

17268/22

5-16728/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 645520

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-III  
Alipore, South 24-parganas  
02/11/2022

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN we,

(1) SRI RANA CHATTERJEE, having PAN : APZPC1162R, Aadhaar No.6377 6132 3821 and (2) SRI SHIBAJI CHATTERJEE, having PAN : APPPC8661M, Aadhaar No.9846 6081 4937, both are son of Late Debabrata Chatterjee, both are by creed : Hindu, Indian by National, by occupation : Service,



553

01 NOV 2022

No.....Rs. 100/- Date.....

Name : ..Rane...Chatterjee...and...Anand...

Address : ..2/A S. G. D. Sorani, Kol-025

Vendor : ..Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS  
STAMP VENDOR  
Alipore Police Court, Kol-27



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

02 NOV 2022

Partha Sana  
PARTHA SANA  
DEED WRITER  
L. No.- 132/2013  
ALIPORE POLICE COURT  
KOLKATA-700027

both are at present residing at 8/1A, Sakharam Ganesh Dauskar Sarani, Post Office : Bhowanipore, Police Station : Bhowanipore, Kolkata : 700025, hereinafter called and referred to as "the **PRINCIPALS**".

-:: **SEND GREETINGS** ::-

**WHEREAS** we, the Principals herein are the joint Owners in respect of **ALL THAT** piece and parcel of undivided 1/4<sup>th</sup> share of the land measuring about 5 (Five) Cottahs 10 (Ten) Chittacks more or less together with 2 (Two) storied Building having built up area of 5800 (Five Thousand Eight Hundred) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.8/1A, Townshend Road at present 8/1A, Sakharam Ganesh Dauskar Sarani, Police Station : Bhowanipore, Kolkata : 700025, within the limits of the Kolkata Municipal Corporation, under Ward No.72, which is morefully and particularly described in the **SCHEDULE** hereunder written and hereinafter called "the **SAID PROPERTY**".

**NOW BY THIS POWER OF ATTORNEY** we, (1) **SRI RANA CHATTERJEE** and (2) **SRI SHIBAJI CHATTERJEE** do hereby nominate, constitute and appoint **SRI JAY S. KAMDAR**, having



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
02 NOV 2022



PAN : AKWPK2270L, Aadhaar No.7074 3050 7318, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053 as our lawful, legal authorities and agents to do the following acts, deeds and things i.e. to say :-

1. To mutate our names in respect of our said property with the Office of the Kolkata Municipal Corporation for and on our behalves as our constituted Attorney at our own costs.
2. To sign and submit Building Plan before the Kolkata Municipal Corporation for us and on our behalves at our costs for which any declaration, splayed portion gift shall be required to be executed and registered by him for and on our behalves at our costs.
3. To apply for and obtain sanctioned Plan from the Kolkata Municipal Corporation and/or as may be sanctioned by the Kolkata Municipal Corporation for us and on our behalves.
4. To appear for us and on our behalves before the Kolkata Municipal Corporation, C.E.S.C. Limited and other local



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and/or statutory Authorities and all Government or Semi-Government Offices and to apply for obtaining sanctioned permit, license, water supply, drainage, electric supply and all services etc. as may be required for which sign each and every documents in respect of our said property at our costs for and on our behalves.

5. To deposit all fees, charges, money before the Authorities concerned in our names and on our behalves for obtaining sanctioned from the Kolkata Municipal Corporation and to receive sanctioned Building Plan for us and on our behalves from the Kolkata Municipal Corporation.

6. To apply for and obtain temporary and permanent connection of Kolkata Municipal Corporation water supply, electricity, drainage, sewerage, gas connection and for which to sign all such applications, forms and documents as shall be required for the said development project.

AND to do all acts, deeds and things, which my said Attorney may deem fit and proper for the management, control and



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supervision of the said property as effectively as we have done, if personally present to do so.

**BE IT NOTED THAT** this revocable Power of Attorney is being granted in favour of the said Attorney without any consideration and on 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 construction, or development work on the said property and further that the entire sale proceeds, if any, arising out of any part of the schedule property shall be deposited in the Bank account of the Principals irrespective of any condition.

**AND** we the Executant do hereby confirm to ratify all and whatsoever our Attorney may do or cause to be done by virtue of these presents.

**AND** this Power of Attorney does not create, constitute or assume any kind of transfer in favour of said Attorney. This Power of Attorney is revocable in nature.



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**THE SCHEDULE ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY)

**ALL THAT** piece and parcel of undivided 1/4<sup>th</sup> share of the land measuring about 5 (Five) Cottahs 10 (Ten) Chittacks more or less i.e. land measuring comes to undivided 1 (One) Cottah 6 (Six) Chittacks **22.5** Square Feet more or less together with undivided 1/4<sup>th</sup> share of the 2 (Two) storied Building having built up area of 5800 (Five Thousand Eight Hundred) Square Feet more or less i.e. structure area comes to undivided **1450** (One Thousand Four Hundred Fifty) Square Feet more or less [725 Square Feet more or less in each floor] standing thereon, being known and numbered as Municipal Premises No.8/1A, Townshend Road at present 8/1A, Sakharam Ganesh Dauskar Sarani, Police Station : Bhowanipore, Kolkata : 700025, within the limits of the Kolkata Municipal Corporation, under Ward No.72, together with all right, title, interest and right of easements attached thereto and the entire property is butted & bounded by :-

<b>ON THE NORTH</b>	:	Common passage and Premises No.8, Townshend Road ;
<b>ON THE SOUTH</b>	:	Premises Nos.10A & 10B, Townshend Road ;
<b>ON THE EAST</b>	:	Townshend Road and Premises No.29C, Townshend Road ;
<b>ON THE WEST</b>	:	Premises No.17, Rakhal Mukherji Road.



