

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) SMT.

DEOKALI DEVI, (PAN - AGJPD6298E) (Aadhaar - 2862 5854 9773),

wife of Late Birendra Kumar Pandit, by occupation - Self employed, (2)

SRI AMIT KUMAR PANDIT, (PAN - BWIPP3963L) (Aadhaar - 5512

3938 2361), son of Late Birendra Kumar Pandit, by occupation - IT

Professional and (3) SRI SUNIL KUMAR PANDIT, (PAN 
CMBPP1924K) (Aadhaar - 7504 1076 4238), son of Late Birendra

Kumar Pandit, by occupation - Self employed, all are by faith - Hindu,

by Nationality - Indian, all are residing at 995, Laskarhat Rabindra

Pally, Tiljala, Near Garden High School, Post Office - Tiljala, Police

Station – Kasba, Kolkata – 700039, hereinafter called and referred to as the "EXECUTANTS" do hereby state as follows:

WHEREAS the executants herein have been lawful recorded Owners and well sufficiently entitled of ALL THAT piece and parcel of undivided land measuring an area of 04 Cottahs, 02 Chittack & 06 Square Feet more or less, along with tile shed structure standing thereon, lying and situated at Mouza – Nayabad, comprised in R.S. Dag No. 147, appertaining to R.S. Khatian No. 72, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police Station – Purba Jadavpur now Panchasayar, Kolkata – 700094, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, having Assessee No. 311090816413, together with all sorts of easement rights over the common passage/road and all other privileges, benefits, facilities and advantages attached therein or thereto, hereinafter for the sake of brevity referred to as the "said Property" free from all sorts of encumbrances.

AND WHEREAS the said Executants have various reasons unable to look after their said undivided property and for which it is expedient for them to appoint, nominate and constitute and appoint our Cosharer namely SRI SUMIT KUMAR PANDIT, (PAN – CVUPP1139G)

(Aadhaar – 7214 0858 5437), son of Late Birendra Kumar Pandit, by faith – Hindu, by occupation – Self employed, by Nationality – Indian, residing at 995, Laskarhat Rabindra Pally, Tiljala, Near Garden High School, Post Office – Tiljala, Police Station – Kasba, Kolkata – 700039 as our true and lawful Constituted Attorney to do any act for us and on our behalf such acts, deeds, matters and things and for the purpose as hereinafter expressed.

NOW KNOW YE BY THESE PRESENTS that We (1) SMT. DEOKALI DEVI, wife of Late Birendra Kumar Pandit, (2) SRI AMIT KUMAR PANDIT, son of Late Birendra Kumar Pandit and (3) SRI SUNIL KUMAR PANDIT, son of Late Birendra Kumar Pandit, by occupation – Self employed, DO HEREBY AND HEREUNDER NOMINATE CONSTITUTE namely SRI SUMIT KUMAR PANDIT, son of Late Birendra Kumar Pandit to execute all or any of the following acts, deeds, things and matter in respect of our said property that is to say:

- 1) To appoint engage on our behalf Advocate, Solicitors, whenever our said Attorney shall think fit and proper to do so for the purpose of management of the said property and to discharge and/or terminate his/their appointment.
- 2) To sign, execute, register, affirm and verify any petitions applications, affidavit, to K.M.C., Declarations to K.M.C. etc.

and to sign on building Plan or Plans and other necessary documents of the K.M.C. and to obtain sanction building plan and water, drainage, sanctions and bonds, indemnities etc. and such other papers and documents as may be necessary or required in respect of the said premises as our Attorneys shall think fit and proper and to sign and apply for and obtain all necessary sanction/re-sanction / modification / addition – alteration / completion.

- 3) To settle, adjust, compound, compromise or submit to all complaint, actions, suits, accounts, plaints and disputes between us and other person or persons to compound or compromise the same, if any arising out of the said property or any agreement or deed relating to the same.
- 4) To appear for an represent us before all statutory bodies in the office of the C.E.S.C./K.M.C. Government authorities for permission to transfer and all other purpose relating to the said premises and before any Magistrate and in all other Department or offices in connection with the said land/premises.
- 5) To give valid and affective receipts and discharges for all payments as may be received and/or realized by our said Attorneys from any person or persons.
- To apply for and obtain telephone, electricity water sewerage, drainage sanctioned plan, completion certificate of this property, gas and other public utility services in the said premises and for the said purpose to sign execute and submit all necessary

