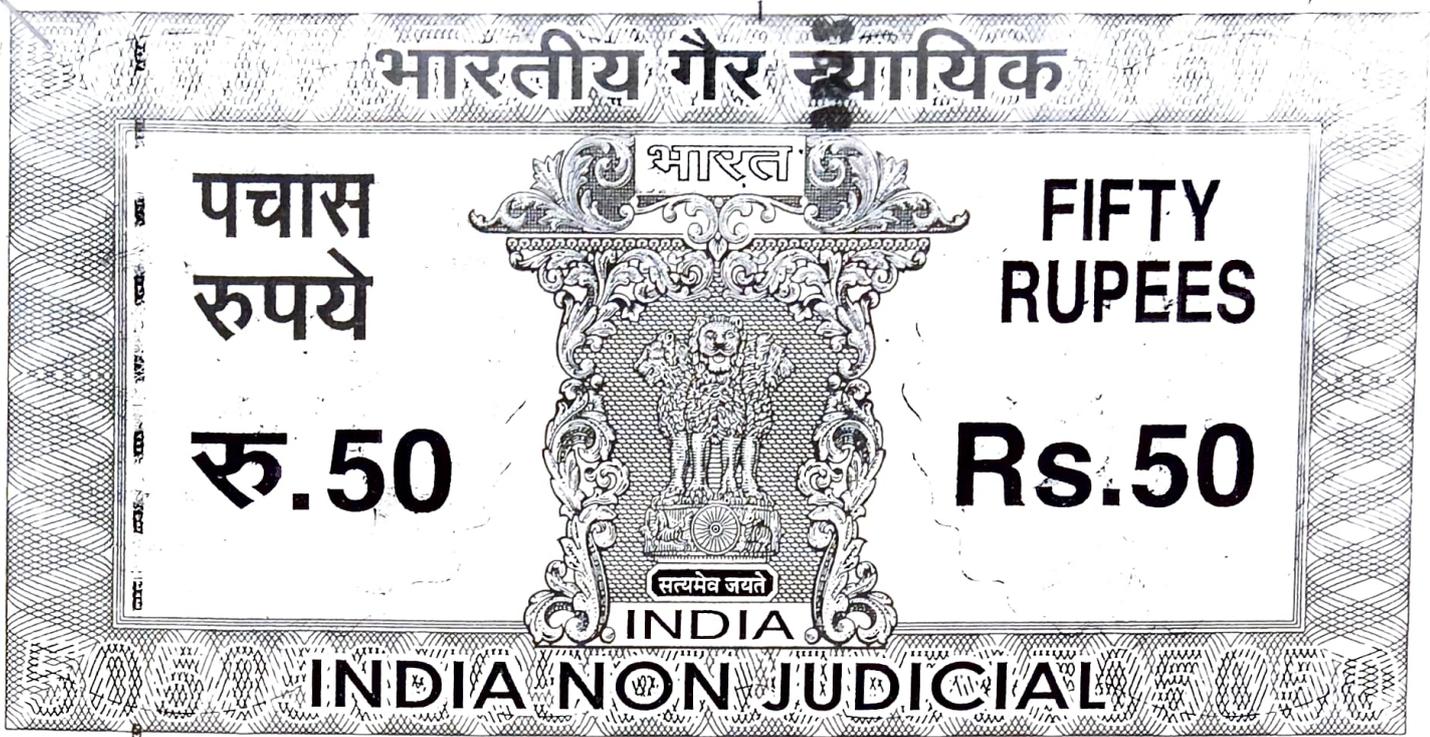


07027/22

for hand

I 7011/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

31/5
11/5
14/5
08/5

District Sub-Register-II
Alipore, South 24-Parganas

31 MAY 2022

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I SRI DIPAK KAR son of Kshirod Chandra Kar, having PAN - AEYPK6279H, Aadhaar No-930768403142, Mobile No-9434119566 by faith Hindu, by occupation Business, by nationality - Indian, residing at Haripada Chatterjee Road, P.O. Krishnagar, P.S Kotwali, Pin Code - 741101, District Nadia **SEND GREETINGS.**