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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the 2nd day of November, 2022 (Two Thousand Twenty-Two).

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata  
in the presence of :-

WITNESSES :-

1.

Patron Sona  
Alipore Police Court  
KOL-27.

2. Joydudhasan  
Alipore Police Court  
KOL-27.

Rana Chatterjee  


Signature of the **EXECUTANTS**

Drafted by us :-

Anirjit Kumar Bose  
F/1168/2014  
Advocate

Alipore Judges' Court, Kol : 27.



Accepted by the **ATTORNEY**

Computer Typed by :-



**DEBASISH NASKAR**  
Alipore Judges' Court, Kol : 27.





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SOUTH 24 PGS., ALIPORE

02-NOV 2022





---	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ..... JAY S. KAMDAR .....  
SIGNATURE ..... .....



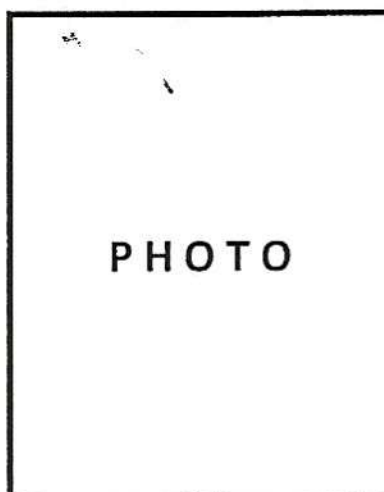
---	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ..... RANA CHATTERJEE .....  
SIGNATURE ..... .....



---	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ..... SHIBAJI CHATTERJEE .....  
SIGNATURE ..... .....



---	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....  
SIGNATURE .....



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

02 NOV 2022



### Major Information of the Deed

Deed No :	I-1603-16728/2022	Date of Registration	02/11/2022
Query No / Year	1603-2003106127/2022	Office where deed is registered	
Query Date	01/11/2022 1:10:12 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		[4002] Power of Attorney, General Power of Attorney [Rs : 0/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 78,13,125/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 46/- (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:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sakharam Ganesh Deuskar Sarani, , Premises No: 8/1A, , Ward No: 072 Pin Code : 700025



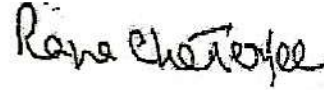



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	1 Katha 6 Chatak 22.5 Sq Ft	1/-	68,34,375/-	Property is on Road
Grand Total :				2.3203Dec	1 /-	68,34,375 /-	

### Structure Details :



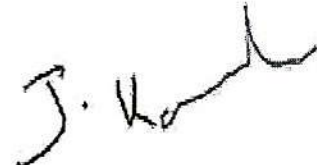
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1450 Sq Ft.	1/-	9,78,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 725 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 725 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1450 sq ft	1 /-	9,78,750 /-	



### Principal Details :



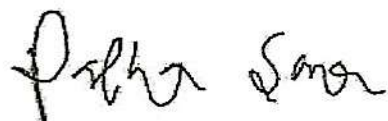
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr RANA CHATTERJEE</b> Son of Late DEBABRATA CHATTERJEE Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	<b>Photo</b>  02/11/2022	<b>Finger Print</b>  LTI 02/11/2022	<b>Signature</b>  02/11/2022
8/1A SAKHARAM GANESH DAUSKAR SARANI, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx2R, Aadhaar No: 63xxxxxxxx3821, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office				
2	<b>Name</b> <b>Mr SHIBAJI CHATTERJEE</b> Son of Late DEBABRATA CHATTERJEE Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	<b>Photo</b>  02/11/2022	<b>Finger Print</b>  LTI 02/11/2022	<b>Signature</b>  02/11/2022
8/1A SAKHARAM GANESH DAUSKAR SARANI, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx1M, Aadhaar No: 98xxxxxxxx4937, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office				

### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr JAY S KAMDAR</b> <b>(Presentant)</b> Son of Late SHARAD H KAMDAR Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office	<b>Photo</b>  02/11/2022	<b>Finger Print</b>  LTI 02/11/2022	<b>Signature</b>  02/11/2022
Son of Late SHARAD H KAMDAR 38A/26 JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx0L, Aadhaar No: 70xxxxxxxx7318, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA SANA</b> Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	02/11/2022	02/11/2022	02/11/2022
Identifier Of Mr RANA CHATTERJEE, Mr SHIBAJI CHATTERJEE, Mr JAY S KAMDAR			



**Endorsement For Deed Number : I - 160316728 / 2022**

**On 02-11-2022**

**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 14:16 hrs on 02-11-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr JAY S KAMDAR ,Claimant.

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

Execution is admitted on 02/11/2022 by 1. Mr RANA CHATTERJEE, Son of Late DEBABRATA CHATTERJEE, 8/1A SAKHARAM GANESH DAUSKAR SARANI, P.O: BHAWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 2. Mr SHIBAJI CHATTERJEE, Son of Late DEBABRATA CHATTERJEE, 8/1A SAKHARAM GANESH DAUSKAR SARANI, P.O: BHAWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 3. Mr JAY S KAMDAR, Son of Late SHARAD H KAMDAR, 38A/26 JYOTISH ROY ROAD, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 46.00/- ( E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 46.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 553, Amount: Rs.100.00/-, Date of Purchase: 01/11/2022, Vendor name: Subhankar Das



**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 1603-2022, Page from 540427 to 540440  
being No 160316728 for the year 2022.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.11.03 11:40:51 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2022/11/03 11:40:51 AM**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

**(This document is digitally signed.)**