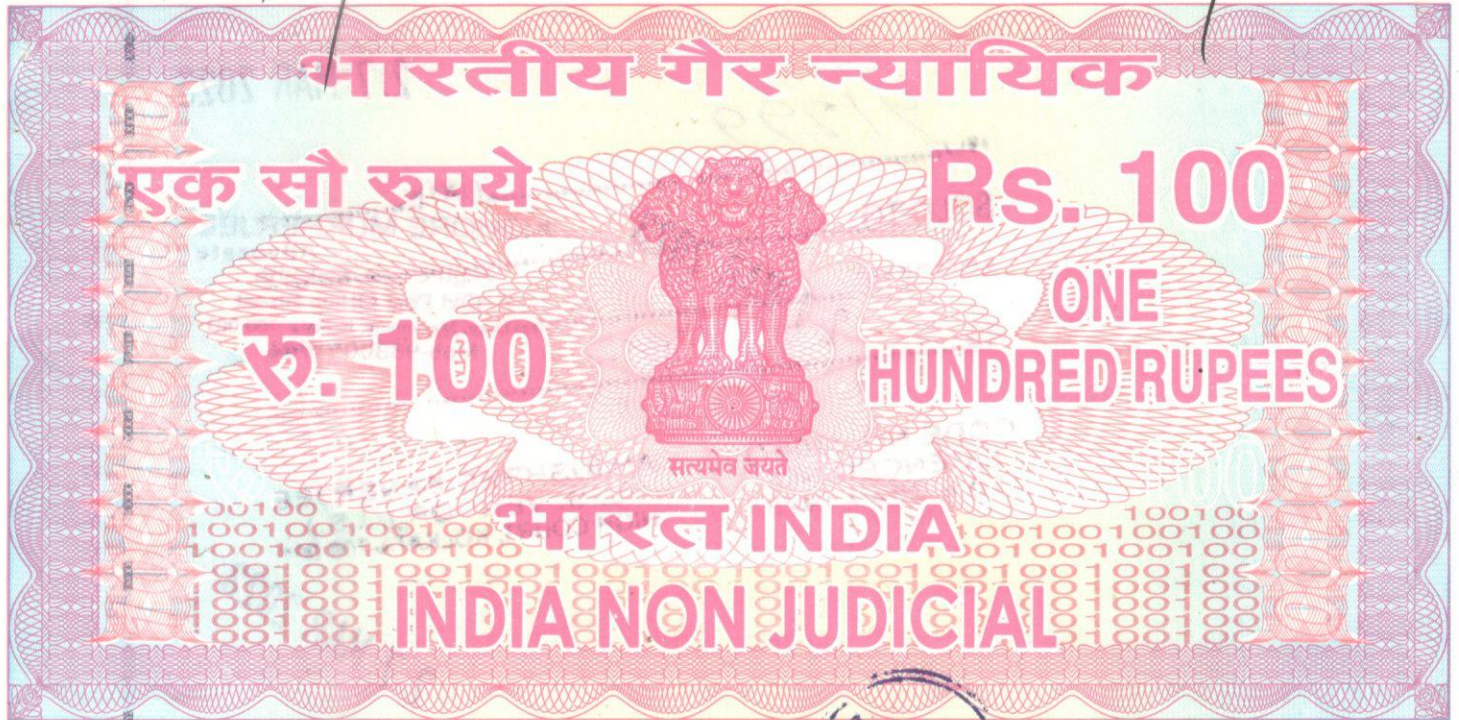


6458/2023

6461/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AP 143722

Verified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheet attached to this document
are the part this document.

Additional Registrar of
Assurances-IV, Kolkata

11 MAY 2023

Additional Registrar of
Assurances-IV, Kolkata

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENTS, I, **SMT. GOURI SAHA**, wife of Rathindra Nath Saha, Daughter of late Dharendra Nath Dasgupta, **PAN NO. ALTPS0018E**, **AADHAAR No. 430025357676**, **MOBILE No. 9874162714**, aged about - 71 years, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, resident of FE 176, Sector - III, Post Office - Bidhannagar IB Market, Police Station - Bidhannagar (South) Bidhannagar, Kolkata - 700106, District - 24 Paraganas (North), do hereby nominate, constitute and appoint **SMT. SUJATA DASGUPTA**, wife of Sudip Ranjan

Gouri Saha.

