

8408/24

I 894/24

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जर्जना

ONE
HUNDRED RUPEES

भारत INDIA INDIAN NON JUDICIAL

পশ্চিমবঙ্গ, পশ্চিম বঙ্গাল WEST BENGAL

AS 273363

certified that the document is admitted registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register - III
Alidore, South 24-parg.

GENERAL POWER OF ATTORNEY 17 MAY 2024

BE IT KNOWN TO ALL MEN BY THESE PRESENTS that I, SRI SAMIR SENGUPTA, PAN : BKCP1176C, Aadhaar No. 8498 9809 6462, son of Late Nripendra Chandra Sengupta, by Nationality - Indian, by faith - Hindu, by occupation - Retired Person, residing at D/31, Baghajatin, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, hereinafter called and referred to as the **PRINCIPAL/EXECUTANT**, to nominate, constitute and appoint SRI SALIL SAHA, PAN : AMAPS2207F, Aadhaar No. 9569 4987 7573, son of Late Chittaranjan Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at P-158.

Ref. No. 7291 Date 15/05/2024
Sold to Samir Sengupta
of D/31, Baghajatin, Kol-700032
Rupees 100/-

Samir Sengupta
Stamp No. 108
Alipore Police Station
South 24 Parganas, Alipore



Identifier:

Runa Rakshit,
10 Alok Rakshit,
55 Ananda Pally,
Kolkata - 700032.

DISTRICT SUB REGISTRAR,
SOUTH 24 PGS., ALIPORE

17 MAY 2024

Regent Estate, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, as my true and lawful Attorney to look after and perform all necessary works for dealing with my property mentioned in the **Schedule** hereunder written.

WHEREAS after the partition of India, a large number of residents of former East Pakistan, now Bangladesh crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control;

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal;

AND WHEREAS Sri Samir Sengupta, the Owner/Land Owner herein, was such person who displaced from East Pakistan, now Bangladesh, and had come to use and occupy a piece and parcel of homestead land measuring 3 (three) Cottahs 10 (ten) Chittacks 00 (zero) Sq.ft. more or less in E/P No. 485, S.P. No. 300, in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas and as a refugee, approached the Government of West Bengal for a plot of land for his rehabilitation with his family;

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan now Bangladesh acquired land in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, Police Station – Jadavpur, in the Urban area under the provision of L.D.P. Act, 1948 / L.A. Act 1 of 1894 including the plot under the occupation of Sri Samir Sengupta;

AND WHEREAS the State of West Bengal decided to make a gift of the aforesaid plot of land in occupation of Sri Samir Sengupta, so as to confer absolute right, title and interest to Sri Samir Sengupta in the said land;

AND WHEREAS in pursuance of the said decision, the Governor of the State of West Bengal by a registered Deed of Gift dated 17/11/1988 gave, granted and transferred absolutely to Sri Samir Sengupta ALL THAT the land measuring about 3 (three) Cottahs 10 (ten) Chittacks 00 (zero) Sq.ft. more or less in E/P No. 485,

S.P. No. 300, in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas. The said deed was registered in the Office of the Additional District Registrar at Alipore, South 24-Parganas and has been recorded in Book No. I, Volume No. 47, Pages 257 to 260, being No. 3515, for the year 1988;

AND WHEREAS thereafter said Sri Samir Sengupta mutated his name in respect of the aforesaid gifted property with the Kolkata Municipal Corporation (K.M.C.). The said property subsequently came to be known and numbered as the K.M.C. Premises No. 30, Baghajatin Block 'D', Assessee No. 31-102-02-0030-7, within K.M.C. Ward No. 102, Police Station – Jadavpur, Kolkata – 700032, under the Kolkata Municipal Corporation;

AND WHEREAS Sri Samir Sengupta, the Land Owner/Principal herein, became absolute lawful sole owner of a homestead land measuring about 3 (three) Cottahs 10 (ten) Chittacks 00 (zero) Sq.ft. more or less and an asbestos shed structure measuring about 400 Sq.ft. standing thereon, lying and situated in E/P No. 485, S.P. No. 300, in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), within the K.M.C. Ward No. 102, being the K.M.C. Premises No. 30, Baghajatin Block 'D', Assessee No. 31-102-02-0030-7, and postal address D/31, Baghajatin, P.O. Jadavpur University, Kolkata – 700032, and entire this property hereinafter referred to as the **said land/said premises** which is morefully described in the **Schedule** hereunder written;