- applications papers and documents and to all acts, deeds, matters and thing as the said property shall think proper.
- 7) To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.
- 8) To mutate our names in the concerned B.L. & L.R.O. and K.M.C. and executing and sign all the papers, form and documents related thereto on our behalf and pay the land taxes and K.M.C. taxes.
- 9) To appear before the Land Ceiling Department, West Bengal and sign all the papers forms and documents on our behalf for obtaining no-objection Certificate from K.M.C. related to our property on our behalf and pay the necessary fees to the concerned Department for the same.
- 10) To appear in the Court on our behalf if any case is cropped up during the project period and sign all the documents i.e. Written Statement, Plaint, application/petition and memorandum of Appeal and Revision on our behalf in respect of the property.
- 11) To sign and execute all the documents, forms and papers related to the connection of electric and to install the transfer on the project on our behalf for the proposed project.
- 12) To receive all papers, documents, Boundary Declaration, K.M.C. Gift, Common Passage, Splayed Corner, K.M.C. mutation, B.L.

- & L.R.O. office for mutation and effectual receipt and discharges.
- 13) To sign and present before the Registrar or any registration office namely Registrar of Assurance, District Sub-Registrar, at Alipore, A.D.S.R. at Dum Dum, North 24 Parganas and/or any other Registrars office or offices for the purpose of registration at the said premises on our behalf.
- 14) To sign and submit and prepare building plan, apply the sanction plan of the proposed building approve the same by Kolkata Municipal Corporation and to revise such plan
- 15) This Power of Attorney is not for sale, gift, mortgage etc.

AND GENERALLY to do, all other Acts, Deeds, Things and Matters, which in the opinion of our said Attorneys ought to be done and all such Acts, Deeds, Things and Matters, lawfully done by our said named Attorneys, shall be construed as Acts, Deeds, Things and Matters, done by us if we were present and do the same ourselves personally.

And to do all lawful acts necessary for the above mentioned purpose and we hereby agree that all acts and deeds and things shall be lawfully done by us said Attorneys in conformity with law. We further undertake to ratify and confirm all and whatsoever that our said Attorneys shall lawfully do or cause to be done for us by virtue of this Power given by us.

Be it expressly stated that the Power of Attorney does not create constitute or assume any kind of transfer or enjoyment or making profit in favour of the Attorneys. This Power of Attorney shall always revocable in nature.

### -:: THE SCHEDULE ABOVE REFERRED TO ::-

### (Description of the Entire Property)

ALL THAT piece and parcel of undivided Bastu land measuring an area of **04** Cottahs, **02** Chittack & **06** Square Feet more or less, along with tile shed structure standing thereon, lying and situated at Mouza – Nayabad, comprised in R.S. Dag No. 147, appertaining to R.S. Khatian No. 72, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 1641 Nayabad, under Ward No. 109, Police Station – Purba Jadavpur now Panchasayar, Kolkata – 700094, within the jurisdiction of District Sub-Registrar at Aliporé, in the District South 24 – Parganas, having Assessee No. 311090816413, together with all sorts of easement rights over the common passage/road and all other privileges, benefits, facilities and advantages attached therein or thereto, which is abutted and bounded as follows:-

ON THE NORTH:

By Scheme Plot Nos. 34 & 35;

ON THE SOUTH:

By 20' - 0" Wide Road;

ON THE EAST

By Scheme Plot No. 30;

ON THE WEST

By Scheme Plot No. 33.

IN WITNESS WHEREOF we execute this power on this 30 day of	
April, 2025.	
SIGNED AND DELIVERED	
In presence of:-	
WITNESSES:	
1. Rohl Dhor y'cy Nogor  Hol- #5  Wal- #5	<b>"</b>
2. M'er or Signature of the executants	

SIGNATURE OF ATTORNEY

Drafted by me:
Nobeyou No

Printed In: **PRINT ZONE**,

Alipore Police Court,

Kolkata – 700027.

Sarfaraz Ahmed.



