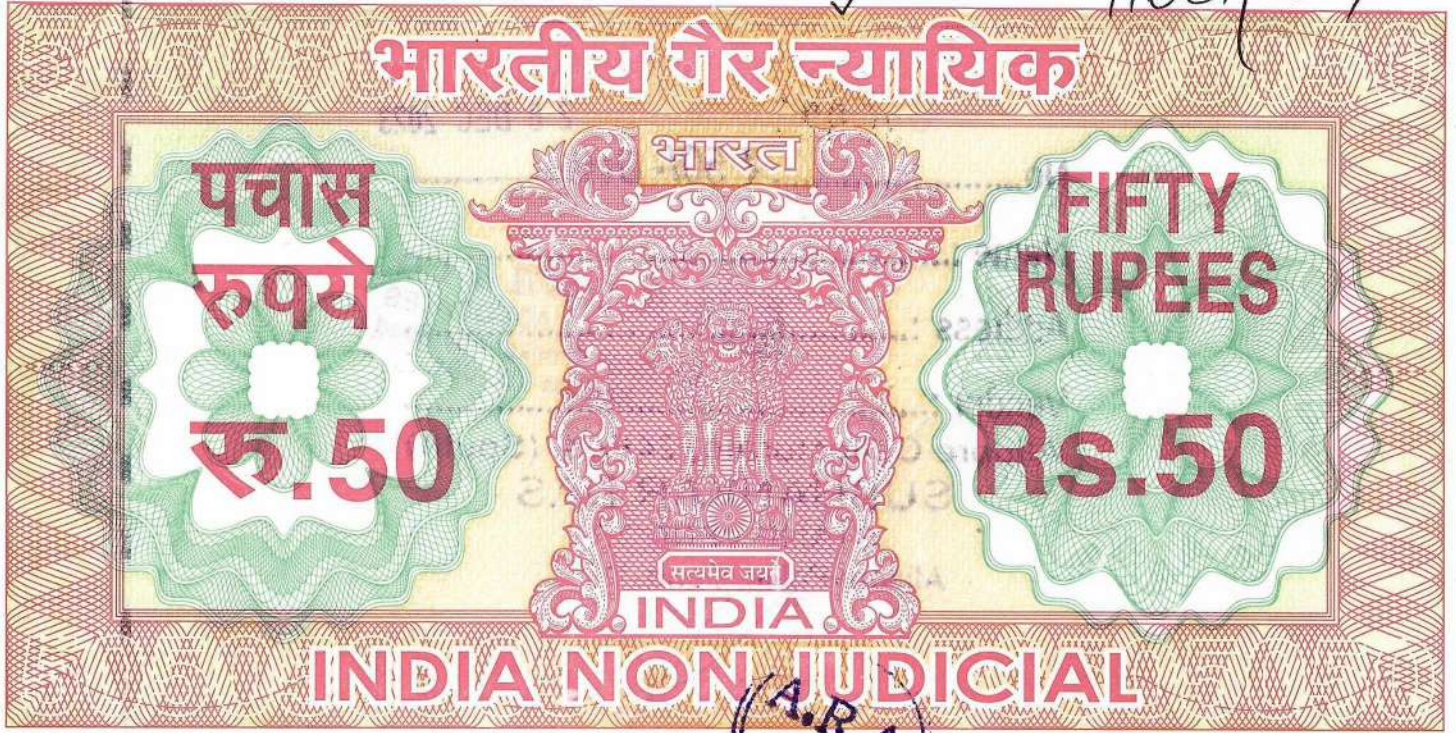


11854/2024

11681/2024



पश्चिम बंगाल WEST BENGAL

AF 707264

Certified that the Document is admitted for Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME:

- 9 AUG 2024

WE, (1) SAMBIT BASU (Pan No.- ANCPB9442Q) (Adhaar No. 4067 8902 7498), son of Late Sabyasachi Basu, by faith Hindu, by nationality Indian, by occupation Business, residing at Samannoy Park, Post Office- Joteshibrampur, Police Station- Maheshtala, Kolkata-700141, AND (2) AMIT GHOSH (Pan No: AHNPG7172P) (Adhaar No. 9813 0417 7819), son of Tapan Ghosh, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, Resident of: Khuriberia, P.O. & P.S.: Bishnupur, District: 24 Parganas (South), State: West Bengal, PIN: 743503 (hereinafter collectively referred to as the "EXECUTANTS/PRINCIPALS") SEND GREETINGS: .