S. Dasgupta.

27 MAR 2023

91299

SOLD TO.....
ADDRESS.....
RS.....
DATE.....
KISHORE MUKHERJEE
Advocate
High Court, Calcutta
8, Old Post Office Street
1st Floor, Mezzanine, Kolkata- 700 001
Mob-9830092794

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

27 MAR 2023



Notarized by me
Notary Public
Kolkata

Notary Public
Kolkata

Identified by me

Soumyajit Mukherjee
Advocate

High Court, Calcutta

Enrollment No: WB/2154/2009



Dasgupta, daughter of Bimal Ghosh, **PAN No. BEYPD7365E, AADHAAR No. 271444695722, MOBILE No. 9123785502**, aged about - 51 years, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, resident of BA-19, Deshbandhunagar, Post Office - Deshbandhunagar, Police Station - Baguati (Formerly Rajarhat), Kolkata - 700059, District - 24 Paraganas (North), as my lawful Attorney in my name and on my behalf to represent me and take all necessary steps on my behalf to do inter alia the following acts, deeds and things relating to the transfer/alignment and development of the property, specifically by way of Sale and Gift, being my undivided shares in **ALL THAT** piece and parcel of **BASTU** land measuring about **09 (Nine) Cottahs 11 (Eleven) Chittak 27 (Twentyseven) Sq.ft.** be the same a little more or less along with a dilapidated two storied building measuring about **2000 sq. fts (approx)** together with all common easement rights over the property under Mouza - Jyangra, J.L. No. 16, R.S. No. 114, Touzi No. 3027, Paragana - Kolkata, Comprised in C.S. Dag No. 221/580 corresponding to R.S. Dag Nos. 326 and 327 appertaining to C.S. Khatian No. 395 under Khatian No. 394 corresponding to L.R. Khatian Nos. 2303 and 2311, within the local limits of the Ward No. 21 (old) and 25 (New) of the Rajarhat Gopalpur Municipality, Municipal Holding No. RGM/21/3228 (Old) RGM-25/136 (New), having Premises No. BA-19, Deshbandhunagar, within the jurisdiction of the office of the ADSR Rajarhat, under Police Station - Baguati (Formerly Rajarhat), in the district of 24 Paraganas (North), Pin - 700059, more fully and specifically written in the schedule hereunder stated, hereinafter referred to as the **"SAID**

Gouri Saha

S. Dasgupta



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
11 MAY 2023

PROPERTY" and each and every part thereof, in respect of which I am the co-owner, as per the terms and conditions stated hereinbelow:

1. To negotiate on terms for and to agree to enter into and conclude any Agreement for Sale, Agreement for Tenancy and/or Leave and License Agreement with the intending Purchaser/s and/or tenant/s and further to take full and/or part advance money alongwith the rents and/or License fees and to issue receipts thereof in respect of my said property on my behalf and also to deposit the received amounts from such intending purchasers in my Bank Account/s.
2. To sign, execute and deliver any conveyance or conveyances, Development Agreement, Development Power of Attorney, Deed of Sale, Deed of Gift or Deeds of Gift and/or Sale with regard to my undivided rights, title and interests as a whole or in part in the said property in favour of the intending Transferee/Developer/Purchaser/Donee or to his, her or their or its nominees and further to accept part or full consideration mone/Security Deposits in connection therewith, on my behalf.
3. To sign and execute all other deeds, instruments and assurances which my said Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying my rights, title and interests as a whole or in part in the said property.

Gouri Saha.

S. Dargupta

4. To pay fees, obtain any orders and permissions from the necessary or statutory authorities as may be expedient for any purpose and also to submit other papers and documents as may be required by the concerned authorities, on my behalf either jointly or severally.

5. To receive, refund of the excess amount of fees (if any), paid for any purpose from the municipal authority or authorities and to sign all applications and papers in that regard on my behalf.

