

06/08/24

2-6703/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 413846

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

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

10 MAY 2024

### GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN I, SMT. SUMITA DAS, having PAN : AQCPD6175H, Aadhaar No.4341 4185 7775, wife of Samit Ranjan Das and daughter of Late Bimal Ghosh, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at 66/6, Basundhara, Panchanantala Road, Post Office : Paschim Putiary, Police Station : Haridevpur, Kolkata : 700011, hereinafter called and referred to as "the PRINCIPAL", SEND GREETINGS

10 MAY 2024

9996

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

Name : Sumita Das

Address : 66/6 Basundhara, Panchetala Road Kol-4,

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



District Sub Registrar-II  
Alipore, South 24 Parganas

10 MAY 2024



14-101

**AND WHEREAS** while absolutely seized and possessed of the said property I have entered into a registered Development Agreement on 29<sup>th</sup> March, 2022 with “**SUN ENTERPRISE**”, a Proprietorship Firm, having its registered Office at 21/7, Aswini

Dutta Road, 4<sup>th</sup> Floor, Post Office : Sarat Bose Road, Police Station : Lake P.S., Kolkata : 700029, being represented by its sole Proprietor **SRI TUSHAR S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), for development of my said property, which was duly registered in the Office of the District Sub-Registrar – I at Alipore, South 24 Parganas and registered in Book No.I, Volume No.1602-2022, Pages from 184484 to 184526, Being No.160204232 for the year 2022 as per terms and conditions clearly set forth therein.

**AND WHEREAS** in terms of the said Development Agreement, I have been allotted 50% of the total F.A.R. out of 100% of the total F.A.R. as per calculation in respect of her land share only from the proposed Building in finished, habitable and complete condition.

**AND WHEREAS** I am desirous to appoint **SRI TUSHAR S. KAMDAR** as my true and lawful Attorney as and for the purpose exclusively relating to the said property as hereinafter contained.

**NOW KNOW YE BY THESE PRESENTS** I the said **SMT. SUMITA DAS** do hereby nominate, constitute and appoint the said **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, Aadhaar No.7238 5672 5991, son of Late Sharad. H. Kamdar, by creed : Hindu, by nationality : Indian, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), as my true and lawful Attorney for and on my behalf to do and execute, exercise and perform all or any of the following acts, deeds and things, relating to the said premises that is say :-

1. To execute and register the final Deed of Conveyance in respect of 50% of the total F.A.R. out of 100% of the total F.A.R. as per calculation in respect of her land share only from the proposed Building in finished, habitable and complete condition to be constructed at Municipal Premises No.128/2, Hazra Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.73, District : 24 Parganas (South), hereinafter called and referred to as "the **SAID ALLOCATION**", morefully described in the



**SCHEDULE** - "B" hereunder written for and on my behalf in favour of the intending Purchaser/s as my said Attorney shall think, fit and proper.

2. To sign and execute all Agreement/s for Sale and/or documents and all other necessary papers and documents concerning the said Allocation for its sell in favour of the intending Purchaser/s for and on my behalf.
3. Upon receipt the consideration money from the intending Purchaser/s on my behalf and as to act, to sign, execute and present deed/s, instrument/s and assurance/s, Conveyance/s as may be required for registration to admit execution and receipts of consideration before the concerned Sub-Register or Register having authority for fully and effectually conveying the said Allocation in favour of the Purchaser/s or his/her/their nominee/s and assignee/s, as the case may be. The sale proceeds shall be deposited in my account.
4. To represent me before all the Office/s concerned and also like such as Kolkata Municipal Corporation and to sign all

papers, documents on my behalf for mutation of my name in respect of relevant papers of the Kolkata Municipal Corporation and to appear in all hearing before the authority of the said Kolkata Municipal Corporation for such mutation, dealing objections and/or appeals on my behalf against the excess valuation assessed by the Kolkata Municipal Corporation and also to prefer appeal before the appropriate authorities and represents at the time of hearing of such objection or appeals on my behalf.