[Signature]

[Signature]

[Signature]

[Signature]

35026

28 DEC 2023

No. ₹ 50/- Date

Name :

Address : **S. K. LATHI & CO.**
ADVOCATES
6A, Kisan Shankar Roy Road
Kolkata-700 001

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27

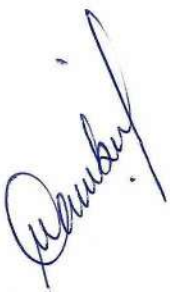


Additional Registrar of
Alipore - VI, Kolkata

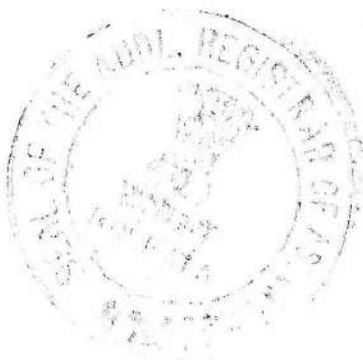
WHEREAS the Principals herein are the owners of **ALL THAT** the piece and parcel of land containing by measurement an area of **6 Bighas 15 Cottahs 11 Chittacks 10 Sq.ft.** equivalent to **224.30 decimals** more or less, comprised in L.R. Dag Nos. **879 (P), 968 (P), 971 (P), 972, 973 (P), 974 (P), and 976 (P)** in Mouza Hatishala, J.L. No. 09, within the local limits of Beonta 2 No. Gram Panchayet, P.S. Kolkata Leather Complex, District 24 Parganas South (hereinafter referred to as the "**Said Land**") and morefully described in "**The Schedule**" hereunder written.

NOW AND THESE PRESENTS WITNESSETH, We the Appointers herein, do hereby appoint, nominate and constitute the said 1) **JAI VARDHAN DABRIWAL (PAN NO.CSMPPD9510N) (AADHAR NO. 6551 1732 9783)**, son of Sanjiv Kumar Dabriwal, by faith Hindu, by Nationality Indian, by occupation Business, **AND 2) SANJIV KUMAR DABRIWAL (PAN NO.ADEPD7510M) (AADHAR NO. 3239 2782 9057)**, son of Dwarka Prasad Dabriwal, by faith Hindu, by Nationality Indian, by occupation Business, both are residing at 2, Rowland Road, P.O. Lala Lajpat Rai Sarani, P.S. Ballygunge, Kolkata 700 020 (hereinafter referred to as "**Attorney/s**") to be our true and lawful Attorney jointly or severally, for and on our behalf and in our place and stead and/or on our account to do, execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things among others in respect of our respective rights, title, interest or share in the Said Land and/or any part or portion thereof and specifically for all formalities relating to sanction of plan from any Competent Authority having jurisdiction:

1. To hold, defend possession of manage maintain protect and secure the "said Land" and do all acts deeds and things in connection therewith.
2. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plan for sanction including any, modification, revision, alteration, renewal etc. required thereafter of the plan to be sanctioned and also for other purposes herein stated.
3. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the competent authorities having jurisdiction, as may from time to time be necessary or required for the "said Land" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney/s shall think proper.
4. To apply for and submit the applied sanction plan's modification, revision, alterations and/or renewal if required thereafter, with the concerned authorities having jurisdiction and to pay fees and obtain such modification, revision, alteration and/or renewal and/or such other orders and permissions as be expedient therefore.
5. For all or any of the purposes herein stated to appear and represent us before the concerned authorities having jurisdiction to do all acts deeds and things and sign and submit all plans, papers, applications, statements, objections, notices etc. and also to submit and take delivery of all





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JOINT REGISTRAR
DISPUR, ASSAM
- 9 AUG 2024

documents of title, clearances, permissions and/or no objection certificates and other papers and documents as may be required and found necessary or expedient by our said attorney/s.

6. This Power of Attorney does not confers any right of sale or transfer and/or any developmental rights upon the said land in favour of the attorney/s and this power has been executed without consideration.

7. This General Power of Attorney is revocable in nature.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the "Said Land" or any part thereof and specifically for all formalities relating to sanction of plan from the Competent Authorities, which the Principals themselves could have lawfully done under their own hand and seal, if personally present.

