

(Adm)  
22-2-21X

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, SMT. AMLI SHAW, having Income Tax PAN - ANLPS7833D, Voter Id. No. LLH2360907, Mobile No. 9163727052, wife of Late Kishore Lal Shaw, by Occupation House-wife, by faith Hindu, by Nationality Indian, residing at 596, Garia Road P.O. Garia, P.S. Narendrapur formerly Sonarpur, Kolkata - 700 084, District South 24 Parganas, West Bengal, hereinafter called and referred to as the "OWNER/ PRINCIPAL" SEND

GREETINGS :

WHEREAS I am the owner of undivided  $\frac{1}{2}$  (50%) share of 'Bastu' land measuring 2 Cottahs 1 Chittack 13 Sq.ft. more or less out of total land measuring 4 Cottahs 2 Chittacks 26 Sq.ft. more or less, within Mouza Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, comprised in R.S. Khatian No. 1395, L.R. Khatian No. 1084, appertaining to R.S. and L.R. Dag No. 185, within the local limits of the Rajpur-Sonarpur Municipality, Ward No. 29, Holding No. 45, Garia Road, P.S. Narendrapur formerly Sonarpur, Kolkata - 700 084, District South 24 Parganas, and I have uninterrupted possession and enjoyment of the said property which is free from all encumbrances and bears a good marketable title.

AND WHEREAS it has become inconvenient and difficult for me to look after or manage all my affairs, business, property and as such I do hereby nominate, constitute and appoint my elder brother SRI PRATAP LAL SHAW, having Income Tax PAN - BTZPS1974E, Aadhaar No. 3312 4699 1820, Mobile No. 8444035933, son of Late Basu Shaw, by faith Hindu, by occupation : Business, by Nationality Indian, residing at 7/H/62, Kamar Danga Road, P.O. Gobindo Khattick Road, P.S. Beleghata, Kolkata 700 046, West Bengal, as my lawful attorney for me and on my behalf to execute or to do all or any of acts, things, deeds hereinafter mentioned that is to say:-

1. To supervise, manage and conduct all sorts of administration in respect of all of my affairs, businesses, transactions and property which is particularly mentioned in the Schedule herein bellow and which I now have and to handle all sorts of official matters, letters and correspondences arising in course of or in relation to matters concerned with me.
2. To institute, contest, carry on commence, compromise, withdraw, submit to arbitration any suit, action, proceeding, claim, demand etc. and do all of my business matters and things necessary for any manner connected with or having reference to any of matter and/or arising in course of or in relation to the aforesaid land.
3. To appear, act, sign on all papers / documents including the drawings, plans etc. at any Municipality/Corporation and file pleadings, applications, written statements, petitions, deeds,

returns and all other documents in all courts i.e. civil, criminal and revenue etc. in all Registration offices of Government, sales tax and income tax, collectorate and/or any other local authority, Municipality/ Corporation as well as to a local autonomous body and/or public or private body and to present appeals in all sorts of Appeal Courts, authorities and tribunals etc.

4. To engage, constitute and appoint any Advocate, Solicitor, Pleader, Mukter, Revenue Agent or any other legal practitioner or conduct any sorts of cases, appeals, revisions and other matters and to take and defend all sorts of legal proceedings, suits, claims, demands etc. arising in course of or in relation to the aforesaid matters.
5. To execute and place necessary Deed of Declaration, Deed of gift and any other necessary Deed or Deeds that may be required for any purpose including submission of plan before the appropriate authority including Municipality/Corporation, and to execute and sign the plan in respect of the said land and submit the same to the said Municipality/ Corporation, and to other authority for approval.
6. To file and receive back documents and/or to deposit and withdraw money from any court, office or from individual by granting proper receipt thereof, in respect of my aforesaid property.
7. To take delivery of any document or documents from any court of law or from any authority by executing necessary bond or bonds or guarantee as may require and realize the rents etc. as the case may be and other usufructs from any person liable to pay to us and to compromise, compound or withdraw cases and to confess judgments and to refer the case or the dispute to arbitration.
8. To accept service of any summon, notice or writ issued by any court or office against me.
9. To apply to the appropriate authority for obtaining necessary permission or approval of any papers and document, and submit the same for approval before the appropriate authority including any Municipality/Corporation etc.
10. To obtain loan from any financial institution or bank on my behalf by mortgaging the said property/ land and to pay instalments of payment thereof.