	Thumb	1 <sup>st</sup> finger l	Middle Finger	r Ring Finger	Small Finger
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Name AMIT KUMAR PANDIT Signature Family



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# **Government of West Bengal** Directorate of Registration & Stamp Revenue e-Assessment Slip

Query No / Year	2001160297/2025	Office where deed will be registered		
Query Date	28/04/2025 3:18:57 PM	Deed can be registered in any of the offices mentioned on Note: 11		
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar,Thana : Purba Jadabpur, 700075, Mobile No. : 9836926280, S	bpur, District : South 24-Parganas, WEST BENGAL, PIN - 280, Status :Deed Writer		
Transaction		Additional Transaction		
[1401] Power of Attorney re General Power of Attorney	elated to immovable properties, related to immovable properties			
Set Forth value		Market Value		
Oct Forth Value		Rs. 86,79,998/-		
Total Stamp Duty Payable	(SD)	Total Registration Fee Payable		
Rs. 50/- (Article:48(d))	(65)	Rs. 7/- (Article:E)		
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp		
Remarks				

## Land Details:

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1641, , Ward No: 109, Pin Code : 700094

Sch	Plot	Khatian	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
	(RS:-)	Hamber	Bastu		4 Katha 2 Chatak 6 Sq Ft		86,79,998/-	Width of Approach Road: 30 Ft.,
	Grand	Total:			6.82Dec	0 /-	86,79,998 /-	

### Principal Details:

SI No	Name & address	Status	Execution Admission Details :
1	Smt Deokali Devi Wife of Late Birendra Kumar Pandit,995, Laskarhat Rabindra Pally, City:- Kolkata, P.O:- Tijata, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PtN:- 700039 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. agxxxxxx8e, Aadhaar No.: 28xxxxxxxxx9773,Status Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Mr Amit Kumar Pandit Son of Late Birendra Kumar Pandit,995, Laskarhat Rabindra Pally, City:- Kolkata, P.O:- Tiljala, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No. bwxxxxxx3I, Aadhaar No.: 55xxxxxxxx2361,Status:Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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**Attorney Details:** 

Name & address	Status	Execution Admission Details :
1 Mr Sumit Kumar Pandit Son of Late Birendra Kumar Pandit,995, Laskarhat Rabindra Pally, City:- Kolkata, P.O:- Tiljala, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. cvxxxxxx9g, Aadhaar No.: 72xxxxxxxx5437,Status: Individual, Executed by: Self To be Admitted by: Self		Executed by: Self To be Admitted by: Self

## **Identifier Details:**

### Name & address

Mr Rahul Dhar

Ajoynagar, City:- Kolkata, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt Deokali Devi, Mr Amit Kumar Pandit, Mr Sumit Kumar Pandit

DAMIJEL	and Land or Building Details a			Land of Building Bottom
Sc. No.	Property Identification by KMC		Owner Name : DEOKALI	Character of Preimses.
	Assessment No.: 311090816413 Premises No.: 1641 Ward No.: 109 Street Name: NAYABAD	LH-19815	DEVI AMIT KLIMAR	Total Area of Land: 04 Cottah, 02 Chatak, 06 SqFeet,

### Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 28-05-2025) for e-Payment . Assessed market value & Query is valid 1. 2. for 30 days.(i.e. upto 28-05-2025)
- Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable. 3.



# Major Information of the Deed

	-	Date of Registration	30/04/2025
Deed No:	I-1604-03965/2025	Date of Registration	ogistered
Query No / Year	1604-2001160297/2025	Office where deed is r	BARCANAS District:
Query Date	28/04/2025 3:18:57 PM	D.S.R IV SOUTH 24- South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar,Thana : Purba Jadabpur 700075, Mobile No. : 9836926280,	Oldius	as, WEST BENGAL, PIN -
-Non	Angel and the second se	Additional Transaction	
Transaction Attorney r	elated to immovable properties,		
[1401] Power of Attorney	related to immovable properties	64.5	
		Market Value	
Set Forth value		Rs. 86,79,998/-	
emperatures of the state of 12 by the		Registration Fee Paid	
Stampduty Paid(SD)		- and (A-tiple)E M/h	), H)
Rs. 50/- (Article:48(d))	/ FIFTY only )	from the applicant for issuin	g the assement slip.(Urbar
Remarks	Received Rs. 50/- (FIFTY only ) (area)	TOTT the approant	

<b>Lan</b> Distri	d Details	: Parganas, F	P.S:- Purba 1 Ward No	Jadabpur, o: 109 Pin	Corporation: KC Code : 700094	DLKATA MUNIC	CIPAL CORPORA	TION, Road: Other Details
Sch No L1		Khatian	Land Proposed Bastu	USE	Area of Land  4 Katha 2 Chatak 6 Sq	Value (In Rs.)	Value (In Rs.)	Width of Approach Road: 30 Ft.,
	Grand	Total :			6.82Dec	0 /-	86,79,998 /-	

