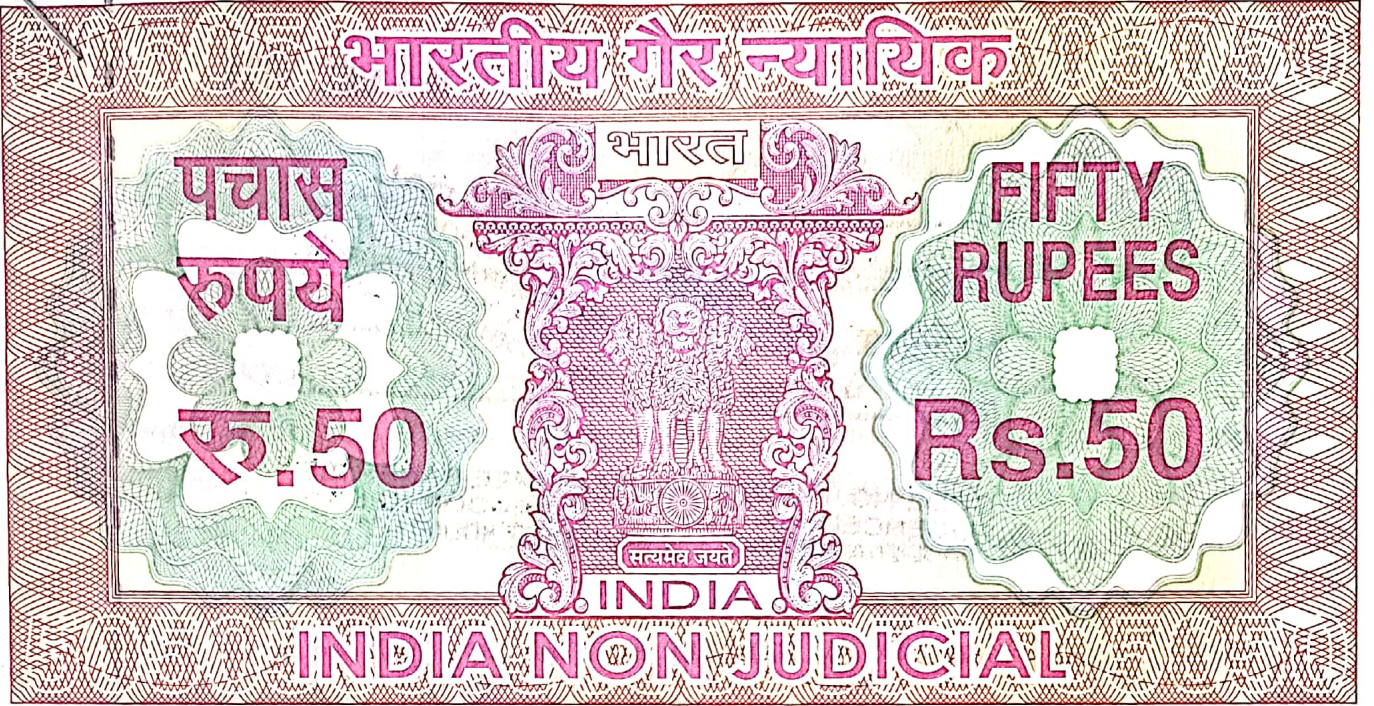


3183/25

1-3135/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 970871

4/3  
8-599889

Certified that the document is submitted for registration. The signature sheet and the endorsement sheet attached with the document are the part of this document.

District Sub-Registrar-II  
Alipore, South 24 Parganas

04 MAR 2025

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT that I, **SRI DIBYENDU ADHIKARY (PAN - AHRPA4761E) (AADHAAR - 211512161452) (DOB NO. 16.06.1979)**, son of Late Manobendra Adhikary, by Occupation - Service, by faith - Hindu, by Nationality - Indian, residing at 69, James Long Sarani, Purba Barisha, P. O. - Thakurpukur, P. S. - Haridebpur, Kolkata - 700063, District - South 24 Parganas, West Bengal, hereinafter collectively called and referred to as the **PRINCIPAL / OWNER, SEND GREETINGS.**

WHEREAS  
registered  
Parganas  
No. 5840

09 DEC 2024

55866

NO.....  
SOLD TO.....  
ADDRESS.....  
RS.....