AND WHEREAS the Land Owner/Principal/Executant herein is very much desirous to construct a G+III storied building on the **said land** but he has no such experience in this matter and so the Land Owner/Principal/Executant herein appoint the Attorney herein to make such construction and accordingly **I, SRI SAMIR SENGUPTA, PAN : BKCP1176C, Aadhaar No. 8498 9809 6462**, son of Late Nripendra Chandra Sengupta, by Nationality - Indian, by faith – Hindu, by occupation – Retired Person, residing at D/31, Baghajatin, P.O. Jadavpur University,

P.S. Jadavpur, Kolkata – 700032, hereinafter called and referred to as the **PRINCIPAL/EXECUTANT**, to nominate, constitute and appoint **SRI SALIL SAHA**, **PAN : AMAPS2207F, Aadhaar No. 9569 4987 7573**, son of Late Chittaranjan Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at P-158, Regent Estate, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, in respect of the aforesaid property, to act in my name and on my behalf to execute and perform all or any of the following acts, deeds, matters and things for the purpose enumerated below :

1. To construct, manage and look after, control and supervise management, and construction work and also to administer the **said premises** in my name and on my behalf in all respects.
2. To sign, execute, verify and to file plaints, written statements and objection and all other petitions and also to present appeals and to file new cases, in future in any courts, tribunals, forums, offices, competent authorities, if required and to accept services of all letters, summons, notices and other process of law, in my name and on my behalf regarding the **said premises**.
3. To appear in all cases, pending and to be filed in future, in connection with the **said premises** on my behalf and represent me in all cases in all courts, tribunals, forums, offices, competent authorities for doing all the necessary works as and when required under law.
4. To appear and represent me in all Courts, Civil, Criminal, Revenue, Original, Revisional or Appellate or Writ jurisdiction of the concerned High Court, B.L.&L.R. Office, D.L.R. Office, Land Acquisition Department, Urban Land Ceiling Department, Kolkata Municipal Corporation Office, Electric Supply Authority or Office, Rent Control Office, CESC, and any other competent authority or authorities for the **said premises**.
5. To execute, carry into effect and perform all works on my behalf in respect of the **said premises** as well as to make necessary representations including filing of applications and appear before the B.L.&L.R. Office, D.L.R. Office, Land Acquisition

Department, Urban Land Ceiling Department, and any competent authority or authorities for mutation and conversion of the **said premises** and/or any portion thereof by the competent authority.

6. To execute, carry into effect and perform all works on my behalf in respect of the **said premises** as well as to make necessary representations including filing of applications and appear before Assessors and Collectors of the K.M.C. and other concerned authorities in regard to mutation and fixation of ratable value in respect of the **said premises** and/or any portion thereof by the Assessor and Collector of the Corporation.

7. To sign, execute, registry, notary and prepare all papers, documents, deeds, indemnity bonds, declarations, affidavits, undertaking, applications and plans required for approval of building plan, revised building plan, modify building plan, regularise building plan, completion plan, drainage/sewerage connection from the Kolkata Municipal Corporation (K.M.C.) authority and other competent authorities and for that above said purpose my Constituted Attorney shall appear before the Court, the Kolkata Municipal Corporation, Registry Offices, Notary Publics and other competent authorities.

8. To sign, execute, register, notary and prepare all papers, documents, deeds, indemnity bonds, declarations, affidavits, undertaking, applications, plans and registered deed/documents including declaration, boundary declaration, gift deed to the K.M.C., strip of land to the K.M.C., gift deed of corner plot to the K.M.C., etc. for sanction building plan, revised building plan, modify building plan, regularise building plan, any type of deviation occur, before starting and/or during construction of the proposed building in the **said premises** and to appear before the Kolkata Municipal Corporation for further approval from the Kolkata Municipal Corporation authority and do all signature for getting approval of completion certificate from the Kolkata Municipal Corporation.

9. To sign all papers, documents, undertaking, application, indemnity bonds, declarations, affidavits, plans, etc. required for obtain water connection from the Kolkata Municipal Corporation at the **said premises**.

10. To sign all papers, documents, undertaking, application, indemnity bonds, declarations, affidavits, plans etc. required for inside and outside drainage and sewerage system and connection with the Kolkata Municipal Corporation drainage and sewerage system for the **said premises**.

11. To make necessary representations to the C.E.S.C. and other concerned authorities for obtaining electric power/connection for the proposed building at the **said premises**.

12. To perform all formalities and necessary works and sign and execute all things, instruments, applications, affidavits, undertakings, bonds, declarations, etc. for the **said premises** as and when required.

13. To appoint and engage Advocate, LBS, Engineer, Architect, ^{specialised} persons, etc. on my behalf, whenever my said Attorney shall think fit and proper, in respect of the **said premises**.

14. To do and take every acts and legal steps for maintain peace keeping and to ensure no breach of peace at over and around the **said premises**.