SREE CONSTRUCTION
Ratau Loha.
Partner

9982

PANCHU GOPAL SHAIK
(Advocate)
C.M.M. Court Kol-1

SOLD TO
OF

RS. JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE KOL-1
LICENSED STAMP VENDOR
NO 351RS2016

- 5 MAY 2022

- 5 MAY 2022



So. Rathanan ali.
Go Late Sr. Ratanan ali
Alipore Judge Ct

No 1-27

District Sub Registrar-II
Alipore, South 24 Parganas
31 MAY 2022

WHEREAS I am the Owner of undivided and undemarcated 50% share of the land measuring 6 Cottahs 12 Chittaks 10 sqft more or less being premises No - 6 , Mitra Colony , Kolkata-700034 within the limits of Kolkata Municipal Corporation ,Ward No - 121, P. S. -Behala, more fully described in the SCHEDULE hereunder written .

AND WHEREAS since due to my preoccupation, I am not in a position to all such acts and deeds required to be done to maintain the said premises and other thing related thereto and therefore it is required to appoint Attorney and so I do thereby nominate and appoint co-owner Sri Ratan Loha son of Sri Haripada Loha having PAN -ACBPL0901G, Aadhaar No-369727352255 by faith Hindu , by Nationality - Indian , by occupation Business, residing at 37/1A,S.N.Roy Road, P.O.- Sahapur, Kolkata-700038, .& P.S- Behala, as my lawful ATTORNEY for doing and performing the acts , deeds and things as stated hereinafter.

THIS POWER OF ATTORNEY WITNESSETH as follows :

- 1) To represent me and to appear before the authority of the Kolkata Municipal Corporation, CESC Ltd. , B.L.R.O , Tribunal and any Government Offices ,Courts and to sign all applications, petition , plans, documents, affidavits , declaration in respect of the said property.
- 2) To negotiate on terms for and to agree to and enter into and conclude any agreement of sale and sell my said property fully mentioned and described in the Schedule hereto and purchaser or purchasers at such price which may said Attorney in his absolute discretion thinks proper and/or to cancel and/or repudiate the same.
- 3) To receive from the intending Purchaser or Purchasers any earnest money and/ or advance or advances and also the balance of purchase money and to give good valid receipt and discharge for the same which will protect the purchaser or purchasers and credit the sale proceeds to my account.
- 4) Be it expressly that this Power of Attorney does not create transfer, right, title, interest, profit on the Power of Attorney holder. All the receivable will be paid back to the principal and all the payables will be borne by the principal .

SREE CONSTRUCTION

Ratan Loha .
Partner

- 5) Upon such received as aforesaid in my name and as my act and deed to sign execute and deliver any conveyance or conveyances of my above mentioned property in favour of the said Purchaser or Purchasers or his/her or their nominee or nominees.
- 6) To swear Affidavit in any Court or before any Magistrate, Notary Public or any Authority empowered to administration on oath.
- 7) To pay all fees, costs, charges and incur all expenses in connection with the sanction and/or modification of the plan.
- 8) To look after manage, control and supervise the affairs of my said property referred to in the schedule hereunder written.
- 9) To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the sub-Registrar or District Registrars or Registrar of Assurances Kolkata having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying the said property or any portion thereof to the said Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself and credit the sale proceeds to my account.
- 10) To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a part or be non-suited or withdraw the same concerning my said properties in which I may be party in any Court of Civil, Criminal, Revenue or Revisional jurisdiction including special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, GST Authorities and all Government /Semi Government/Quasi Government offices, Kolkata Municipal Corporation Order and to appoint and engage any Solicitor/Advocate and to sign and execute any Vakalatnama or other Authority to act and plead in respect of my said premises.
- 11) To receive from intending Purchaser or Purchasers all earnest money and/or advance or advances and also the balance of purchase money on completion of such sale or sales and give valid receipt and discharge for the same in respect of the said property or any portion thereof.

SREE CONSTRUCTION

Ratan Laha

Partner

12) To issue on my behalf no objection certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/firm, Financial Institution or person against the sale of the said property or any portion thereof without creating any financial liability to the Owners for the same.