6. To apply to the Kolkata Police, Bengal Police, Fire Brigade, Chief Electrical Inspector and other statutory authorities for their respective statutory compliances and completion certificates and to obtain all sanctions and permissions for drainage, sewerage, water, tube-well, generator, lift, pollution control and environmental clearances and getting these renewed from time to time and to sign all necessary application papers and documents in relation thereto, on my behalf.

7. To approach and represent me before the Municipality, Corporation and/or any Government and/or Semi Government Authorities including all revenue authorities like Collector, Addl. Collector including all revenue authorities and all departments thereof, City Survey Authorities, Town Planning Authorities under the Urban Land (Ceiling and Regulation) Act, 1976 or any other authorities appointed under the law for the time being in force for

Gouri Saha.

S. Dasgupta

the purpose of all matters connected with the said property, on my behalf.

8. To make and sign applications to the appropriate Government Departments, Local Authorities or other competent authorities for all and any licences, permissions and consents required by any Act or parliament order, statutory instruments, regulations, bye-laws or otherwise in connection with the management and improvement of the said property, including the recovery of compensation, on my behalf.

9. To carry forward any legal and /or any activity in relation to my said property as may be required and also to have the same modified and/or altered and in connection therewith, to make, sign, execute and submit all letter, forms, representations, applications, petitions, affidavits, Vakalatnamas and all other documents on my behalf.

10. To sign and file and look after all the court cases in respect of the said property, on my behalf, pending or to be filed before the Hon'ble High Court at Calcutta and all other Courts in India and other statutory bodies and Government Authorities and such acts will be binding upon me, on my behalf.

AND I hereby agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with my

Gouri Saba

S. Dargupta

right, title and interests as a whole or in part in the said property by virtue of this Power.

Be it specifically stated that the schedule mentioned property is not situated within the notified area, cantonment area, leasehold property and thika tenancy property and no embargo and/or restriction has been imposed by the local authority/competent authority/Government Authority for transferring the property in question no violation of the Section 22A of Indian Registration Act, 1908 and if restriction prevails, in that event the principal will be held responsible for that.

Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this power of attorney and that further that the said attorney shall not by virtue of this power shall act like a developer for the purpose of obtaining or having power to make any construction or development work or apply for sanctioning plan into any development agreement with any one on the said property.

All sale proceeds and/or any other sum received by the said attorney will be deposited on the bank account of the principal and all expenses incurred by the attorney will be borne by the principal.

This power of attorney is always Revocable in nature at our will without servicing any notice to the attorney.

Gouri Saha.

S. Dasgupta

THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT my undivided shares in the piece and parcel of **BASTU** land measuring about **09 (Nine) Cottahs 11 (Eleven) Chittak 27 (Twentyseven) Sq.ft.** be the same a little more or less along with a dilapidated two storied building measuring about **2000 Sq. Fts (approx)**, cemented flooring, 30 years aged together with all common easement rights over the property under Mouza - Jyangra, J.L. No. 16, R.S. No. 114, Touzi No. 3027, Paragana - Kolkata, Comprised in C.S. Dag No. 221/580 corresponding to R.S. and L.R. Dag Nos. 326 and 327 appertaining to C.S. Khatian No. 395 under Khatian No. 394 corresponding to R.S. and L.R. Khatian Nos. 2303 and 2311, within the local limits of the Ward No. 21 (old) and 25 (New) of the Bidhannagar Municipal Corporation (Formerly Rajarhat Gopalpur Municipality), Municipal Holding No. RGM/21/3228 (Old) RGM-25/136 (New), having Premises No. BA-19, Deshbandhunagar, within the jurisdiction of the office of the ADSR Rajarhat, under Police Station - Baguiati (Formerly Rajarhat), in the district of 24 Paraganas (North), Pin - 700059. Which is butted and bounded in the following :-

ON THE NORTH : By Premises No. BA-20, Deshbandhu Nagar
ON THE SOUTH : By Premises No. BA-18, Deshbandhu Nagar
ON THE EAST : Drain and 14 Feet Wide Common Passage
ON THE WEST : By Premises No. BA-15, Deshbandhu Nagar

Goari Saha.

