

8000/25

I-07795/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 287454

30/04/25
Q-2/1181190/25

Certified that the document is authentic
registration. The signature sheets and
the endorsement sheets attached with it
constitute the part of this document.

Distt. Sub-Registrar-1/1
Alipore, South 24-parganas

30 APR 2025

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENTS We , (1) SRI NIRMAL
MUKHERJEE son of Late Akshay Mukherjee, PAN: AESPM6218C,
Aadhar No. 990178610772 and (2) SMT. SHYAMALI MUKHERJEE wife
of Sri Nirmal Mukherjee, PAN: AQJPM8590Q, Aadhar
No. 222383443654, both are by faith- Hindu, by Nationality: Indian, by
Occupation- Business, residing at 106, Rajdanga Nabapally R.B.
Connector, Police Station- Kasba, Kolkata- 700107, **SEND**
GREETINGS.

WHEREAS we the absolute owners **ALL THAT** piece and parcel land measuring about 3 Cottahs 15 Chittaks 23 sq.ft. along with 100sq.ft RT shed of R.S. Dag No. 47 (Part) be the same and/or little more or less by nature Sali , under Mouza: Kalikapur, J.L. No. 20, Pargana- Khaspur, Collectorate Touzi No. 12, R.S. No. 2, comprising in C.S. Dag No. 42 (portion) appertaining to C.S. Khatian No. 161 corresponding to R.S. Dag No. 47 (portion) appertaining to R.S. Khatian No. previously 178 presently 739, K.M.C. Premises No. 817/5, Kalikapur Road, Police Station: Kasba, Now Garfa, Assessee No. 311060711750, KMC Ward No. 106, Kolkata: 700099, District 24 Parganas (South).

AND WHEREAS we have decided to nominate, constitute and appoint our attorney M/S **N.S, COTRACTION** , a proprietorship Firm having its office at 106, Rajdanga Nabapally R.B. Connector, Police Station- Kasba, Kolkata- 700107, represented by sole proprietor namely **SRI NIRMAL MUKHERJEE** son of Late Akshay Mukherjee, PAN: AESPM6218C, Aadhar No. 990178610772 by faith- Hindu, by Nationality: Indian, by Occupation- Business, residing at 106, Rajdanga Nabapally R.B. Connector, Police Station- Kasba, Kolkata- 700107, as our true and lawful **ATTORNEY** to do the following acts, deeds on things on my behalf in respect of my schedule below property.

1. To sign & submit Building Plans for sanction from Kolkata Municipal Corporation, letter's correspondences, deviation,

viewed Mukherjee

alteration, modification, modified, conversation, conversations, revise sanction building plan and document and to receive all papers, Boundary Declaration, KMC Gift, Common passage, Splats Corner, Amalgamate Deed, amalgamate Deed of Deceleration, B/S maps or plans from the Kolkata Municipal Corporation or other local authorities and for that purpose to sign and grant proper and effectual receipts and discharges.

2. To execute and submit all Building Plans for sanction Development Plans, Documents Statements, Papers, Undertakings, Declarations, may be required for necessary, modification and / or alteration of sanctioned Plan by the Kolkata Municipal Corporation.

3. To appear and represent on behalf of the Principals i.e. Land Owners herein on or before any necessary authorities including the Kolkata Municipal Corporation, fire brigade, Police Station, necessary Departments of Government of West Bengal, in connection with any modification and/or alteration of Development Plans or revise sanction Plan for the above mentioned property.

4. To pay fees for modification and such other orders and permissions from the necessary authorities on our behalf as required for modification and / or alteration of the said sanctioned Building Plan from Kolkata Municipal Corporation,

Shyamsunder Muechrye

Plans and also to submit and take delivery of title Deeds concerning the **SCHEDULE** mentioned property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.

5. To work for electric, drainage, sewerage, water and all other necessary work.

6. To deposit and withdraw free, documents and moneys in and from any Court or Courts and / or other person or persons or authority and given valid receipts and discharged thereof.

7. To sign & execute amalgamate Deed, to receive all papers, documents, Boundary Declaration, KMC Gift, Common passage, Splats Corner, KMC Mutation, B.L. & L.R.O. office for Mutation, land conversion, for that purpose to sign and grant proper and effectual receipts and discharges.

AND WHEREAS to act as our attorney to relation to all matters in respect of the said premises and on my behalf to do all instruments, acts, deeds and things as fully and effectually as I would do if I personally Present.

