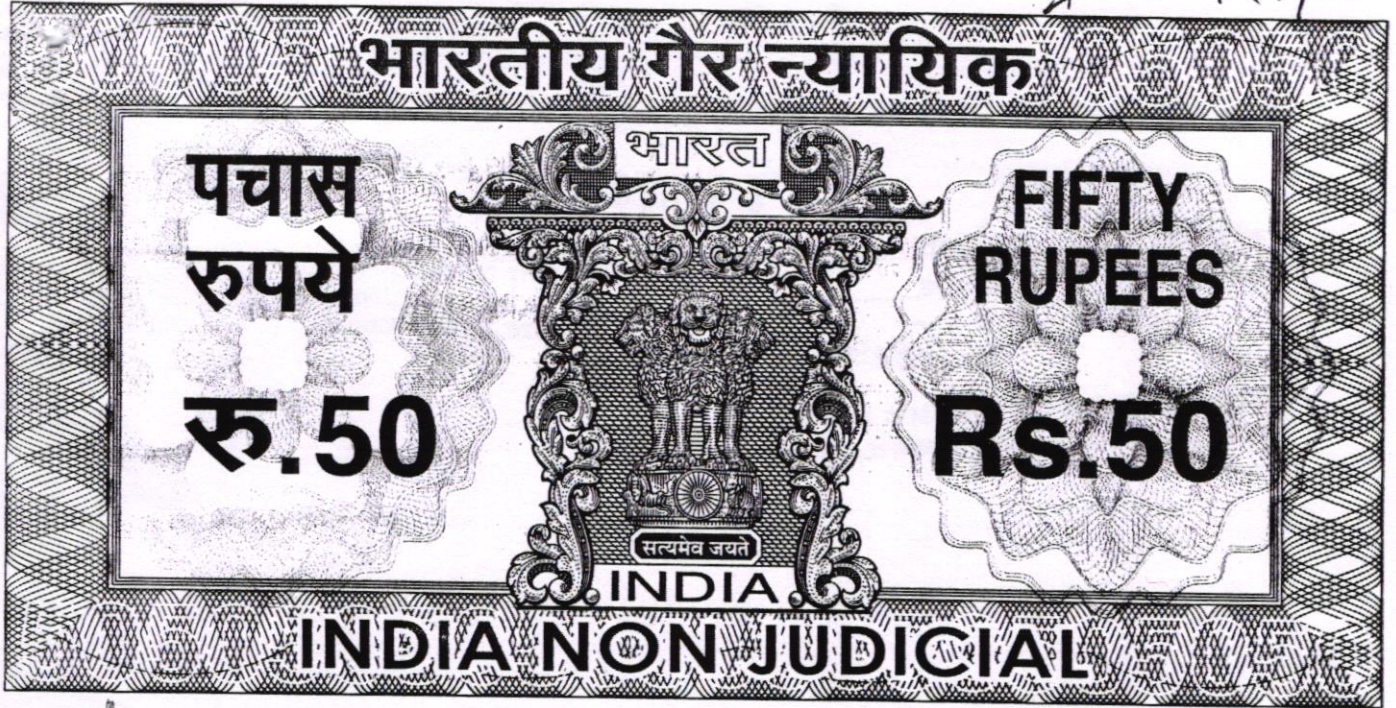


968/25

T-00929/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 069971

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-IB  
Alipore, South 24-parganas

20-01-25

**GENERAL POWER OF ATTORNEY**

**KNOW ALL MEN BY THIS PRESENTS** We, (1) **SHRI BHUPENDRA MOHAN SAHA**, Son of Late Abinash Chandra Saha, **PAN: EGBPS0302A**, **AADHAAR NO. 586818614867**, **D.O.B.- 06/03/1938**, by Faith: Hindu, by Nationality: Indian, by Occupation: Retired Person, residing at 4 No. Shatipath, Santoshpur, Kolkata: 700075 and (2) **SHRI NETAI MUKHERJEE**, Son of Late Susil Mukherjee, **PAN: CGXPM3723R**, **AADHAAR NO. 818600789250**, by Faith: Hindu, by Nationality: Indian,

Seen & sealed  
Bhupendra Mohan Saha

नि ०५२ रु ५१/५३/२५

09 DEC 2024

ক্রমিক নং 1199 তাং.....  
মূল্য..... ক্রেতার নাম.....

50.

