

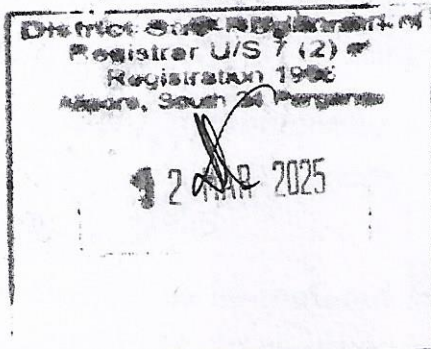
02575/2025

D-2448/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 221347



GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made on this...^{12th}...day of March
Two Thousand and Twenty Five (2025) BY

24 FEB 2025

25485

No. ₹ 100/- Date

Name : Kamal Das

Address : 69F. Selimpur Rd

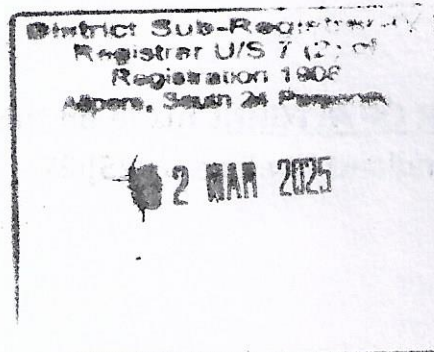
Vendor : Kd-31.

Alipore Court, 24 Pgs. (South)

SU KAMAR DAS

ATA VENDOR

Alipore Police Court, Kol-27



Abhay Pada Sm
Slo Lali S Sm
26. R. P. Lame
Kolkata 700026
P.S & P.O. - Kalyan

1) **SMT. DIPALI BHOWMICK** (Pan No. AZHPB9707B) (Aadhaar No.- 2070 3093 4970), D/o Late Sarada Prasana Tarafder, residing at 100, Selimpur Road PO.- Dhakuria, P.S - Garfa, Ward - 92, Kolkata 700031.

2) **SRI JAYANTA BHOWMICK** (Pan No. AFHPB9245G), (Aadhaar no. 4066 1880 0915) , Son of Late Gurudas Bhowmick, residing at 100, Selimpur Road PO.- Dhakuria, P.S - Garfa, Ward - 92, Kolkata 700031.

(Hereinafter called "THE ATTORNEYS")

WHEREAS:

KNOW ALL BY THESE PRESENT WITNESSTH that we, the Principals hereinabove stated do hereby nominate appoint and constitute KAMAL DAS , son of Late Tarak Lal Das, by Faith - Hindu , by Occupation- Business, by Nationality- Indian of 7/1A, Hazra Road, Edcons Chamber, , P.O. – Kalighat, P.S. – Bhowanipur, Kolkata- 700026 (Pan no.- ADWPD1069K) (Aadhaar No.- 7644 1573 2461) to be our true and lawful attorney for and on our behalf and in our names place and stead to do the following acts deeds matters and things that is to say:-

AND WHEREAS the said Development Agreement was duly registered on12/03/2025 at District Sub-Registrar III Alipore, South 24-Parganas , recorded as Deed No. 2446. for the year 2025.

1. To have the names of the Owners to be mutated in the records of the Kolkata Municipal Corporation and to do all other acts including signing all papers and instruments in this regard.
2. To apply for obtain 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.
3. To sign and submit all applications form, undertakings, affidavit, etc the same thereof upon in respect of any and/or any thereafter upon the as required by the Kolkata Municipal Corporation and to sign and execute and papers and documents and to sign in all corporation mutation formalities on behalf of owners, and perform all the formalities and obligations as may be required or necessary from time to time.

