

6207/23

5-6008/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

AP 262075

District Sub-Register-III
Alipore, South 24-parganas

GENERAL POWER OF ATTORNEY 08 MAY 2023

KNOW ALL MEN BY THESE PRESENTS I, SRI NIRMAL NAG ALIAS NIRMAL KUMAR NAG, (PAN - CYQPN7697Q) (Aadhaar - 6077 5800 0386), son of Late Jitendra Mohan Nag, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 6/31, Viveknagar, Post Office - Santoshpur, Police Station - Kasba, Kolkata - 700075, hereinafter called and referred to as the "PRINCIPAL" in favour of IDEAL CONSTRUCTION, a Proprietorship Firm, having its office at 224B, Raipur Road (Lotus Park), Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, represented by its Proprietor

namely **SRI AMIT DAS**, (PAN – AHAPD1361J) (Aadhaar – 5057 8897 4881), son of Late Sunil Das, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 224B, Raipur Road (Lotus Park), Post Office – Naktala, Police Station – Netaji Nagar, Kolkata – 700047, hereinafter called and referred to as the **“ATTORNEY”**

WHEREAS

The Principal is the absolute sole Owner having absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area of **03** Cottahs, **00** Chittacks & **00** Square Feet more or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza – Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana – Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 328, Garfa Main Road, (having mailing address 6/31, Viveknagar), under Ward No. 104, Police Station – Kasba now Garfa, Calcutta now Kolkata – 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, having Assessee No. 311041203280, together with all sorts of easement rights over the adjacent common passage to the

said property, which has been specifically described in the **SCHEDULE** hereunder and hereinafter referred to as the "**said Premises**".

- Amrit Das*
- A. The Principal has executed and registered a Development Agreement, on 08/05/2023 before the D.S.R. - 111, at Alipore, District South 24 - Parganas, being Deed No. 5983 of 2023, thereafter referred to as the "Development Agreement" in respect of the said premises with **IDEAL CONSTRUCTION**, a Proprietorship Firm, having its office at 224B, Raipur Road (Lotus Park), Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, represented by its Proprietor namely **SRI AMIT DAS**, son of Late Sunil Das, (hereinafter referred to as the "**Developer**") for construction of a multi storied building having at the said premises in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation and/or its amended or new plan to be extended or to be sanctioned by the Kolkata Municipal Corporation and/or the appropriate sanctioning authority in the name of the said owner or otherwise in accordance with existing plan or new plan to be sanctioned herein after.

B. The Principal being desirous of appointing, nominating and constituting the Attorneys herein as his true and lawful Attorneys for and on behalf of the Principal in his name, place and stead at the cost of the Attorneys to do the following acts, deeds, matters and things in respect of the said premises:-

1. To apply sand sign for and obtain subsequent sanction of the building plans from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers, documents instruments that may be required in this regard.
2. To sign, execute and submit all applications, maps, plans, specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the existing building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan, papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
3. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises and also to

sign other documents as may be required by the authorities from time to time.

4. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorneys shall think fit and proper and to make payment of their fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of me.
5. To appear and represent the Principal before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served on the Principal in respect of the said premises and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications, and papers and to appear and make representation for and on behalf of the Principal before the authorities concerned.
6. To appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Department West Bengal and Kolkata Police, C.E.S.C in connection with the said premises and to sign and execute all the papers and documents wherever necessary.

7. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign, answer, execute, and submit all papers, applications, documents, and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorneys.
8. To appear and represent the Principal before the Competent Authority in connection with the Land Ceiling clearance in respect of the said premises and to sign and execute all the papers and documents in this regards.
9. To sign and execute all the papers and documents for mutation of the said premises in the name of the Principal before the Kolkata Municipal Corporation.
10. To sign and execute all the papers and documents for obtaining no objection from KMDA, KIT, Fire Brigade and other authorities in respect of the said premises in the name of the Principal.
11. To sign and execute all papers and documents relating to the said premises into one premise after ratification of all formalities before the Kolkata Municipal Corporation and other authorities, if required.

12. To sign execute and submit all declarations statements applications and affirm affidavits, if permissible in law, only in respect of the development of the property as may be necessary or required from time to time.
13. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in anyway, the said premises or any part thereof including those relating to acquisition and/or requisition in which the Principal are now or may hereafter be interested or concerned and if thought fit and compromise, settle, refer to arbitration abandon become non suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue
14. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
15. To sign, affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper relating to the development of the property only or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises which the Principal could have done lawfully under her own hand if present personally. And I the said the Principal do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorneys shall do and/or cause to do in accordance herewith.

Be it noted that this revocable Power of Attorney is being granted in favour of the said Attorneys without any consideration and no right, title and interest created in favour of the Attorneys on the property, which is the subject matter of this Power of Attorney 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 conditions.

Be its specifically stated that the Schedule mentioned property is not situated within the notified and cantonment area and no embargo and/or restriction has been imposed by the local Authority for transfer of the said land/flat in question and if any restriction prevails, in that event Principal will be held responsible for that.

THE SCHEDULE ABOVE REFERRED TO

(Description of the said Premises)

Kolkata - 700075

ALL THAT piece and parcel of land measuring an area of **03** Cottahs, **00** Chittacks & **00** Square Feet more or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 328, Garfa Main Road, (having mailing address 6/31, Viveknagar), under Ward No. 104, Police Station - Kasba now Garfa, Calcutta now Kolkata - 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 311041203280, together with all sorts of easement rights over the adjacent common passage to the said property, being butted and bounded as follows:-

ON THE NORTH : Part of R.S. Dag Nos. 405 & 403;
ON THE SOUTH : 40' Feet Wide Garfa Main Road;
ON THE EAST : Part of R.S. Dag No. 404;
ON THE WEST : Other's Property.