AND we the Principal hereby agree and undertake to ratify and confirm all and whatsoever my said attorney under the power in that behalf hereinbefore contained, shall lawfully do prosecute or perform in

Witness Murchia

Shyamali Murchia

exercise of the power, authorities and liberties hereby conferred upon,
under and by virtue of this Deed

THE SCHEDULE ABOVE REFERRED:

ALL THAT piece and parcel land measuring about 3 Cottahs 15 Chittaks 23 sq.ft. along with 100sq.ft RT shed of R.S. Dag No. 47 (Part) be the same and/or little more or less by nature Sali , under Mouza: Kalikapur, J.L. No. 20, Pargana- Khaspur, Collectorate Touzi No. 12, R.S. No. 2, comprising in C.S. Dag No. 42 (portion) appertaining to C.S. Khatian No. 161, corresponding to R.S. Dag No. 47 (portion) appertaining to R.S. Khatian No. previously 178 presently 739, K.M.C. Premises No. 817/5, Kalikapur Road, Police Station: Kasba, Now Garfa, Assessee No. 311060711750, KMC Ward No. 106, Kolkata: 700099, District 24 Parganas (South). **TOGETHER WITH** all sorts of easement rights over the common passage, electricity, Drainage etc. which is more fully shown and delineated in the site Map or plan with RED border line, annexed hereto, as part and parcel of this Indenture and the land is butted and bounded as follows: -

ON THE NORTH	:	Pre. No. 1298, Kalikapur Road
ON THE SOUTH	:	Pre. No. 705, Kalikapur Road
ON THE EAST	:	Scheme Plot No.7 & R S Dag No. 47.
ON THE WEST	:	23' wide KMC Road

সম্প্রদায়িক মালিকানা

IN WITNESS WHEREOF having fully understood the contents, we, set and subscribed my hand on the 30th day of April 2025.

SIGNED SEALED AND DELIVERED

BY THE EXECUTENCE IN PRESENCE OF:

WITNESS:

1. *Plitam Muehijer*

106, Rajdanga Nasapally

R. B. Connetot

Kot Kate - 700107

Nimal Muehijer

SIGNATURE OF THE EXECUTENTS

2 *Uttam Das*
143/37, R. B. Ab
Kot Kate

Accepted by:-

Nimal Muehijer

SIGNATURE OF ATTORNEY

Proprietor

of

N.S.

Construction

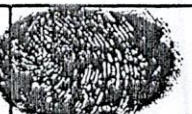
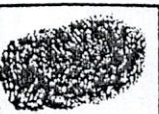





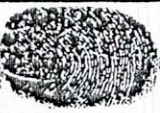
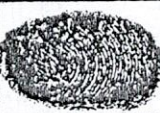

Drafted by:

Uttam Kumar Das

Uttam Kumar Das
Advocate

Alipore Judges Court
Kolkata-700027


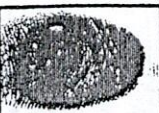
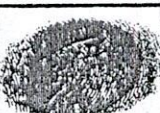
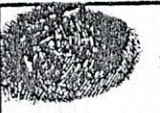



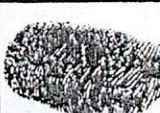


WB 680/1999

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

Name

Signature *Arinai Muechya*



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

Name

Signature *Shyamali Muechya*

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

Name

Signature

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

Name

Signature

Major Information of the Deed

Deed No. :	I-1603-07795/2025	Date of Registration	30/04/2025
Query No / Year	1603-2001181190/2025	Office where deed is registered	
Query Date	29/04/2025 8:34:59 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Uttam Kumar Das Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830284150, Status : Advocate		
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 : 1/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,19,83,335/-		
Stamp duty 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 :



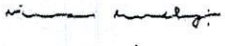


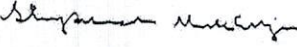
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur Road, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises Nq: 817/5, , Ward No: 106 Pin Code : 700099

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	3 Katha 15 Chatak 23 Sq Ft	1/-	1,19,08,335/-	Width of Approach Road: 23 Ft.,
Grand Total :				6.5496Dec	1 /-	119,08,335 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	75,000/-	Structure Type: Structure, Status of Completion : Completed
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	75,000 /-	