09 DEC 2024  
504

UNIVERSAL  
RATAN PAL  
ADVOCATE  
HIGH COURT CALCUTTA  
6, Old Post Office Street  
KOL-700001, Room No. 35

CODE NO. (1067)  
LICENCED NO.  
20 & 20A / 1973

ANJUSHREE BANERJEE  
L. S. VENDOR (O.S.)  
HIGH COURT, KOLKATA-700

09 DEC 2024

.....  
.....  
.....

.....  
.....

04 MAR 2025



District Sub Registrar-II  
Alipore, South 24 Parganas  
- 4 MAR 2025

**WHEREAS** by way of registered Deed of Conveyance dated 06.07.2022, registered in the office of District Sub-Registrar – IV, Alipore, South 24 Parganas and entered into Book No. I, Volume No. 1604-2022, Page from 235840 to 235869, being No. 160407435, for the year 2022, the OWNER/VENDOR herein purchased one Bastu plot of land measuring 04 (Four) Cottahs 03 (Three) Chittacks 25 (Twenty-five) sq. ft. Plot No. A 14 comprising in Dag No. 191, J. L. No. 25, under Khatian No. 145, R. S. No. 3, Touzi No. 56, Mouza – Nayabad, Police Station – Kasba, thereafter Purba Jadavpur, at present Panchasayar, in the District of South 24 Parganas, under K.M.C. Ward No.109, from the then **VENDOR** Mr. Akashdeep Basu, son of Kiron Panda Basu alias Kiron Pada Basu.

**AND WHEREAS** thereafter the present Owner/Vendor herein mutated his name in the record of The Kolkata Municipal Corporation on 02.01.2023 and the premises is now known and numbered as K.M.C. Premises No. 3980, Nayabad, within ward No. 109, vide Assessee No. 311090838627, P. S. – Panchasayar, Kolkata – 700099, more fully described in the **SCHEDULE - "A"** below.

**AND WHEREAS** the present Owner/Vendor herein is became the absolute owner and seized and possessed of **ALL THAT** one Bastu plot of land measuring 04 (Four) Cottahs 03 (Three) Chittacks 25 (Twenty-five) sq. ft. Plot No. A 14 comprising in Dag No. 191, J. L. No. 25, under Khatian No. 145, R. S. No. 3, Touzi No. 56, Mouza – Nayabad, Police Station – Kasba, thereafter Purba Jadavpur, at present Panchasayar, in the District of South 24 Parganas and being K.M.C. Premises No. 3980, Nayabad, within ward No. 109, vide Assessee No. 311090838627, P. S. – Panchasayar, Kolkata – 700099 and the Owner/Vendor has no fund to erect the proposed building and the present Owner/Vendor is still in possession and has been enjoying his absolute ownership and possession of the said land free from all encumbrances and the present Owner/Vendor is the Owner of the land and property as described in

the **SCHEDULE - "A"** below, herein after called the **"said property"**.

**AND NOW WHEREAS** the Owner herein of the First Schedule property herein approached the Developer herein with the proposal to develop the First Schedule property herein to construct a residential building upon the said land in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation for residential purpose comprising of several self-contained flats for mutual profits, interest and benefits on or over the said property more fully and particularly mentioned and described in the First Schedule hereunder written on the terms and conditions which has been mutually discussed and settled by and between parties therein.

**AND WHEREAS** Developer concern herein namely **"BINAYAK GROUPS", (PAN - AKNPM2537P)**, a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099, represented by its sole Proprietor namely **SRI SUDIP KUMAR MANDAL, (PAN - AKNPM2537P), (Aadhaar No. 2225 3389 8869), (DOB-09.05.1978)** son of Sri Samir Kumar Mondal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at B/35, Ganganagar, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099, District - South 24-Pargnas, coming to know the desire of the Owner herein, has made a proposal in relation to the aforesaid development of the said property of the Owner. The Owner after necessary investigation and thorough understanding with the Developer herein, has agreed to the development of the said premises by the Developer. Both the parties hereto had mutually analyzed, discussed and agreed to execute a Joint Venture Agreement under certain terms and conditions to satisfy the interest of both the parties hereto and entered into an agreement for development of their property, with the party of the Developer herein, by way of constructing residential building for mutual benefits and said **Development Agreement and Development Power of Attorney registered in the office of the D.S.R.**

- II, Alipore, South 24 Parganas and recorded in Book No. I, being no. ...0.31.3.4.. for the year 2025.