11. To sign and execute any agreement for Sale, contracts etc. on my behalf in respect of the said property/land in favour of any person or persons, company or companies, association, purchaser or purchasers and to receive any earnest money and to issue valid receipt for the same and deposits the money in my bank account.
12. To negotiate the terms to sale my said property/land to any purchaser or purchasers at such price which my attorney in his absolute discretion think fit and proper and to agree upon and to enter into any agreement or agreements for the said sale and/or to conceal and/or to repudiate the same .
13. To execute or do all acts or things to conduct all sorts of correspondences, agreements and contracts and to execute any type of Deed of Conveyance/Sale Deed/Gift Deed/Partition Deed and/or agreement, in favour of any person or persons, company or companies, association etc. In respect of the said property/land as may be required.
14. To execute the Deed of sale in respect of said property/land on my behalf in my name in favour of any purchaser or purchasers and to present the deed before Registrar and admit execution thereof and receive consideration money and to give valid discharge thereof and to deposit entire sale proceeds/ consideration money in respect of the property/land in my Bank Account.
15. To induct and/or to eject the tenants/lessee/licensee/trespasser from our said properties/land or from any of our properties which we now possessed and/or entitled and/or which we may possess or become entitled.
16. To take all steps regarding mutation, electricity connection, maintenance fee payment and all necessary job/jobs in respect of the aforesaid property at Holding No. 45, Garia Road, Ward No. 29 of the Rajpur-Sonarpur Municipality, P.O. Garia, P.S. Narendrapur formerly Sonarpur, Kolkata – 700 084, District South 24 Parganas, West Bengal.
17. Be it expressly stated that this Power of Attorney doed not creat, constitute or assure any kind of transfer, enjoyment and/or making profit in favour of my Attorney and my Attorney shall

not make or have not any power for Development or Construction Works on such property.

18. Be it expressly further stated that the aforesaid property presently/prevously is/was not under any acquisition and requisition of the Government of India or the Government of the State of West Bengal and the said property is not lying 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 property in question and if restriction prevails, in that event Principle will be held responsible for that.

19. All receivable shall be paid back to the Principle and all payable will be borne by the Principle.

20. The Power of Attorney hereby executed is revocable.

GENERALLY to act as my attorney or agent in relation to the matters aforesaid and all other matters in which my affairs, property, business and transaction may be interested and concerned or on my behalf to execute and to do all acts or things as fully and effectually in all respect as I, myself do if personally present.

"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 property, which is the subject matter of this Power Of Attorney and that the said Attorney shall not hereby obtain any right to make development/construction work on the said property and further that the entire sale proceeds, if any arising out of said entire property or any part of the Schedule property shall be deposited in the bank account of the Principle irrespective of any condition."

AND I hereby ratify, confirm and agree to confirm whatsoever my said attorney shall do or purport to do by virtue of this Deed.

#### SCHEDULE

ALL THAT undivided  $\frac{1}{2}$  share of 'Bastu' land measuring 2 Cottahs 1 Chittack 13 Sq.ft. more or less alongwith more or less 200 Sq.ft. Cemented floor Tile shed residential structure out of total land measuring 4 Cottahs 2 Chittacks 26 Sq.ft. more or less, within Mouza Barhans Fartabad, J.L. No. 47,

		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND						
RIGHT HAND						

NAME : SMT. AMLI SHAW

SIGNATURE : L.T.I. of Amli Shaw

*say the pen of Rittick Shaw*

		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND						
RIGHT HAND						

NAME : SRI PRATAP LAL SHAW

SIGNATURE : Pratap Lal Shaw

R.S. No. 7, Touzi No. 109, comprised in R.S. Khatian No. 1395, L.R. Khatian No. 1084, appertaining to R.S. and L.R. Dag No. 185, within the local limits of the Rajpur-Sonarpur Municipality, Ward No. 29, Holding No. 45, Garia Road, P.S. Narendrapur formerly Sonarpur, Kolkata – 700 084, District South 24 Parganas, TOGETHERWITH undivided proportionate share of the land along with the common areas, common portions, and all the easement and quasi-easement rights, facilities and amenities annexed thereto. The entire land is butted and bounded as follows :-

ON THE NORTH BY :- Cane Side Road; ON THE EAST BY :- R.S. Dag No. 186;  
ON THE SOUTH BY :- R.S. Dag No. 184; ON THE WEST BY :- R.S. Dag No. 185/1850;

IN WITNESS WHEREOF we, the Executants herein have set and subscribed our hands on this the 20<sup>th</sup> day of February, Two Thousand and Twenty-Four (2024).