AND GENERALLY to do all other acts and also to conduct all matters which may arise in near future in respect of the **said premises** mentioned above.

AND I do hereby agree to ratify and confirm all acts, deeds, matters, steps, petitions, applications and things lawfully done by my said Attorney which shall be construed as acts, deeds, matters, steps, petitions, applications and things, done to all intents and purposes which I could do if personally present.

AND I the Principal do hereby agree to ratify and confirm all acts and whatever my said Attorney shall do, execute or perform or cause to be done, executed and performed in exercise of the Power of Attorney hereunder conferred upon or otherwise expressed or intended.

Be it noted that this revocable Power of Attorney is being granted in favour of the said Attorney without any consideration and no 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 Principal irrespective of any condition.

THE SCHEDULE REFERRED TO ABOVE

(Description of the **said land / said premises**)

ALL THAT piece and parcel of land measuring about **3 (three) Cottahs 10 (ten) Chittacks 00 (zero) Sq.ft.** more or less and an asbestos shed structure measuring about 400 Sq.ft. standing thereon, whereon proposed G+III storied building shall be erected, lying and situated in E/P No. 485, S.P. No. 300, in C.S. Plot Nos. 9(P) and 10(P), of Mouza : Bademasur, J.L. No. 31, Sub-Registry Office at Alipore, **Police Station – Jadavpur**, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), within the **K.M.C. Ward No. 102**, being the **K.M.C. Premises No. 30, Baghajatin Block 'D'**, Assessee No. 31-102-02-0030-7, and postal address D/31, Baghajatin, P.O. Jadavpur University, Kolkata – 700032, together with all easement rights including right of egress and ingress and right to take water connection, sewer and drainage connection, electric, gas, telephone line connection, etc. over and beneath the adjacent road. The boundary of the four sides of the entire property presently is as follows:

ON THE NORTH : E/P No. 484;

ON THE SOUTH : E/P No. 486;

ON THE EAST : D/47, Baghajatin;

ON THE WEST : K.M.C. maintained Road.

IN WITNESSES WHEREOF the parties have hereto set and subscribed their respective hands and signatures on 17th day of May, Two Thousand Twenty Four (2024).

SIGNED, SEALED AND DELIVERED

by the **PARTIES** herein in Kolkata in presence of following **WITNESSES** :

1. Ruma Rakshit.

55 Anandapally,

Kolkata - 700032.

2. Alok Rakshit

55, Anandapally

P.O. + P.S. - Jadavpur

Kolkata - 700032

S. Rakshit
Signature of the Land Owner
/ Principal / Executant

S. Rakshit

Signature of the Attorney

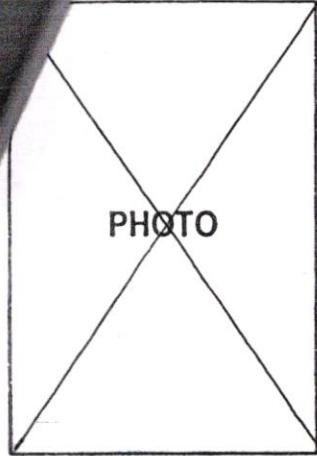
Prepared as per instruction by
the Principal herein & Drafted by:

S. Rakshit 00/05/2024
Surya Prasad Datta Roy,

Advocate

Alipore Judges' Court,

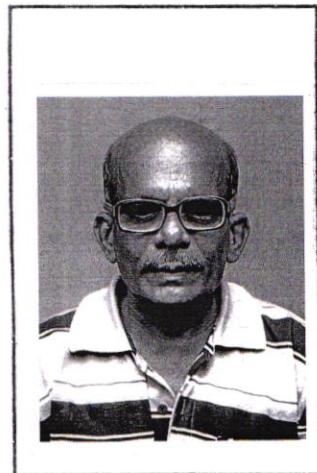
Kolkata - 700027.



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

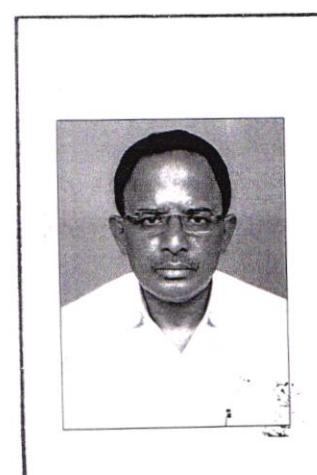
Signature.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... SAMIR SENGUPTA