5. To appear for and represent me before any competent Authorities, Tribunal, Arbitrator or Revenue, Administer, Civil or Criminals, Jurisdiction relating to the matters, concerning the said Allocation on my behalf.
6. To institute any case or defend any suit, proceeding, appeals, revisions, injunction proceedings, enquiry, claims etc. relating to the said Allocation, on my behalf.
7. To appoint and/or engage any Legal Practitioner/s, Solicitor/s, Auditor/s, Valuer/s, Assessor/s, Arbitrator/s and/or any Legal Practitioner/s or any Advocate/s or

other or persons and to sign execute and deliver all Vokatlatnamas, Ekranamas, show cause petitions etc. for the aforesaid purposes on my behalf.

8. To sign, execute, written objections, memorandum of appeals, applications, reversions, injunctions, petitions and all other appeals and papers, documents and exhibit for the aforesaid purposes.
9. To visit and represent me before all the West Bengal Government Office/s and/or Central Government Office/s concerned and all other Offices for smooth management of my said Allocation on my behalf.
10. To pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said Allocation or any part thereof and similar to receive any of such money and discharges receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said Allocation and after deduction of all such outgoing to be deposited the same in my Bank account.



11. To apply for and obtain electricity, gas, water, sewerage/ drainage or any other civil, commotion, amenities, telephone in the said Allocation and/or to make alteration thereof and to close down or to disconnect the same on my behalf.
12. To make and presents any Deed of Conveyance/s or other documents for registration when to be executed by my said Attorney and to admit, execute and registration before as to the registration authority or authorities concerned like as such registrar of District Registrar and/or Additional Registrar of Assurances, Kolkata, Additional District Sub-Registrar, Alipore or any other like such Registering Office/s concerned on my behalf in my name.
13. To sign all the receipt/s which to be registered by my said Attorney in favour of the intending Purchaser/s in respect of my said Allocation on my behalf and also to hand over the same to the said Purchaser/s on my behalf.

**AND GENERALLY** to do all acts, deeds, things and matters as may be necessary from time to time my said Attorney in her

absolute discretion, which she may deem fit and proper and think necessary to do so on and perform for the aforesaid purpose.

**AND GENERALLY** I do hereby agree and undertake to ratify and confirm all such acts, deeds, things and matters which my said Attorney may lawfully do, execute and cause to be performed by virtue of this General Power of Attorney.

**BE IT NOTED THAT** this revocable Power of Attorney is hereby granted in favour of the said Attorney without any consideration and no right, title and interest is created in favour of the said Attorney on the property which is the subject matter of this Power of Attorney and further that the said Attorney shall not hereby obtain any right to make any construction or development work of 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 Principal irrespective of any condition.

**THIS** Power of Attorney revocable by nature.

ALL payables will be paid by the Principal and all receivables will be received by the Principals.

**THE SCHEDULE : "A" ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of undivided  $1/8^{\text{th}}$  share of the land measuring an area of 3 (Three) Cottahs be the same a little more or less i.e. undivided land area comes to 6 (Six) Chittacks more or less together with undivided  $1/8^{\text{th}}$  share of the old dilapidated 2 (Two) storied Building, having 1600 (One Thousand Six Hundred) Square Feet in each floor, totaling 3200 (Three Thousand Two Hundred) Square Feet more or less standing thereon as per her share comes to undivided 400 (Four Hundred) Square Feet more or less, being known and numbered as Municipal Premises No.128/2, Hazra Road, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.73, bearing Assessee No.11-073-11-0028-7, District Sub-Registry Office at Alipore, District : 24 Parganas (South) together with all right,



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title, interest and right of easement attached thereto and the entire premises is butted and bounded by :-

**ON THE NORTH** : 128/1, Hazra Road ;  
**ON THE SOUTH** : 128/3, Hazra Road ;  
**ON THE EAST** : 128/4A, Hazra Road ;  
**ON THE WEST** : 40' wide Road.

