

21994/24

I-2/531/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 265128

19/12/2024
8-2-3208083/24

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

SPECIFIC POWER OF ATTORNEY

District Sub-Register-(11)
Alipore, South 24-pargna
19/12/24

THIS SPECIFIC POWER OF ATTORNEY is made this 19th day of December Two Thousand and Twenty Four Dr. Shyamal Chatterjee, son of Late Bimal Chatterjee residing at Flat no 3F, 17C, Hindustan Road, P.O. Sarat Bose Road, P.S. – Gariahat, Kolkata – 700029 having PAN No ACUPC3791N, Aadhar no 4098 6585 8079, Citizen of India by faith Hindu by occupation Doctor hereinafter called as the "PRINCIPAL (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, successor or successors and/or assigns) of the **FIRST PART**, do hereby appoint 1) Mr. Dinesh G Sanghvi and 2) Harsh Kamani, both working for gain at 1/3A, Rammoy Road, Bhowanipur, Kolkata-700 025, P.O:- Bhowanipore, P.S:- Bhowanipore. to do and/or perform the acts, deeds and things as stated hereinafter.

21 APR 2023

NO. 1993 Date
Name
Address
To Bof

B. C. LAHIRI
Advocate
Alipore Court
Kol-700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor
Alipore Court
Kolkata-700 027



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2024

for
Attn: pbi Cas
11-22

WHEREAS I the Principal herein is the absolute Owner in respect of Premises no No.15/3, Hindusthan Road, Post Office- Sarat Bose Road, Police Station- Gariahat, Kolkata-700029 under Kolkata Municipal Corporation ward no 85, District- South 24 Parganas, more fully described in the Schedule hereunder written and hereinafter referred to as the '**Said Property**'.

AND WHEREAS since I am a practicing Doctor and senior citizen, I intend to entrust certain responsibilities (morefully mentioned hereinafter) relating to my "Said Property", and for that reason it is required to do necessary acts, deeds and things for the same in respect of my "Said Property", and as such it has become necessary for me to appoint Constituted Attorneys to take such steps and do the necessary acts, deeds and things on my behalf.

So I am executing this Specific Power of Attorney in favour of the Attorneys, to do all the necessary acts, deeds and things as may be required on my behalf hereunder in respect of the "Said Property",

AND WHEREAS accordingly, I, the sole Owner do hereby appoint (1) Mr. Dinesh G Sanghvi, Aadhaar Card No. 2211730474698 and PAN:AVHPS5172K son of Late Gopalji V Sanghvi, and (2) Harsh Karnani, son of Surendra Kumar Karnani, having Aadhaar Card No: 720641860477 and PAN: ASEP0424G, both working for gain at 1/3A, Rammoy Road, Kolkata 700025 as my Constituted Attorneys for and on my behalf to do and/or perform the acts, deeds and things as stated hereinafter, either jointly and/or severally.

NOW THIS SPECIFIC POWER OF ATTORNEY WITNESSETH as follows: -

1. To apply before the Kolkata Municipal Corporation for assessment/ re-assessment, mutation of my name in the record of K.M.C and for that to pay the necessary taxes and charges as may be demanded by the KMC.
2. To apply before the other authorities for obtaining the necessary permissions, clearances and approvals as may be required for submission of the proposed building plan to the KMC and to pay the necessary fees and charges for the same and to receive such permissions, clearance and approvals from the concerned authorities.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
19 DEC 2024