Signature..... Samir Sengupta



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... SALIL SAHA

Signature..... Salil Saha

  <p>भारतीय विशिष्ट पहचान प्राधिकरण भारत सरकार Unique Identification Authority of India Government of India</p> <p>Enrolment No.: 0661/10149/00266</p> <p>To Runa Rakshit C/O Alok Rakshit 55 Ananda Pally Jadavpur University Jadavpur University Kolkata West Bengal - 700032 8961101285</p> <p>Download Date: 18/03/2019</p> <p>Generation Date: 12/03/2019</p> <p>Signature Not Verified Digitally signed by Alok Rakshit Unique Identification AUTHORITY OF INDIA Date: 2019.03.18 16:37:46 IST</p> <p>QR Code with Photograph</p>		  <p>सूचना</p> <ul style="list-style-type: none"> ■ Aadhaar पहचान का प्रमाण है, नागरिकता का नहीं। ■ पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें। ■ यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है। <p>INFORMATION</p> <ul style="list-style-type: none"> ■ Aadhaar is a proof of identity, not of citizenship. ■ To establish identity, authenticate online. ■ This is electronically generated letter. <p>■ Aadhaar देश भर में मान्य है।</p> <p>■ Aadhaar भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।</p> <p>■ Aadhaar is valid throughout the country.</p> <p>■ Aadhaar will be helpful in availing Government and Non-Government services in future.</p> <p>QR Code with Photograph</p>
<p>आपका आधार क्रमांक / Your Aadhaar No. : 9968 3225 9610 VID : 9149 9826 7439 1155</p> <p>मेरा आधार, मेरी पहचान</p> <p>भारत सरकार Government of India</p> <p>Runa Rakshit Date of Birth/DOB: 05/04/1994 Female/ FEMALE</p> <p>9968 3225 9610 VID : 9149 9826 7439 1155</p> <p>मेरा आधार, मेरी पहचान</p> <p>9968 3225 9610 VID : 9149 9826 7439 1155</p> <p>मेरा आधार, मेरी पहचान</p> <p>QR Code with Photograph</p>		

Runa Rakshit.

Major Information of the Deed

Deed No :	I-1603-08194/2024	Date of Registration	17/05/2024
Query No / Year	1603-2001232684/2024	Office where deed is registered	
Query Date	17/05/2024 2:40:10 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SURYA PRASAD DATTA ROY Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831832151, 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 : 0/-]	
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 40,23,002/-		
Rs. 100/- (Article:48(d))	Registration Fee Paid		
Remarks	Rs. 46/- (Article:E, E) Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.: - Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bagha Jatin Colony D Block, , Premises No: 30, , Ward No: 102 Pin Code : 700032

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 10 Chatak		39,15,002/-	Property is on Road
	Grand Total :			5.9813Dec	0/-	39,15,002/-	

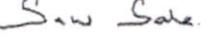
Structure Details :

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/-	1,08,000/-	Structure Type: Structure
	Total :	400 sq ft	0/-	1,08,000/-	Gr. Floor, Area of floor : 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tin Shed, Extent of Completion: Complete

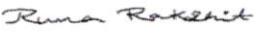
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Shri SAMIR SENGUPTA Son of Late Nripendra Chandra Sengupta Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
17/05/2024 LTI 17/05/2024				
D/31, Baghajatin, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.: BKxxxxxxxx6C, Aadhaar No: 84xxxxxxxx6462, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Shri SALIL SAHA (Presentant) Son of Late Chittaranjan Saha Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office		 Captured	
17/05/2024 LTI 17/05/2024				
Son of Late Chittaranjan Saha P-158, Regent Estate, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: AMxxxxxxxx7F, Aadhaar No: 95xxxxxxxx7573, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Smt RUNA RAKSHIT Wife of Shri. Alok Rakshit 55, Ananda Pally, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032		 Captured	
	17/05/2024	17/05/2024	17/05/2024

Identifier Of Shri SAMIR SENGUPTA, Shri SALIL SAHA

Endorsement For Deed Number : I - 160308194 / 2024

On 17-05-2024

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 11:55 hrs on 17-05-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SALIL SAHA ,Claimant.

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

Execution is admitted on 17/05/2024 by 1. Shri SAMIR SENGUPTA, Son of Late Nripendra Chandra Sengupta, D/31, Baghajatin, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 2. Shri SALIL SAHA, Son of Late Chittaranjan Saha, P-158, Regent Estate, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business

Indefited by Smt RUNA RAKSHIT, , , Wife of Shri Alok Rakshit, 55, Ananda Pally, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession House wife

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 7291, Amount: Rs.100.00/-, Date of Purchase: 15/05/2024, Vendor name: S 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 1603-2024, Page from 205265 to 205280
being No 160308194 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.05.17 13:04:59 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 17/05/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.