IN WITNESS WHEREOF we the Principals, do hereto and hereunto set and subscribed our respective hands on this 8th day of May, in the year Two Thousand Twenty Three (2023).

SIGNED AND DELIVERED

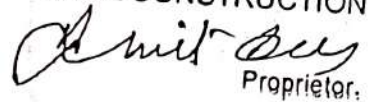
In presence of:-

WITNESSES:

1. Debajit Debta
131- Ruy Pur Road
Calcutta
2. Boren der Paul.
43/2 Jheel Road.
Kolkata

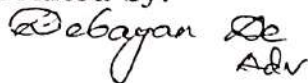


SIGNATURE OF THE PRINCIPAL

IDEAL CONSTRUCTION

Proprietor.

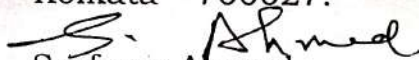
SIGNATURE OF ATTORNEY

Drafted by:


Adv

F-1776/03

PRINT ZONE,
Alipore Police Court,
Kolkata - 700027.


Sarfaraz Ahmed

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

Name.....

Signature.....

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

Name.....

Signature *T. V. S. M. 47.54*.....

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

Name.....

Signature *Dimit Bz*.....

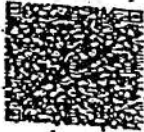
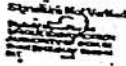


ভারত সরকার
Unique Identification Authority of India

চলিকাভুক্তির নম্বর/Enrolment No.: 1528/64443/10201

To
বাসু দেব পাল
Basu Dev Paul
S/O: Late Dhiren Paul
P.S - Garfa
43/2, Jhili Road
Santoshpur
Kolkata Santoshpur
West Bengal - 700075
7044322146

Download Date: 01/04/2017
Generation Date: 15/03/2017



আপনার আধার সংখ্যা / Your Aadhaar No. :

8035 3737 7879

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

বাসু দেব পাল
Basu Dev Paul
জন্ম তারিখ/ DOB: 04/12/1967
পুরুষ / MALE



8035 3737 7879

আমার আধার, আমার পরিচয়



- তথ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা
 - এটা এক ইলেকট্রনিক প্রক্রিয়াকৃত তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারক
Unique Identification Authority of India

ঠিকানা:
S/O: লেট ধিরেন পাল, 43/2, বিজ
রোড, পি.এস - গারফা, সন্তোষপুর,
কলকাতা,
পশ্চিম বঙ্গ - 700075

Address:
S/O: Late Dhiren Paul, 43/2,
Jhili Road, P.S - Garfa,
Santoshpur, Kolkata,
West Bengal - 700075

8035 3737 7879



1947
help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No. :	I-1603-06008/2023	Date of Registration	08/05/2023
Query No / Year	1603-2000952687/2023	Office where deed is registered	
Query Date	12/04/2023 8:16:24 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MM NOORUZAMAN ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903735373, Status :Deed Writer		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,22,04,001/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 39/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

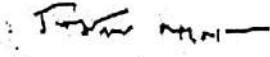
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garfa Main Road, Road Zone : (KMC Ward-104 -- KMC Ward-104 (Thakur Ramkrishna Lane)) , , Premises No: 328, , Ward No: 104 Pin Code : 700032

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	1/-	1,21,50,001/-	Property is on Road
	Grand Total :				4.95Dec	1 /-	121,50,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name NIRMAL NAG, (Alias: NIRMAL KUMAR NAG) Son of Late JITENDRA MOHAN NAG Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office	Photo  08/05/2023	Finger Print  LTI 08/05/2023	Signature  08/05/2023
6/31, VIVEKNAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CYxxxxxx7Q, Aadhaar No: 60xxxxxxxx0386, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	IDEAL CONSTRUCTION 224B, RAIPUR ROAD,, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AHxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name AMIT DAS (Presentant) Son of Late SUNIL DAS Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office	Photo  May 8 2023 1:25PM	Finger Print  LTI 08/05/2023	Signature  08/05/2023
224B, RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1J, Aadhaar No: 50xxxxxxxx4881 Status : Representative, Representative of : IDEAL CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
BASUDEB PAUL Son of Late D C PAUL ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	08/05/2023	08/05/2023	08/05/2023
Identifier Of NIRMAL NAG, AMIT DAS			

Endorsement For Deed Number : I - 160306008 / 2023

On 08-05-2023

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 11:34 hrs on 08-05-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by AMIT DAS .

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

Execution is admitted on 08/05/2023 by NIRMAL NAG, Alias NIRMAL KUMAR NAG, Son of Late JITENDRA MOHAN NAG, 6/31, VIVEKNAGAR, P.O: SANTOSH PUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by BASUDEB PAUL, , , Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 08-05-2023 by AMIT DAS, PROPRIETOR, IDEAL CONSTRUCTION (Sole Proprietorship), 224B, RAIPUR ROAD,, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by BASUDEB PAUL, , , Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

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 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4160, Amount: Rs.100.00/-, Date of Purchase: 04/05/2023, 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 1603-2023, Page from 171921 to 171938
being No 160306008 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.08 14:01:30 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/08 02:01:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)