S. Dasgupta

IN WITNESS WHEREOF I, **GOURI SAHA**, have hereunto set and subscribed our hands and seals on this the 11th day of **MAY**, **2023**, in presence of the following witnesses in good health, sound mind, without any undue influence, provocation, whatsoever from any corner.

SIGNED AND DELIVERED at

Ahmedabad in the presence of :

WITNESSES:

1. Indip Ranjan Dargupta
BA/19, Deshbandhu Nagar
Bagmati, Kt- 700059
2. Shyam Kumar Dargupta
B-55/3 Sukanta Bally
Kolkata - 700002

Gouri Saha

EXECUTANT

Accepted by me

S. Dargupta

ATTORNEY

Drafted by me

Soumyajit Mukherjee

SOUMYAJIT MUKHERJEE

Advocate

High Court, Calcutta

Bar Association Room No. 5

Enrolment No. WB/2154/2009

Page No.

Specimen Form For Ten Finger Prints

					
Gouri Saha					
					
S. Dasgupta					

Major Information of the Deed

Deed No :	I-1904-06461/2023	Date of Registration	11/05/2023
Query No / Year	1904-2001182179/2023	Office where deed is registered	
Query Date	10/05/2023 4:55:09 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Soumyajit Mukherjee 94/17, Vivekananda Abasan, Nayapatty Road,,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9073219349, 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. 2/-		Rs. 1,95,27,746/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 101/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

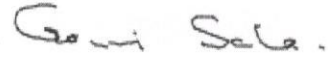
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Jyangra, Premises No: BA19, , Holding No:RGM 25/136 JI No: 16, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-326	RS-2303	Bastu	Bastu	9 Katha 11 Chatak 27 Sq Ft	1/-	1,83,80,246/-	Width of Approach Road: 14 Ft.,
Grand Total :					16.0463Dec	1 /-	183,80,246 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	11,47,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	2000 sq ft	1 /-	11,47,500 /-	

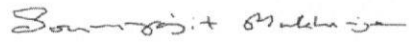
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs GOURI SAHA (Presentant) Wife of Rathindra Nath Saha Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office	Photo  11/05/2023	Finger Print  LTI 11/05/2023	Signature  11/05/2023
Salt Lake, Block/Sector: FE, Sector 3, 176, City:- Bidhannagar, P.O:- Bidhannagar IB Market, P.S:- South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx8E, Aadhaar No: 43xxxxxxxx7676, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SUJATA DASGUPTA Wife of Sudip Ranjan Dasgupta Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office	Photo  11/05/2023	Finger Print  LTI 11/05/2023	Signature  11/05/2023
Wife of Sudip Ranjan Dasgupta Desh Bandhu Nagar, BA-19, City:- Rajarhat-gopalpore, P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx5E, Aadhaar No: 27xxxxxxxx5722, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUMYAJIT MUKHERJEE Son of Mr Debabrata Mukherjee High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 11/05/2023	 11/05/2023	 11/05/2023
Identifier Of Mrs GOURI SAHA, Mrs SUJATA DASGUPTA			

On 11-05-2023

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 11:20 hrs on 11-05-2023, at the Office of the A.R.A. - IV KOLKATA by Mrs GOURI SAHA ,Executant.

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

Execution is admitted on 11/05/2023 by 1. Mrs GOURI SAHA, Wife of Rathindra Nath Saha, Salt Lake, Sector: FE, Sector 3, 176, P.O: Bidhannagar IB Market, Thana: South Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession House wife, 2. Mrs SUJATA DASGUPTA, Wife of Sudip Ranjan Dasgupta, Desh Bandhu Nagar, BA-19, P.O: Deshbandhunagar, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Indetified by Mr SOUMYAJIT MUKHERJEE, , , Son of Mr Debabrata Mukherjee, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

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 91299, Amount: Rs.100.00/-, Date of Purchase: 27/03/2023, Vendor name: A BANERJEE



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 316088 to 316104
being No 190406461 for the year 2023.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.05.11 12:15:46 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/05/11 12:15:46 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)