SIGNED, SEALED & DELIVERED by the PARTIES  
at Kolkata in presence of

WITNESSES :-

1. Rakesh Shaw.  
543, Garia Station Road.  
Ichamati Apt. Kolkata - 84.

L.T. I. of Amli Sharee  
by the pen of Rakesh Shaw

2. Bappy Roy  
Laskarpur, Sonarpur  
Kol - 153.

SIGNATURE OF THE EXECUTANTS  
(LAND-OWNER/PRINCIPAL)

Rakesh Shaw

SIGNATURE OF THE CONSTITUTED  
ATTORNEY

Drafted and prepared by me, at my office, as per the instructions, documents and information submitted by the parties herein and according to their will.

*Sabyasachi Roy*  
(SABYASACHI ROY),

ADVOCATE

Enrolment No. WB/167/1999

Alipore Police Court, Kol - 700 027;

Office : Laskarpur Rabindra Nagar, Kolkata –  
700 153; Mobile No. - 9674073247

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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042000425696/2024

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Amli Shaw 596, Raria Road, Now P.S, Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700084	Principal			L.T.L. of Amli Shaw by Rittick Shaw 20.2.2024
2	Mr Pratap Lal Shaw 7/H/62, Kamar Danga Road, City:- , P.O:- Gobindo Khattick Road, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700046	Attorney			Pratap Lal Shaw 20.2.2024
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Rittick Shaw Son of Late Kishore Lal Shaw 596, Garia Road, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Smt Amli Shaw, Mr Pratap Lal Shaw			Rittick Shaw 20.2.2024

(Anupam Halder)

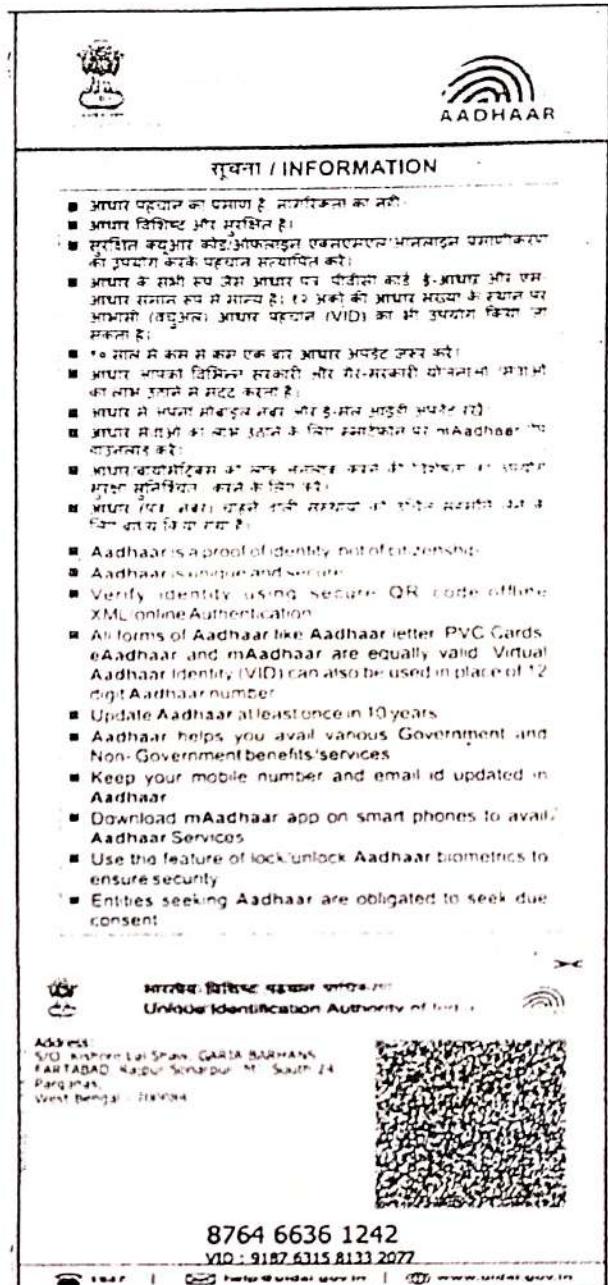
DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -

IV SOUTH 24-PARGANAS

South 24-Parganas, West

Bengal



Ritwick Shaw



**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	2000425696/2024	Office where deed will be registered
Query Date	16/02/2024 12:04:12 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Sabyasachi Roy Rabindra Nagar, Laskarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9674073247, Status : Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 1,50,000/-	Rs. 43,60,748/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(d))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabadd, Ward No: 29, Holding No:45 JI No: 47, Touzi No: 109, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-185	RS-1395	Bastu	Bastu	2 Katha 1 Chatak 13 Sq Ft	1,00,000/-	43,06,748/-	Property is on Road Adjacent to Metal Road,
Grand Total :					3.4329Dec	1,00,000/-	43,06,748/-	

**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.	50,000/-	54,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total : 200 sq ft		50,000/-	54,000/-	



### Major Information of the Deed

Deed No.	I-1604-02175/2024	Date of Registration	23/02/2024		
Query No / Year	1604-2000425696/2024	Office where deed is registered			
Query Date	16/02/2024 12:04:12 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas			
Applicant Name, Address & Other Details	Sabyasachi Roy Rabindra Nagar, Laskarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9674073247, Status : Advocate				
Transaction	Additional Transaction				
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]				
Set Forth value	Market Value				
Rs. 1,50,000/-	Rs. 43,60,748/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 100/- (Article:48(d))	Rs. 53/- (Article:E, 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: Garia Station Road, Mouza: Barhans Fartabadi, Ward No: 29, Holding No:45 JI No: 47, Touzi No: 109 Pin Code : 700084

Sch No	Plot/Number	Khatian Number	Land Use	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-185	RS-1395	Bastu	Bastu 2 Katha 1 Chatak 13 Sq Ft	1,00,000/-	43,06,748/-	Property is on Road Adjacent to Metal Road,
Grand Total :				3.4329Dec	1,00,000/-	43,06,748/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	54,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	200 sq ft	50,000 /-	54,000 /-	

**Principal Details :**

Sl No.	Name,Address,Photo,Finger print and Signature
1	<b>Smt Amli Shaw (Presentant )</b> Wife of Late Kishore Lal Shaw 596, Raria Road, Now P.S, Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: anxxxxx3d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence

**Attorney Details :**

Sl No.	Name,Address,Photo,Finger print and Signature
1	<b>Mr Pratap Lal Shaw</b> Son of Late Basu Shaw 7/H/62, Kamar Danga Road, City:- , P.O:- Gobindo Khattick Road, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: btxxxxxx4e, Aadhaar No: 33xxxxxxxx1820, Status :Individual, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rittick Shaw</b> Son of Late Kishore Lal Shaw 596, Garia Road, Now P.S. Narendrapur, City:- Rajpur-sonarpur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
Identifier Of Smt Amli Shaw, Mr Pratap Lal Shaw			

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabad, , Ward No: 29, Holding No:45 JI No: 47, Touzi No: 109 Pin Code : 700084

Sch No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 185, RS Khatian No:- 1395		

Endorsement For Deed Number : I - 160402175 / 2024

On 20-02-2024

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

Presented for registration at 14:50 hrs on 20-02-2024, at the Private residence by Smt Amli Shaw , Executant.

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

Execution is admitted on 20/02/2024 by 1. Smt Amli Shaw, Wife of Late Kishore Lal Shaw, 596, Raria Road, Now P.S, Narendrapur, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mr Pratap Lal Shaw, Son of Late Basu Shaw, 7/H/62, Kamar Danga Road, P.O: Gobindo Khattick Road, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business  
Indetified by Mr Ritick Shaw, , Son of Late Kishore Lal Shaw, 596, Garia Road, Now P.S. Narendrapur, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

(Amli)

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 23-02-2024

**Certificate of Admissibility (Rule 43 W.B. Registration Rules 1962)**

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 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 14106, Amount: Rs.100.00/-, Date of Purchase: 13/02/2024, Vendor name: Subhankar Das

(Amli)

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1604-2024, Page from 64034 to 64053  
being No 160402175 for the year 2024.



Digitally signed by Anupam Halder  
Date: 2024.02.23 17:24:04 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 23/02/2024

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS**

**West Bengal.**