**THE SCHEDULE : "B" ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID ALLOCATION I.E. OWNER'S ALLOCATION)

**ALL THAT** 50% of the total F.A.R. out of 100% of the total F.A.R. as per calculation in respect of her land share only from the proposed Building in finished, habitable and complete condition, which is to be constructed upon the **SCHEDULE** - "A" mentioned property, together with undivided proportionate share of the land along with the common user right of common facilities and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation as per terms of the said Agreement

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**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and signature on the 10<sup>th</sup> day of May, 2024 (Two Thousand Twenty-Four).

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata  
in the presence of :-

**WITNESSES :-**

1.

Sahil Dutta  
19/5, Block - J, New Alipore  
Kolkata - 700053

Sumit Das

Signature of the **EXECUTANT**

2. Arunava Bose  
47 Nanayan Roy Road  
Kolkata - 700008

Arunava Bose

Accepted by the **ATTORNEY**

Drafted by me :-

Partha Saha  
D/W L. No - 12/2013  
A.P.C. - 102-27  
Attorney

Alipore Judges' Court, Kol : 27.

Computer Typed by :-

Debasish Naskar

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



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....SUMITA DAS.....

Signature ...Sumita Das...



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name TUSHAR S. KAMDAR

Signature ...Kamdar...

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....





District Sub Registrar-II  
Alipore, South 24 Parganas

10 MAY 2024

### Major Information of the Deed

Deed No :	I-1602-06703/2024	Date of Registration	10/05/2024
Query No / Year	1602-2001129520/2024	Office where deed is registered	
Query Date	05/05/2024 6:00:02 PM	D.S.R. - I I 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	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 24,63,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 53/- (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:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, Road Zone : (Tolly Nala -- Hazra More (Premises Nos. 113/1A to 128)) , , Premises No: 128/2, , Ward No: 073 Pin Code : 700026

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 Chatak		21,93,750/-	Property is on Road
Grand Total :				.6188Dec	0 /-	21,93,750 /-	



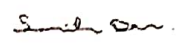
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	2,70,000 /-	



**Details :**




Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Smt SUMITA DAS</b> Wife of Mr SAMIT RANJAN DAS Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office		 Captured	
	10/05/2024	LTI 10/05/2024	10/05/2024

66/6 BASUNDHARA PANCHANANTALA ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , Aadhaar No: 43xxxxxxxx7775, Status :Individual, Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office




**Attorney Details :**

Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	<b>Mr TUSHAR S KAMDAR (Presentant )</b> Son of Late SHARAD H KAMDAR Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office		 Captured	
		10/05/2024	LTI 10/05/2024	10/05/2024

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 , Aadhaar No: 72xxxxxxxx5991, Status :Individual, Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,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		 Captured	
	10/05/2024	10/05/2024	10/05/2024

Identifier Of Smt SUMITA DAS, Mr TUSHAR S KAMDAR





**Endorsement For Deed Number : I - 160206703 / 2024**

**On 10-05-2024**

**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 14:00 hrs on 10-05-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr TUSHAR S KAMDAR, Claimant.

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

Execution is admitted on 10/05/2024 by 1. Smt SUMITA DAS, Wife of Mr SAMIT RANJAN DAS, 66/6 BASUNDHARA PANCHANANTALA ROAD, P.O: PASCHIM PUTIARY, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 2. Mr TUSHAR 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 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**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 413846, Amount: Rs.100.00/-, Date of Purchase: 10/05/2024, Vendor name: SUBHANKAR DAS

  
**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1602-2024, Page from 224669 to 224688  
being No 160206703 for the year 2024.



*Suman*

Digitally signed by Suman Basu  
Date: 2024.05.16 14:32:15 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 16/05/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.