*[Signature]*

UTTAM KUMAR DAS  
Advocate  
Alipore Judges Court  
Knl-27

স্ট্যাম্প ভেস্তার শ্রী বিশ্বজিত চক্রবর্তী  
এ.ডি.এস.আর. অফিস চাকদহ, নদীয়া



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
20 JAN 2025

*[Handwritten signature]*

by Occupation: Retired Person, residing at 3 No. Shatipath, Santoshpur, Kolkata: 700075, **SEND GREETINGS.**

**WHEREAS** we are the absolute owners of **ALL THAT** piece or parcel of bastu land measuring about 04 Cottah 7 Chittaks 12 Sq.ft. more or less under Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, Khatian No. 72, Dag No. 188, lying and situate at Premises No. 951, Nayabad, P.S. Purba Jadavpur, ( Now panchosayar police station ) Kolkata: 700099, Ward No. 109, in the District South 24 Parganas,

**AND WHEREAS** being aged person, it is not possible for us to look after, maintain, pay taxes of the schedule property and we decided to nominate, constitute and appoint my attorney namely **SHRI ALOK MONDAL** son of Late Jiban Krishna Mondal, **PAN NO. AGKPM1345A, AADHAAR NO. 360922380563, D.O.B.- 11.05.1970**, by faith: Hindu, by Occupation: Business, residing at 93, Ananda Pally, Jadavpur, P.S. Jadavpur, P.O: Jadavpur University, Kolkata- 700032, as our true and lawful **ATTORNEY** to do the following acts, deeds on things on our behalves in respect of our schedule below property.

1. To sign & submit Building Plans for sanction from Kolkata Municipal Corporation, letter's correspondences, deviation, alteration, modification, modified, conversation, conversations, revise sanction building plan arid document and to receive all papers, Boundary Declaration, KMC Gift, Common passage, Splats Corner, Amalgamate Deed, amalgamate Deed of Deceleration, B/S maps or plans from the Kolkata Municipal Corporation or other

Alex Mondal  
Bhupendra Mohan Sabu

11/05/2023

local authorities and for that purpose to sign and grant proper and effectual receipts and discharges.

2. To execute and submit all Building Plans for sanction Development Plans, Documents Statements, Papers, Undertakings, Declarations, may be required for necessary, modification and / or alteration of sanctioned Plan by' the Kolkata Municipal Corporation.

3. To appear and represent on behalf of the Principals i.e. Land Owners herein on or before any necessary authorities including the Kolkata Municipal Corporation, fire brigade, Police Station, necessary Departments of Government of West Bengal, in connection with any modification and/or alteration of Development Plans or revise sanction Plan for the above mentioned property.

4. To pay fees for modification and such other orders and permissions from the necessary authorities on our behalf as required for modification and / or alteration of the said sanctioned Building Plan from Kolkata Municipal Corporation, Plans and also to submit and take delivery of title Deeds concerning the **SCHEDULE** mentioned property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.

5. To work for electric, drainage, sewerage, water and all other necessary work.

*Alex Meardal*  
*Dhyanendra Mohan Sarker*

*নং ২, ৩৭/৫*

6. To deposit and withdraw free, documents and moneys in and from any Court or Courts and / or other person or persons or authority and given valid receipts and discharged thereof.

7. To sign & execute amalgamate Deed, to receive all papers, documents, Boundary Declaration, KMC Gift, Common passage, Splats Corner, KMC Mutation, B.L. & L.R.O. office for Mutation, land conversion, for that purpose to sign and grant proper and effectual receipts and discharges.

**AND WHEREAS** to act as our attorney to relation to all matters in respect of the said premises and on our behalf to do all instruments, acts, deeds and things as fully and effectually as we would do if we personally Present.

**AND** we the Principal hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under the power in that behalf hereinbefore contained, shall lawfully do prosecute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this Deed

**THE SCHEDULE ABOVE REFERRED:**

**ALL THAT** piece or parcel of bastu land measuring about 04 Cottahs 7 Chittaks 12 Sq.ft. more or less under Mouza: Nayabad, J.L. No. 25, Touzi No. 56, R.S. No. 3, Khatian No. 72, Dag No. 188, lying and situate at Premises No. 951, Nayabad, P.S. Purba Jadavpur, (Now Panchasayar police station) Kolkata: 700099, Ward No. 109, in the

*Aswini Kumar Das*  
*Man Sankha*

*12/01/23*  
*23/01/23*  
*24/01/23*

District South 24 Parganas, and the land is butted and bounded as follows: -

ON THE NORTH : Plot No. 31 & 32  
 ON THE SOUTH : 20' Wide Road  
 ON THE EAST : Plot No. 42  
 ON THE WEST : others land

**IN WITNESS WHEREOF** having fully understood the contents, we, set and subscribed my hand on the <sup>20/1</sup>..... day of January 2025.