**AND WHEREAS** thus after Registration of Development Agreement and Development Power of Attorney, the Developer shall prepare building plan and submit the same for Sanctioned plan from the office of the Kolkata Municipal Corporation and also do necessary works in the office of the K.M.C for the said premises and for such purposes K.M.C authority need separate General Power of Attorney for the same.

**NOW KNOW BY THESE PRESENTS**, I, the Principal herein, do hereby and hereunder nominate, constitute and appoint, **"BINAYAK GROUPS", (PAN - AKNPM2537P)**, a Proprietorship Firm, having its registered office at B/35, Ganganagar, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099, represented by its sole Proprietor namely **SRI SUDIP KUMAR MANDAL, (PAN - AKNPM2537P), (Aadhaar No. 2225 3389 8869), (DOB-09.05.1978)** son of Sri Samir Kumar Mondal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at B/35, Ganganagar, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099, District - South 24-Pargnas, as my true and lawful attorney in my name and on my behalf to do and execute and perform or caused to be done, execute and perform all or any of the acts, deeds, matters and things in respect of the said property mentioned in the schedule herein below :-

1. To sign and apply for, obtain and submit all clearance certificates, mutation, forms, declaration, and / or permission if so and as be required for or in relation to the otherwise transfer of the said property or any part hereof.
2. To sign and execute all papers, applications, mutation of the said property or any of them or any part or share thereof separately

Sudip Kumar Mandal

assessed and also sign, submit and obtain necessary permissions for the sanctioned building plan, and revised sanctioned plan Completion plan including received the Completion Certificate from the K.M.C. Authority and also sanction water, drainage and sewerage plans and any other type of works of Municipal matters of K.M.C on my behalf.

3. To appear and represent the Principals before the Kolkata Municipal Corporation, Collector, statutory bodies and government departments and or any of their officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all court and Tribunals and also any person, or other persons and deal with them in all manner and sign execute deliver and submit and take delivery of and / or explain all documents of title, clearances etc and to do all acts deeds and things as may be required or found necessary or expedient by the said attorney on my behalf.
4. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, musketeers and Solicitors to revoke such appointment. Be it noted that this Power of Attorney is being granted in favour my of the said attorney without any consideration and no interest or right of the property is created on this property which is subject matter of this Power of Attorney and further that said attorney shall not hereby obtain or have power to make any construction development work on the said property and be it noted that all sum received by the Attorney in respect of the said property will have to deposit in the Bank account of the Principal and all expenditure incurred by the attorney will be borne by the Principal. This Power of attorney revocable in nature.

**AND GENERALLY**, to do all acts deeds and things for better exercise of authorities herein contained relating to the said properties or any of them or any part thereof which the Principal could have lawfully done under my own hands and seals, if personally presents.

**AND** the Principal do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney have done or shall lawfully do or cause to be done in or about said property.

**SCHEDULE OF THE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE PROPERTY OF)**

**ALL THAT** one Bastu plot of land measuring 04 (Four) Cottahs 03 (Three) Chittacks 25 (Twenty-five) sq. ft. <sup>to be used for 100 sqm R.T. Shop</sup> Plot No. A 14 comprising in Dag No. 191, J. L. No. 25, under Khatian No. 145, R. S. No. 3, L.R Dag No.191, L.R Khatian No.2971, Touzi No. 56, Mouza – Nayabad, Police Station – Kasba, thereafter Purba Jadavpur, at present Panchasayar, in the District of South 24 Parganas and being K.M.C. Premises No. 3980, Nayabad, within ward No. 109, vide Assessee No. 311090838627, P. S. – Panchasayar, Kolkata – 700099 whereon a new Ground Plus Three storied building with lift facility shall be erected as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office – XII and the entire property is butted and bounded by:

ON THE NORTH BY : Plot No. A13;  
ON THE SOUTH BY : Plot No. A15;  
ON THE EAST BY : 16'-0" wide road; and  
ON THE WEST BY : Plots of Phase No. I.