4. To pay fees, to obtain any other records permission and/or consents from the necessary authorities as may be necessary or required for concerning the said premises and also to sign other documents as may be required by the authorities from time to time.
5. To apply for electricity, water, drainage, lift or 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 Attorney.
6. To appear and represent the Owners before Kolkata Municipal Corporation, Building, tribunal and other authorities concerned regarding any notice received or served to the Owners 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 make representation for and on behalf of the Owners before the authorities concerned.
7. To appear for and represent the Owners before necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority Fire Services Department of West Bengal, Kolkata Police in connection.
8. To enter into agreement for sale, transfer or otherwise in respect of the said premises and deposit the sale proceeds to the account of the principals.
9. To sign or execute any deed of conveyance and or transfer and or tenancy and or sub tenancy as may be necessary or be required from to time in respect of the said premises or any thereof.
10. To cause any Deed of Conveyance or document in respect of the said Premises to be registered and for the said purpose to sign, execute and submit all Declarations, Statements, Applications and Affidavits as may be necessary or required from time to time.

11. To appear or represent us before any Notary Public, Register of Assurances, District Registrar, Sub- Registrar of Assurances or any other office/officers having jurisdiction and to present for registration and have registered and perform all deeds, agreements, documents executed and signed by the said Attorney in any manner concerning the said Premises or any part thereof.
12. To apply for obtain licenses and permissions that may be necessary or be required for the purpose of installations and running of electricity for auxiliary power supply or for the purpose of having the drain of the said Premises to be disconnected and/or any of the purpose above mentioned sign and execute all necessary papers.
13. To commence, prosecute, enforce, defend, answer and oppose all action and proceedings concerning in anyone of the Said Premises or any part thereof including those relating to acquisition and /or requisition in which the Owners 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 proceeding 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 appoints and others as occasion shall require.
15. To Sign, affirm and verify plaint, petition, written statements, tribunal statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper 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 Owners could have done lawfully under their own hands if present personally. AND WE, said owners doth hereby agree ratify and confirm all and whatsoever and the said Attorney shall do and or cause to do in accordance herewith. **Be it expressly stated that this power of attorney does not create, constitute or assume any kind of transfer, enjoyment or making profit in favour of the attorney and further**

declare that the said attorney shall not obtain or have power for development work on such properties. All receivable shall be paid back to the Owners and all payables shall be borne by the Owners. And it is further declared that the attorney named herein shall not have power for development work of the said Premises.

THE SCHEDULE ABOVE REFERRED TO

(SAID PREMISES)

ALL THAT undivided part or share partly one storied brick built dwelling house measuring about 5 cottahs 7 chittacks building area 815 sq.ft. out of land 5 cottahs 7 chitacks more or less and situate lying at and being premises no. 100, Selimpur Road PO.- Dhakuria, P.S - Garfa, Ward - 92, Kolkata 700031 and within the local limits of Kolkata Municipal Corporation Ward No - 92 under Mouza Dhakuria, which is butted and bounded as follows:

ON THE NORTH : 8' ft. Wide Road

ON THE EAST : 88/1, Selimpur Road

ON THE SOUTH : 20' ft. Wide Road

ON THE WEST : 77A/1A, Selimpur Road

IN WITNESS WHERE OF we the said Principals have set and subscribed our hands to these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

By the within named EXECUTANT
in the presence of :

1. Binoy Baramick
69F, Selimpur Road.
KOL-31

Jayanta Bhownick .

Dipali Bhownick .

2. Naba Kumar Mukherjee .
69F Selimpur Road .
KOL- 31.

SIGNATURE OF THE EXECUTANTS/PRINCIPALS

SIGNED IN PRESENCE OF:

1. Binoy Baramick
69F, Selimpur Road.
KOL-31

2. Naba Kumar Mukherjee .
69F Selimpur Road .
KOL- 31.

The Powers conferred upon me as above
are hereby accepted by me.

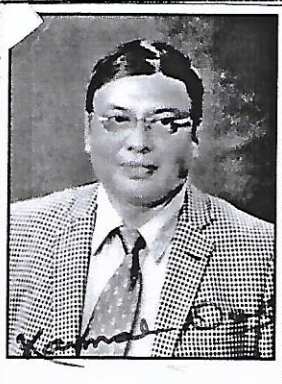










Drafted by me:-

Subhash Ch. Tharalath
Advocate

Alipore Police Court
KOLKATA-700027
WB/1507/77












Kamal Das .