SIGNED SEALED AND DELIVERED

BY THE EXECUTENCE IN PRESENCE OF:

WITNESS:

1. Gautam Saha  
 4 Sandi path,  
 Santoshpur

1/ Bhupendra Mohan Saha  
 (BHUPENDRA MOHAN SAHA)


2. Uttam Saha  
 4 N. Shobipath,  
 Santoshpur. kot 75

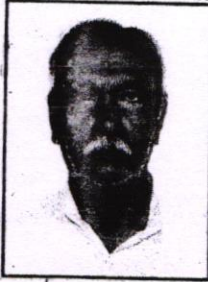










2/ Netaji Mukherjee  
 (NETAJI MUKHERJEE)

SIGNATURE OF THE EXECUTENTS












Accepted by:- Aek Meondel

Drafted by:












  
 Uttam Kumar Das  
 Advocate  
 Alipore Judges' Court  
 Kolkata: 700027  
 WB 680/1999

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name .....  
 Signature *Bhupendra Mohan Saha*

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name .....  
 Signature *A. N. Saha*

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name ALOK MANDAL  
 Signature *Alok Mandal*

✓  
✓

### Major Information of the Deed



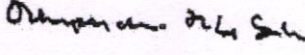
Deed No :	I-1603-00929/2025	Date of Registration	20/01/2025
Query No / Year	1603-2000154938/2025	Office where deed is registered	
Query Date	16/01/2025 8:39:09 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uttam Kumar Das Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7998359308, 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. 8,00,000/-	Rs. 89,08,332/-		
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 :



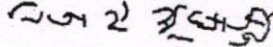
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 951, , Ward No: 109 Pin Code : 700099

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	4 Katha 7 Chatak 12 Sq Ft	8,00,000/-	89,08,332/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				<b>7.3494Dec</b>	<b>8,00,000 /-</b>	<b>89,08,332 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Bhupendra Mohan Saha</b> Son of Late Abinash Chandra Saha Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office	 20/01/2025	 Captured LTI 20/01/2025	 20/01/2025










4 No. Shantipath, City:- Kolkata, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: EGxxxxxx2A, Aadhaar No: 58xxxxxxxx4867, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Shri Netai Mukherjee</b> Son of Late Sushil Mukherjee Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office	 <small>20/01/2025</small>	 Captured <small>LTI 20/01/2025</small>	 <small>20/01/2025</small>
3 No. Shantipath, City:- Kolkata, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: CGxxxxxx3R, Aadhaar No: 81xxxxxxxx9250, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office				




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>UNIQUE CONSTRUCTION</b> 43, Nabanagar, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Date of Incorporation:XX-XX-1XX0 , PAN No.:: AGxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri Alok Mondal (Presentant)</b>            Son of Late Jiban Krishna Mondal            Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office         </td> <td>   <small>Jan 20 2025 11:32AM</small> </td> <td>             Captured  <small>LTI 20/01/2025</small> </td> <td>   <small>20/01/2025</small> </td> </tr> </tbody> </table> <p>93, Ananda Pally, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AGxxxxxx5A, Aadhaar No: 36xxxxxxxx0563 Status : Representative, Representative of : UNIQUE CONSTRUCTION (as Proprietor)</p>	Name	Photo	Finger Print	Signature	<b>Shri Alok Mondal (Presentant)</b> Son of Late Jiban Krishna Mondal Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office	 <small>Jan 20 2025 11:32AM</small>	 Captured <small>LTI 20/01/2025</small>	 <small>20/01/2025</small>
Name	Photo	Finger Print	Signature						
<b>Shri Alok Mondal (Presentant)</b> Son of Late Jiban Krishna Mondal Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office	 <small>Jan 20 2025 11:32AM</small>	 Captured <small>LTI 20/01/2025</small>	 <small>20/01/2025</small>						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Uttam Kumar Das</b> Son of Late R R Das Alipore Judges Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	20/01/2025	20/01/2025	20/01/2025
Identifier Of Shri Bhupendra Mohan Saha, Shri Netai Mukherjee, Shri Alok Mondal			

**Endorsement For Deed Number : I - 160300929 / 2025**

**On 20-01-2025**

**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 11:28 hrs on 20-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Alok Mondal ,.

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

Execution is admitted on 20/01/2025 by 1. Shri Bhupendra Mohan Saha, Son of Late Abinash Chandra Saha, 4 No. Shantipath, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 2. Shri Netai Mukherjee, Son of Late Sushil Mukherjee, 3 No. Shantipath, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person

Indetified by Mr Uttam Kumar Das, , , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, 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 20-01-2025 by Shri Alok Mondal, Proprietor, UNIQUE CONSTRUCTION (Sole Proprietorship), 43, Nabanagar, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Uttam Kumar Das, , , Son of Late R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, 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 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 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1199, Amount: Rs.50.00/-, Date of Purchase: 09/12/2024, Vendor name: B CHAKRABORTY



**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 1603-2025, Page from 36593 to 36604**

**being No 160300929 for the year 2025.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.01.24 17:45:14 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 24/01/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**