13) 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 the said attorney shall not hereby obtain or have power to make any construction or development work or entire into any development agreement with any one on the said property.

14) 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.

16) This Power of Attorney is always Revocable in nature at my will without servicing any notice to Attorney

AND I do hereby ratify and confirm all or whatsoever other acts or act my said Attorney shall lawfully do execute or perform or cause to be done executed or performed in connection with sale of the said property, or any portion thereof .

SCHEDULE

ALL THAT undivided and undemarcated 50% share of the land measuring 6 Cottahs 12 Chittaks 10 sqft more or less together with one storied building measuring 1406 sqft standing thereon being premises No- 6,Mitra Colony, Kolkata-700034 ,and mailing address 6/3,Iswar Mitra Road , Jadu Colony and comprised in R.S Dag No -60 , L.R. Dag No -60/619, under R.S. Khatian No -257,Khatian No- 257 , L.R.Khatian No - 536, of Mouza Mondalpara, J.L.No -106, R.S No-190, Touzi No-1508, within the limits of Kolkata Municipal Corporation Assessee No-41-121-07-0006-0, Ward No-121, P.S Behala , S.R.O. at Behala , District- South 24 Parganas

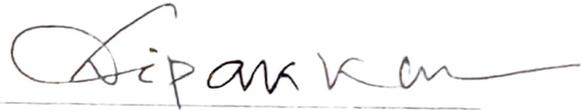
SREE CONSTRUCTION
Ratan Laha
Partner

IN WITNESS WHEREOF the Executants hereto have set and subscribed
our respective hands on this 31st day of May 2022

WITNESSES

1) Sanjib Bhattacharyya
27/2, Santosh Roy Road, Kol-8.

2) Sr. Ramwani,
Ahpore Judge Court
K.1. 27



Signature of the EXECUTANT



Signature of the ATTORNEY

Drafted by me :-

Subhendu Bikas Ghosh

Advocate

WB/689/83

Alipore Judges Court

Kolkata - 700027

SREE CONSTRUCTION

Ratan Loha .
Partner

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Ratan Loha*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Aipankam*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

SREE CONSTRUCTION

Ratan Loha

Partner

Major Information of the Deed

Deed No :	I-1602-07011/2022	Date of Registration	31/05/2022
Query No / Year	1602-2001408400/2022	Office where deed is registered	
Query Date	13/05/2022 7:07:22 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240369134, 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. 95,43,383/-		
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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mitra Colony, Road Zone : (Premises Not Located On J.L. Sarani --) , , Premises No: 6, , Ward No: 121 Pin Code : 700034

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	6 Katha 12 Chatak 10 Sq Ft		85,94,333/-	Property is on Road
Grand Total :				11.1604Dec	0 /-	85,94,333 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1406 Sq Ft.	0/-	9,49,050/-	Structure Type: Structure
Gr. Floor, Area of floor : 1406 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1406 sq ft	0 /-	9,49,050 /-	

SREE CONSTRUCTION

Ratan Kaha.

Partner

Principal Details :

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	Mr DIPAK KAR (Presentant) Son of Mr KSHIROD CHANDRA KAR Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office	 31/05/2022	 LTI 31/05/2022
HARPADA CHATTERJEE ROAD, City:- , P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx9H, Aadhaar No: 93xxxxxxxx3142, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office			

Attorney Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Mr RATAN LOHA Son of Mr HARIPADA LOHA Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office	 31/05/2022	 LTI 31/05/2022
Son of Mr HARIPADA LOHA 37/1A, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx1G, Aadhaar No: 36xxxxxxxx2255, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SK RAHAMAN ALI Son of Late SK RUSTAM ALI ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 31/05/2022	 31/05/2022	 31/05/2022
Identifier Of Mr DIPAK KAR, Mr RATAN LOHA			

SREE CONSTRUCTION
 Ratan Loha .
 Partner

State of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 266528 to 266540

being No 160207011 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.06.02 11:39:13 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/06/02 11:39:13 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



SREE CONSTRUCTION
Ratan Laha
Partner

(This document is digitally signed.)