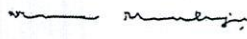
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Nirmal Mukherjee Son of Late Akshay Mukherjee Executed by: Self, Date of Execution: 30/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office	 30/04/2025	 LTI 30/04/2025	Signature  30/04/2025
Rajdanga Nabapally, 106, R. B. Connector, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: AExxxxxx8C, Aadhaar No: 99xxxxxxxx0772, Status :Individual, Executed by: Self, Date of Execution: 30/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office				
2	Name Smt Shayamali Mukherjee Wife of Mr Nirmal Mukherjee Executed by: Self, Date of Execution: 30/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office	 30/04/2025	 LTI 30/04/2025	Signature  30/04/2025
Rajdanga Nabapally, 106, R. B. Connector, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-2XX5 , PAN No.: AQxxxxxx0Q, Aadhaar No: 22xxxxxxxx3654, Status :Individual, Executed by: Self, Date of Execution: 30/04/2025 , Admitted by: Self, Date of Admission: 30/04/2025 ,Place : Office				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms N.S Cotraction Rajdanga Nabapally, 106, R. B. Connector, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Date of Incorporation:XX-XX-2XX1 , PAN No.: AExxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Nirmal Mukherjee (Presentant) Son of Mr Date of Execution - 30/04/2025, , Admitted by: Self, Date of Admission: 30/04/2025, Place of Admission of Execution: Office	Photo  Apr 30 2025 11:11AM	Finger Print  Captured LTI 30/04/2025	Signature  30/04/2025
Rajdanga Nabapally, 106, R. B. Connector, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 ; PAN No::: aexxxxxx8c, Aadhaar No: 99xxxxxxxx0772 Status : Representative, Representative of : Ms N.S Cotraction (as sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Uttam Kumar Das Son of R R Das Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 30/04/2025	 Captured 30/04/2025	 30/04/2025
Identifier Of Shri Nirmal Mukherjee, Smt Shayamali Mukherjee, Shri Nirmal Mukherjee			

Endorsement For Deed Number : I - 160307795 / 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 10:48 hrs on 30-04-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Nirmal Mukherjee ,.

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

Execution is admitted on 30/04/2025 by 1. Shri Nirmal Mukherjee, Son of Late Akshay Mukherjee, Rajdanga Nabapally, 106, Road: R. B. Connector, , P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business, 2. Smt Shayamali Mukherjee, Wife of Mr Nirmal Mukherjee, Rajdanga Nabapally, 106, Road: R. B. Connector, , P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife

Indetified by Mr Uttam Kumar Das, , , Son of R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-04-2025 by Shri Nirmal Mukherjee, sole proprietor, Ms N.S Cotraction (Sole Proprietorship), Rajdanga Nabapally, 106, R. B. Connector, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Uttam Kumar Das, , , Son of R R Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 193, Amount: Rs.100.00/-, Date of Purchase: 02/04/2025, Vendor name: S DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

No. XII 0085335

KOLKATA MUNICIPAL CORPORATION
ASSESSMENT COLLECTION DEPARTMENT (BOROUGH - XII)
SANTOSH PUR MARKET (3RD FLOOR), SANTOSH PUR, KOLKATA - 700 075
MUTATION CERTIFICATE

Case No. O/106/23-AUG-22/44903

SUB : Your application for mutation dated 23/08/2022

in respect of

Dag : PLOT-47 Khatian : 178 Mouza : KALIKAPUR
Premises Number : 817/5, KALIKAPUR ROAD
Assessee No. 311060711750

Nature of Premise: VACANT LAND

To,
Sri/Smt

SRI NIRMAL MUKHERJEE &
SMT. SHYAMALI MUKHERJEE

Mailing Address of the Applicant (s):
106, RAJDANGA NABA PALLY
R.B. CONNECTOR
P.O- E.K.T.P, P.S- KASBA
KOLKATA- 107
700107

Dear Sir/Madam,

With reference to the aforesaid subject you are hereby informed that the prayer of mutation has been granted in your favour by this department on 23/08/2022 and henceforth the person(s) who will be treated as owner(s) / person (s) liable to pay tax in respect of the premises in question are as follows.

SRI NIRMAL MUKHERJEE &
SMT. SHYAMALI MUKHERJEE



Dated : 28/11/2023

Asstt. Assessor Collector
The Kolkata Municipal Corporation
Borough-XII

28/11/2023

Yours faithfully,

Dy. Assessor-Collector
(Borough - XII)

THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK
LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Borough No Ward No Street No Premises No
12 106 07 817/5 KALIKAPUR ROAD Name of the Street
Heritage Pond Assessee No Math No
NO NO 311060711750 0000

No of Stories	Nature of Use	Plot (in Sq.Mt.)	Covered (in Sq.Mt.)	Floor (in Sq.Mt.)	Area			Article	Section	%	Exemption, if any		Residential	Non Res.	Classified Ownership	Operative GR Quarter
	VACANT LAND	265.514														1/2017
Land Area: Cottah 03, Chatak 15, Sqft 23																