3. To appoint the Architect for preparing the proposed building plan and also to appoint the structure engineer and other consultant as may be required for the same and pay necessary fees to them.
4. To appoint the surveyor and soil testing agency for getting the physical survey and soil testing of the " Said Property" as and when required and pay the necessary fees and charges to them.
5. To institute and defend all actions and legal proceedings that may arise in connection with and/or concerning for the development of the "Said Property" and for that to appoint the advocate and/or solicitor for the same and to bear and pay the fees/ charges thereof, to sign Vakalatnamas and also to sign, verify and affirm all pleadings, plaints, written statements, petitions, affidavits, memorandum, cross objections and other instruments required to be filed in connection with any legal matters.
6. To negotiate and settle with the existing tenants and/or occupier on the terms, conditions and consideration my said Attorneys may deem fit and proper. However if required my attorneys may take the necessary legal action and file the eviction suite/appeal against the said tenants and/or the occupier and for that to appoint the advocates and sign the Vakalatnama for the same.
7. **AND GENERALLY** my said Attorneys will have the power to do all such acts, deeds and things on my behalf concerning or relating to the 'Said Property' by virtue whereof as I could have done being personally present.

AND I hereby agreed to ratify all those acts, deeds and things lawfully done by my said Attorneys by virtue of this Power of Attorney and shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said Attorneys shall do or cause to be done for and on my behalf and shall have same force and effect as if I was personally present and done.

AND I hereby declare that all such legal and lawful acts, deeds and things that may be done by both my said Attorneys as Power of Attorney Holder by virtue of the power hereby conferred shall be binding



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2024

upon me as if done by me in person and I further agree to ratify all such acts that are done by the said Power of Attorney Holders.

AND IT IS HEREBY MADE clear that in no event the Attorneys or any other person and/or persons claiming through or under them shall incur or cause to be incurred any liability in the name of the Principal nor shall permit the Principal to be exposed to any liability and shall keep the Principal save harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.

No sale power is granted in this power of attorney and this power of attorney is revocable in nature.

Be it expressly stated that this power of attorney does not create, constitute or assume any kind of Sale, transfer, enjoyment or making profit in favour of the Attorneys and I further declare that the said Attorneys shall not be authorized or to have power for development work on the Said Property. All the receivables will be paid to the Principal and all the payables will be borne and paid by the Principal.

SCHEDULE:

("The Said Property")

All That piece and parcel of land admeasuring an area of 5 Cottahs more or less and as per physical measurement found to be 5K, 5CHK and 40 Sq Ft alongwith the structures thereupon, situated and lying at Premises No.15/3, Hindusthan Road, P.S. Gariahat, Kolkata-700026, butted and bounded in the manner following :-

- ON THE NORTH : By 12.2 Mtrs. wide Hindusthan Road
- ON THE EAST : By 12 feet common passage
- ON THE SOUTH : By premises No 15/4, Hindusthan Road
- ON THE WEST : By premises No. 17A, Hindusthan Road



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS.. ALIPORE
19 DEC 2024

IN WITNESS WHEREOF I, the Owner, have executed and signed these presents this 19th day of December Two Thousand and Twenty Four.

SIGNED AND DELIVERED by the

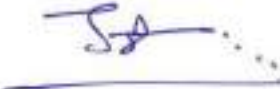
Owner in the presence of :-

1. pm
Alipore Police Court
2. Sandip Kumar
Alipore Police Court
WB-27

S. Chatterjee
SHYAMAL CHATTERJEE

(OWNERS/PRINCIPAL)

SIGNED AND DELIVERED BY
THE ATTORNEYS AT KOLKATA
IN THE PRESENCE OF:


(Divyanshu G. Sanghvi)

1. pm
2. Sandip Kumar

Harsh Karwas
(HARSH KARWASI)

Prepared by me











BAPI DAS
Advocate
Alipore Police Court
Kolkata-700 027
Regd.No.:-WB-613/2001



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2024

Prepared by me











19 DEC 2024
19 DEC 2024
19 DEC 2024

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



Name..... SHYAMAL CHATTERJEE











Signature..... S. Chatterjee

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



Name..... DINESH G. SANGHUS

Signature..... D. Sanghus

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



Name..... HARSH KARMANI

Signature..... Harsh Karmani



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2024

Major Information of the Deed

Deed No :	I-1603-21531/2024	Date of Registration	19/12/2024
Query No / Year	1603-2003208083/2024	Office where deed is registered	
Query Date	17/12/2024 10:15:16 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN: 700027, Mobile No. : 9836980696, Status : Advocate		
Transaction	[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 3,28,72,579/-		
Rs. 50/- (Article:48(d))	Registration Fee Paid		
Remarks	Rs. 39/- (Article:E)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Garlahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hindusthan Road, , Premises No: 15/3, , Ward No: 085 Pin Code : 700029



















