I-3265/23

भारतीय गैर न्यायिक

भारत

पचास रुपये Rs.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

AH 138160

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

16/03/2023 700078 700/2022 6-15 P.M.

Certified that the document is admitted to Registration. The signature sheet and the [illegible] attached to this document are part of this document.

16-3-23

14-3-23

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

17 MAR [illegible]

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, **SMT. SARALA BALA NASKAR ALIAS SARALA NASKAR**, (PAN – BGBPN7804H) (Aadhaar 5904 8428 1380), wife of Late Hemanta Chandra Naskar Alias Hemchandra Naskar and daughter of Late Bhusan Chandra Naskar, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 35, Garfa Main Road, Haltu, Post Office – Haltu, Police Station - Kasba, Kolkata – 700078, hereinafter called and referred to as the **PRINCIPAL/OWNER**, do hereby **SEND GREETINGS**:

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WHEREAS one Bala Dasi (since deceased) was the recorded owner and well sufficiently entitled of landed property, lying and situated at Mouza – Kasba, J.L. No. 13, Pargana – Kalikata, R.S. No. 233, District Collectorate Touzi No. 145, comprised in R.S. Dag No. 3249, appertaining to R.S. Khatian No. 671, within the limits of Tollygunge Municipality, then Corporation of Calcutta, thereafter Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station – Tollygunge then Jadavpur now Kasba, in the District 24 – Parganas now District South 24 – Parganas and enjoying the absolute right, title and interest, free from all sorts of encumbrances.

AND WHEREAS while having seized and possessed the aforesaid landed property, the said Bala Dasi died intestate leaving behind her legal heirs and successors namely Bhusan Chandra Naskar, Dulal Chandra Naskar, Upendra Chandra Naskar, Malti Mandal and Sarala Bala Naskar, as her legal heirs and successor who jointly inherited the aforesaid landed property as Hindu Succession Act.

AND WHEREAS the aforesaid Bhusan Chandra Naskar, Dulal Chandra Naskar, Upendra Chandra Naskar, Malti Mandal and Sarala Bala Naskar, as Co-sharers in respect of the landed property, decided that in the long run the Co-owners or their heirs and successors may feel inconvenient and any disputes and differences of opinion in the matter

of management may arise amongst themselves in respect of the said property and the parties in consultation with their own relations, well wishers and friends, agreed among themselves to partition and divide the aforesaid property amicably keeping their respective possession in tact as far as practicable and the partition is made on the basis of agreed settlement regarding valuation and allotment accepted agreed and approached by the parties.

AND WHEREAS accordingly the said Bhusan Chandra Naskar, Dulal Chandra Naskar, Upendra Chandra Naskar, Malti Mandal and Sarala Bala Naskar, jointly entered into a registered Partition Deed, wherein the said Smt. Sarala Bala Naskar has been allotted a plot of land measuring an area of 04 Cottahs, 13 Chittacks & 00 Square Feet more or less, along with tile shed structure thereon, lying and situated at Mouza – Kasba, J.L. No. 13, Pargana – Kalikata, R.S. No. 233, District Collectorate Touzi No. 145, comprised in R.S. Dag No. 3249, appertaining to R.S. Khatian No. 671, within the limits of Tollygunge Municipality, then Corporation of Calcutta, thereafter Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station – Tollygunge then Jadavpur now Kasba, in the District 24 – Parganas now District South 24 – Parganas, along with all rights of easements and appurtenances civil amenities and facilities in the said land, which was duly registered in the office of the Sub-Registrar at

Alipore and recorded in Book No. I, Volume No. 128, Being No. 6219, for the year 1963.

AND WHEREAS by virtue of aforesaid Deed of Partition the said Smt. Sarala Bala Naskar (the Principal/Owner herein) became the absolute sole owner of **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **13** Chittacks & **00** Square Feet more or less, along with tile shed structure thereon, lying and situated at Mouza – Kasba, J.L. No. 13, Pargana – Kalikata, R.S. No. 233, District Collectorate Touzi No. 145, comprised in R.S. Dag No. 3249, appertaining to R.S. Khatian No. 671, within the limits of Tollygunge Municipality, then Corporation of Calcutta, thereafter Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station – Tollygunge then Jadavpur now Kasba, in the District 24 – Parganas now District South 24 – Parganas, along with all rights of easements and appurtenances civil amenities and facilities in the said land, hereinafter for the sake of brevity referred to as the "**said Property**" and enjoying the absolute right, title, interest and possessed over the said property, free from all sorts of encumbrances, liens, charges etc.

AND WHEREAS while having seized and possessed the aforesaid property, the said Smt. Sarala Bala Naskar (the Principal/Owner herein) therein mutated her name in the assessment records of the

Kolkata Municipal Corporation as absolute sole Owner in respect of the said property, subsequently the said concerned authority have assessed her name in the assessment book and renumbered as K.M.C. Premises No. 57, Rajdanga School Road, under Ward No. 107, Police Station – Kasba, Kolkata – 700078, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and paying the relevant rates and taxes under Assessee No. 311071900579 to the concerned authority regularly, hereinafter for the sake of brevity referred to as the "**said Premises**" and enjoying the absolute right, title, interest and possessed over the said premises, free from all sorts of encumbrances, liens, charges etc.

AND WHEREAS thus the said Smt. Sarala Bala Naskar (the Principal/Owner herein) thereto became the absolute sole Owner of **ALL THAT** piece and parcel of Bastu land measuring **04** Cottahs, **13** Chittacks and **00** Square Feet be the same a little more or less, together with brick wall tile shed structure measuring about 200 Square Feet, lying and situated at Mouza – Kasba, J.L. No. 13, Pargana – Kalikata, R.S. No. 233, District Collectorate Touzi No. 145, comprised in R.S. Dag No. 3249, appertaining to R.S. Khatian No. 671, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 57, Rajdanga School Road, under Ward No. 107, Police Station – Kasba, Kolkata – 700078, within the jurisdiction of District Sub-Registrar at