PARTICULARS OF SUBSEQUENT ALTERATIONS

Name and address of owner and/or person liable to pay consolidated rate	Initial & date of the H.A./Asstt. making correction	PARTICULARS OF SUBSEQUENT ALTERATIONS									
		1	2	3	4	5	6	7	8	9	10
Owner: SRI NIRMAL MUKHERJEE & SMT. SHYAMALI MUKHERJEE, Address: 106, RAJDAKKA NABA PALLY, R.B. CONNECTOR, P.O- E.K.T.P, P.S- KASBA, KOLKATA- 107, / / /		Annual Valuation	Assmt. u/s	% of Consolidated rate	Date of alteration of Annual Valuation (Column 3)	Date of effect of alteration	Quarterly payable rate	Amount of rebate if any, u/s 171(5) @ 2% allowing rebate of consolidated rate (col. 8 minus col. 9)			
		2880		14.8	02/02/2006	01/04/1984	106.56	0			
		3170		15.3	02/02/2006	01/07/1989	121.25	0			
		3490		15.8	02/02/2006	01/07/1995	137.86	0			
		3840		16.4	02/02/2006	01/07/2001	157.44	0			
		6820		21.4	30/03/2010	01/07/2007	364.87	0			
		7500		22.5	22/08/2022	01/01/2017	421.88	0			
		186690		20	22/08/2022	01/04/2017	506.00	0			

PARTICULARS OF SUBSEQUENT ALTERATION

Quarterly Howrah Bridge Tax at Leviable on the AV	Manual Capp Tax	Surcharge Leviable under sec. 171(4)			Gross amount payable per quarter Columns 8 or 10, 11 & 15, if any (rounded off to the nearest rupee)	Amount of general rebate @ 5% u/s 215(2)	Net amount payable per quarter (rounded off to the nearest rupee)	Initial of Assessment Clerk/Head Assessee	Initial of Authenticating officer u/s 191(4)	Quarter of Issuing of Fresh or Supplementary Bills as per alterations	Remarks	
		Proportionate AV where applicable	Proportionate Quarterly Rate	% of surcharge								Amount of surcharge
11	11a	12	13	14	15	16	17	18	19	20	21	22
0.00	0.00			50	0.00	107.00	5.35	102.00				ARV
0.00	0.00			50	0.00	121.00	6.05	115.00				ARV
0.00	0.00			50	0.00	138.00	6.90	131.00				ARV
0.00	0.00			50	0.00	157.00	7.85	149.00				ARV
0.00	0.00			50	0.00	365.00	18.25	347.00				ARV
0.00	0.00			50	0.00	422.00	21.10	401.00				ARV
0.00	0.00			50	0.00	506.00	25.30	480.70				ARV
Total												



Asset Assessor Collector
The Kolkata Municipal Corporation
Borough XII

As recommended from IB & System
ASSESSOR COLLECTOR (U.A.)
K M C BOROUGH XII

Dy. Assessee Collector
Borough XII



Combined e-Receipt for Property Tax
THE KOLKATA MUNICIPAL CORPORATION
Assessment-Collection Department

Printed On 25/06/2025 4:34 PM

RECEIPT INFORMATION

Receipt No: E/2025/306895 Receipt Date and Time: 25/06/2025 4:31 PM

Transaction Id: 3020250000394007

MAILING ADDRESS AND ASSESSEE INFORMATION

KALIKAPUR ROAD 106, RAJDANGA ASSESSEE NO : 311060711750 Ward No: 106
NABA PALLY R.B. CONNECTOR P.O.
E.K.T.P, P.S- KASBA KOLKATA- 107 PREMISES NO : 817/5
STREET NAME: KALIKAPUR ROAD

OWNER INFORMATION

SRI NIRMAL MUKHERJEE & SMT. SHYAMALI MUKHERJEE

DEMAND INFORMATION**PD BILL DETAILS:**

Sl No.	BILL TYPE	QUATER	GROSS AMOUNT	REBATE AMOUNT	INTEREST AMOUNT	PENALTY AMOUNT	NET AMOUNT(Rs)
1	P	1/2025-2026	506.00	0.00	0.00	0.00	506
2	P	2/2025-2026	506.00	25.00	0.00	0.00	481
3	P	3/2025-2026	506.00	25.00	0.00	0.00	481
4	P	4/2025-2026	506.00	25.00	0.00	0.00	481

PD AMOUNT PAID: 1949

Online Payment Discount: 15

Total Paid Amount: 1934.00

This document being an e-Property Tax Bill does not require any signature