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	5 Katha 5 Chatak 40 Sq Ft		3,28,72,579/-	Property is on Road
Grand Total :				8.8573Dec	0 /-	328,72,579 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Dr SHYAMAL CHATTERJEE Son of Late BIMAL CHATTERJEE Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Office	 19/12/2024	 Captured 19/12/2024	 19/12/2024

Flat No: 3F, 17C, Hindusthan Road, City:- , P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India , Aadhaar No: 40xxxxxxxx8079, Status :Individual, Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr DINESH G SANGHVI Son of Late GOPALJI V SANGHVI Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Office </td> <td>  19/12/2024 </td> <td>  Captured LTI 19/12/2024 </td> <td>  19/12/2024 </td> </tr> </tbody> </table> <p>Son of Late GOPALJI V SANGHVI 1/3A, Rammoy Road, City:- , P.O:- KALIGHAT, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 22xxxxxxxx7469, Status :Individual, Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr DINESH G SANGHVI Son of Late GOPALJI V SANGHVI Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Office	 19/12/2024	 Captured LTI 19/12/2024	 19/12/2024
Name	Photo	Finger Print	Signature						
Mr DINESH G SANGHVI Son of Late GOPALJI V SANGHVI Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Office	 19/12/2024	 Captured LTI 19/12/2024	 19/12/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr HARSH KARNANI (Presentant) Son of Mr SURENDRA KUMAR KARNANI Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Office </td> <td>  19/12/2024 </td> <td>  Captured LTI 19/12/2024 </td> <td>  19/12/2024 </td> </tr> </tbody> </table> <p>Son of Mr SURENDRA KUMAR KARNANI 1/3A, Rammoy Road, City:- , P.O:- KALIGHAT, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 72xxxxxxxx0477, Status :Individual, Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr HARSH KARNANI (Presentant) Son of Mr SURENDRA KUMAR KARNANI Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Office	 19/12/2024	 Captured LTI 19/12/2024	 19/12/2024
Name	Photo	Finger Print	Signature						
Mr HARSH KARNANI (Presentant) Son of Mr SURENDRA KUMAR KARNANI Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Office	 19/12/2024	 Captured LTI 19/12/2024	 19/12/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 23/12/2024	 Captured 23/12/2024	 23/12/2024
Identifier Of Dr SHYAMAL CHATTERJEE, Mr DINESH G SANGHVI, Mr HARSH KARNANI			

Endorsement For Deed Number : I - 160321531 / 2024

On 19-12-2024

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 - 4B (d) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:00 hrs on 19-12-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr HARSH KARNANI , one of the Claimants.

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

Execution is admitted on 19/12/2024 by 1. Dr SHYAMAL CHATTERJEE, Son of Late BIMAL CHATTERJEE, Flat No 3F, 17C, Road: Hindusthan Road, , P.O: SARAT BOSE ROAD, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Professionals, 2. Mr DINESH G SANGHVI, Son of Late GOPALJI V SANGHVI, 1/3A, Road: Rammoy Road, , P.O: KALIGHAT, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 3. Mr HARSH KARNANI, Son of Mr SURENDRA KUMAR KARNANI, 1/3A, Road: Rammoy Road, , P.O: KALIGHAT, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Identified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE 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 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 1973, Amount: Rs.50.00/-, Date of Purchase: 21/04/2023, Vendor name: P K HAKRABORTY



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 561959 to 561970
being No 160321531 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.12.23 18:11:53 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 23/12/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.