Subip Kumar Mandal.

IN WITNESS WHEREOF I, the Principal herein have set and subscribed our hand and seal to these presents on this the ...11.....day of March.... 2025.

**SIGNED SEALED AND DELIVERED** at

Kolkata in the presence of: -

1. Ranjitpal  
6/101 Post office  
street kal-1.

*Sudip Kumar Mandal*  
**PRINCIPAL/OWNER**

2. Ratan Pal.  
Advocate

**ACCEPTED BY ME.**

**BINAYAK GROUPS**  
Sudip Kumar Mandal  
Proprietor

**ATTORNEY**

**Drafted by me**




*Ratan Pal.*

**Ratan Pal, Advocate**

**High Court, Calcutta**

**Enrollment No. WB/675/1992.**

## SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Dehyade Aditya</i>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>	
		<b>(Left Hand)</b>					
							
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>	
		<b>(Right Hand)</b>					
	<i>Sudop Kumar mander</i>						
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>	
		<b>(Left Hand)</b>					
							
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>	
		<b>(Right Hand)</b>					
<b>PHOTO</b>							
		<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>	
		<b>(Left Hand)</b>					
		<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>	
		<b>(Right Hand)</b>					

### Major Information of the Deed

Deed No :	I-1602-03135/2025	Date of Registration	04/03/2025
Query No / Year	1602-2000599889/2025	Office where deed is registered	
Query Date	27/02/2025 11:17:00 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RATAN PAL 6, Old Post Office Street, 1st Floor,, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8697893055, Status :Advocate		
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. 1/-	Rs. 84,74,443/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (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 :



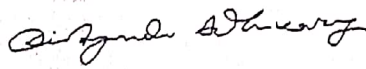
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3980, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 3 Chatak 25 Sq Ft	1/-	84,44,443/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>					6.9667Dec	1 /-	84,44,443 /-	

#### 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.	0/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	0 /-	30,000 /-	



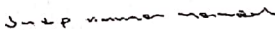
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Dibyendu Adhikary</b> Son of Late Manobendra Adhikary Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office		 Captured	 04/03/2025
04/03/2025 LTI 04/03/2025				
Purba Barisha, 69, James Long Sarani, City:- Kolkata, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: ahxxxxx1e, Aadhaar No: 21xxxxxxx1452, Status :Individual, Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office				




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>BINAYAK GROUPS</b> B/35, Ganganagar, City:- Kolkata, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AKxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Sudip Kumar Mandal (Presentant)</b> Son of Shri Samir Kumar Mandal Date of Execution - 04/03/2025, , Admitted by: Self, Date of Admission: 04/03/2025, Place of Admission of Execution: Office		 Captured	 04/03/2025
Mar 4 2025 1:37PM LTI 04/03/2025				
B/35, Ganganagar, City:- Kolkata, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: akxxxxx7p, Aadhaar No: 22xxxxxxx8869 Status : Representative, Representative of : BINAYAK GROUPS (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr RANJIT PAL</b> Son of Late P PAL 6, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	04/03/2025	04/03/2025	04/03/2025

Identifier Of Shri Dibyendu Adhikary, Shri Sudip Kumar Mandal

**Endorsement For Deed Number : I - 160203135 / 2025**

**On 04-03-2025**

**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 13:19 hrs on 04-03-2025, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Shri Sudip Kumar Mandal ,.

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

Execution is admitted on 04/03/2025 by Shri Dibyendu Adhikary, Son of Late Manobendra Adhikary, Purba Barisha, 69, Road: James Long Sarani, , P.O: Thakurpukur, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Service

Identified by Mr RANJIT PAL, , , Son of Late P PAL, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 04-03-2025 by Shri Sudip Kumar Mandal, SOLE PROPRIETOR, BINAYAK GROUPS (Sole Proprietorship), B/35, Ganganagar, City:- Kolkata, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr RANJIT PAL, , , Son of Late P PAL, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

**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 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 970871, Amount: Rs.50.00/-, Date of Purchase: 09/12/2024, Vendor name: Anjushree Banerjee



**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 1602-2025, Page from 104796 to 104810

being No 160203135 for the year 2025.



*Suman*

Digitally signed by SUMAN BASU  
Date: 2025.03.04 16:06:12 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 04/03/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.