1 ::	Name,Address,Photo,Finger p	DLate	Finger Print	Signature		
	Name	Photo	, mgo	555000000000000000000000000000000000000		
	Smt Deokali Devi Wife of Late Birendra Kumar Pandit Executed by: Self, Date of Execution: 30/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place	(E)	Captured	हनक्री हैंग		
	: Office	30/04/2025	LTI 30/04/2025	30/04/2025		
	995 , Laskarhat Rabindra Pally, City:- Kolkata, P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: agxxxxxx8e, Aadhaar No: 28xxxxxxxx9773, Status: Individual, Executed by: Self, Date of Execution: 30/04/2025, Admitted by: Self, Date of Admission: 30/04/2025, Place: Office					

Signature Name **Finger Print** Photo Mr Amit **Kumar Pandit** Son of Late Birendra Kumar Pandit Executed by: Self, Date of Execution: 30/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office 30/04/2025 30/04/2025 LTI 30/04/2025

995 , Laskarhat Rabindra Pally, City:- Kolkata, P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: bwxxxxxx3l, Aadhaar No: 55xxxxxxxx2361, Status :Individual, Executed by: Self, Date of Execution: 30/04/2025

, Admitted by: Self, Date of Admission: 30/04/2025 ,Place: Office

Signature **Finger Print** Photo Name Mr SUNIL KUMAR PANDIT Son of Late BIRENDRA - 1 2 - 21 -KUMAR PANDIT Executed by: Self, Date of Execution: 30/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place 30/04/2025 : Office LΠ 30/04/2025 30/04/2025

995 LASKARHAT RABINDRA PALLY TILIALA, City:-, P.O:- TILIALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN: - 700039 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , Aadhaar No: 75xxxxxxxxx4328, Status : Individual, Executed by: Self, Date of

Execution: 30/04/2025

Admitted by: Self, Date of Admission: 30/04/2025 ,Place: Office

### **Attorney Details:**

Name	Photo	Finger Print	Signature
Mr Sumit Kumar Pandit (Presentant) Son of Late Birendra Kumar Pandit Executed by: Self, Date of Execution: 30/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place		Captured	and Dil
Office	30/04/2025	LTI 30/04/2025	30/04/2025

Son of Late Birendra Kumar Pandit 995, Laskarhat Rabindra Pally, City:- Kolkata, P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: cvxxxxxx9g, Aadhaar No: 72xxxxxxxx5437, Status :Individual, Executed by: Self, Date of Execution: 30/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place: Office

<sub>Identifier Details</sub> :			
Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Mr Ranjit Dhar Ajoynagar, City:- Kolkata, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	8	Captured	all Dhr.
	30/04/2025	30/04/2025	30/04/2025
Identifier Of Smt Deokali Devi, Mr A	mit Kumar Pandit.	Mr Sumit Kumar	Pandit Mr SUNIL KUMAR PANDIT

### Endorsement For Deed Number : I - 160403965 / 2025

# On 30-04-2025

# 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 13:37 hrs on 30-04-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Sumit Kumar Pandit ,Claimant.

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

Execution is admitted on 30/04/2025 by 1. Smt Deokali Devi, Wife of Late Birendra Kumar Pandit, 995, Laskarhat Rabindra Pally, P.O: Tiljala, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN -700039, by caste Hindu, by Profession Others, 2. Mr Amit Kumar Pandit, Son of Late Birendra Kumar Pandit, 995 Laskarhat Rabindra Pally, P.O. Tiljala, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Others, 3. Mr Sumit Kumar Pandit, Son of Late Birendra Kumar Pandit, 995 , Laskarhat Rabindra Pally, P.O: Tiljala, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 4. Mr SUNIL KUMAR PANDIT, Son of Late BIRENDRA KUMAR PANDIT, 995 LASKARHAT RABINDRA PALLY TILJALA, P.O: TILJALA, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Others

Indetified by Mr Rahul Dhar, , , Son of Mr Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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/-

1. Stamp: Type: Impressed, Serial no 12219, Amount: Rs.50.00/-, Date of Purchase: 09/04/2025, Vendor name: Subhankar Das

(Hur.

Anupam Halder DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - IV SOUTH 24-**PARGANAS** South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 109812 to 109828 being No 160403965 for the year 2025.



( Much.

Digitally signed by Anupam Halder Date: 2025.05.08 15:55:01 +05:30 Reason: Digital Signing of Deed.

(Anupam Halder) 08/05/2025 DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS West Bengal.