SIGNATURE OF THE CONSTITUTED ATTORNEY

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












Name KAMAL DAS

Signature Kamal Das

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

Name

Signature Jayanta Bhosmick

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

Name

Signature Bipali Bhawani



सत्यमेव जयते

**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2000735607/2025	Office where deed will be registered
Query Date	12/03/2025 12:41:51 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ABHAY PADA DAS 26, K P LANE, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9830244850, 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. 1,58,81,873/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selimpur Road, , Premises No: 100, , Ward No: 092, Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 7 Chatak		1,52,70,623/-	Width of Approach Road: 8 Ft.,
Grand Total :				8.9719Dec	0 /-	152,70,623 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	815 Sq Ft.	0/-	6,11,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 815 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		815 sq ft	0 /-	6,11,250 /-	



Major Information of the Deed

Deed No :	I-1604-02448/2025	Date of Registration	12/03/2025
Query No / Year	1604-2000735607/2025	Office where deed is registered	
Query Date	12/03/2025 12:41:51 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABHAY PADA DAS 26, K P LANE, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9830244850, 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. 1,58,81,873/-	
Stampduty 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 :



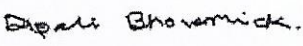


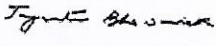
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selimpur Road, , Premises No: 100, , Ward No: 092 Pin Code : 700031

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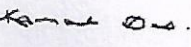
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Gr. Floor, Area of floor : 815 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		815 sq ft	0 /-	6,11,250 /-	



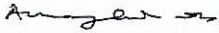
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt DIPALI BHOWMICK Daughter of Late SARADA PRASANA TARAFDER Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	Photo  12/03/2025	Finger Print  Captured LTI 12/03/2025	Signature  12/03/2025
100 SELIMPUR RD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: AZxxxxxx7B, Aadhaar No: 20xxxxxxxx4970, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				
2	Name Mr JAYANTA BHOWMICK Son of Late GURUDAS BHOWMICK Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	Photo  12/03/2025	Finger Print  Captured LTI 12/03/2025	Signature  12/03/2025
100 SELIMPUR RD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AFxxxxxx5G, Aadhaar No: 40xxxxxxxx0915, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KAMAL DAS (Presentant) Son of Late TARAK LAL DAS Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office	Photo  12/03/2025	Finger Print  Captured LTI 12/03/2025	Signature  12/03/2025
Son of Late TARAK LAL DAS 7/1A HAZRA RD EDCONS CHAMBER, City:- , P.O:- KALIGHAT, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx9K, Aadhaar No: 76xxxxxxxx2461, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHAY PADA DAS Son of Late S DAS 26 K P LANE, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24- Parganas, West Bengal, India, PIN:- 700031		 Captured	
	12/03/2025	12/03/2025	12/03/2025
Identifier Of Smt DIPALI BHOWMICK, Mr JAYANTA BHOWMICK, Mr KAMAL DAS			

Endorsement For Deed Number : I - 160402448 / 2025

On 12-03-2025

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 12:59 hrs on 12-03-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr KAMAL DAS ,Claimant.

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

Execution is admitted on 12/03/2025 by 1. Smt DIPALI BHOWMICK, Daughter of Late SARADA PRASANA TARAFDER, 100 SELIMPUR RD, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 2. Mr JAYANTA BHOWMICK, Son of Late GURUDAS BHOWMICK, 100 SELIMPUR RD, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 3. Mr KAMAL DAS, Son of Late TARAK LAL DAS, 7/1A HAZRA RD EDCONS CHAMBER, P.O: KALIGHAT, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr ABHAY PADA DAS, , , Son of Late S DAS, 26 K P LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24 -Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

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 25485, Amount: Rs.100.00/-, Date of Purchase: 24/02/2025, Vendor name: Subhankar Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 61405 to 61418
being No 160402448 for the year 2025.



(Signature)

Digitally signed by Anupam Halder
Date: 2025.03.13 10:33:02 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 13/03/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.