AND the Principals doth hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney/s have done or cause to be done or shall lawfully do or cause to be done in or about the Said Land.

THE SCHEDULE ABOVE REFERRED TO:

(SAID LAND)

ALL THAT the piece and parcel of Bastu land containing by measurement an area of **6 Bighas 15 Cottahs 11 Chittacks 10 Sq.ft.** equivalent to **224.30 decimals** be the same a little more or less, comprised in L.R. Dag Nos. 879 (P), 968 (P), 971 (P), 972, 973 (P), 974 (P), and 976 (P) in Mouza Hatishala, J.L.No.09, within the local limits of Beonta 2 No. Gram Panchayet, P.O. Hatishala, P.S. Kolkata Leather Complex, District 24 Parganas South together with right of easement for the purpose of ingress and egress from the property **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances South butted and bounded in the following manner that is to say:

On the North:	By R.S. & L.R. Dag No. 977;
On the South:	By R.S. & L.R. Dag No. 880 & 968;
On the East:	By R.S. & L.R. Dag Nos.976 (P), 974 (P), 973 (P), 879 (P),
On the West:	By 43"-O- wide Main Road;

L.R. Dag Numbers	L.R. Khatian No. of Amit Ghosh	L.R. Khatian No. of Sambit Basu	Land Area Owned by the Principals (in decimals)
879 (P)	3919	4135	59.47
968 (P)			4
971 (P)			26.06
972			12
973 (P)			84.49
974 (P)			4.28
976 (P)			34
TOTAL			224.30

Amit Ghosh . *Sambit Basu*  *Jai Vardhan*



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
- 9 AUG 2024

IN WITNESS WHEREOF WE, SAMBIT BASU AND AMIT GHOSH have hereto set and subscribed our hands on this the 08th day of August, 2024.

SIGNED AND DELIVERED

by the said EXECUTANTS/

PRINCIPALS in the presence of:

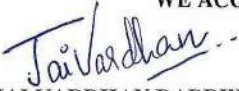

(SAMBIT BASU)


(AMIT GHOSH)

WITNESSES:

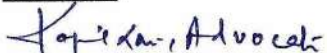
1. Ilisha Senapati, Advocate
6A, K.S. Roy Road, Kol - 700001.

2. Riya Mishra, Advocate
6A, K.S. Roy Road, Kol - 700001

WE ACCEPT

(JAI VARDHAN DABRIWAL)


(SANJEEV DABRIWAL)

Drafted by:


KAPIL LATH, ADVOCATE
(Enrollment No. - F/517-01)
S. K. LATH & CO., ADVOCATES
HIGH COURT, KOLKATA 6A, K.S.ROY ROAD,
2nd FLOOR, KOLKATA 700001



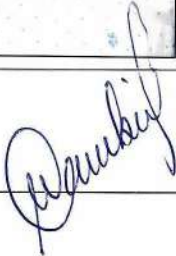
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 AUG 2024

SI No	Signatures of the executants	Presentants	FINGERPRINTS				
			Little	Ring	Middle (left)	Fore (hand)	Thumb
			Thumb	Fore	Middle (right)	Ring (hand)	Little
			Little	Ring	Middle (left)	Fore (hand)	Thumb
			Thumb	Fore	Middle (right)	Ring (hand)	Little
			Little	Ring	Middle (left)	Fore (hand)	Thumb
			Thumb	Fore	Middle (right)	Ring hand)	Little



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 AUG 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

SI No	Signatures of the executants					
	Presentants					
	 					
		Little	Ring	Middle (left)	Fore (hand)	Thumb
						
		Thumb	Fore	Middle (right)	Ring (hand)	Little
		Little	Ring	Middle (left)	Fore (hand)	Thumb
		Thumb	Fore	Middle (right)	Ring (hand)	Little
			Little	Ring	Middle (left)	Fore (hand)
		Thumb	Fore	Middle (right)	Ring hand	Little



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 9 AUG 2024

Major Information of the Deed

Deed No :	I-1904-11681/2024	Date of Registration	09/08/2024
Query No / Year	1904-2002112325/2024	Office where deed is registered	
Query Date	06/08/2024 7:13:42 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S K LATH AND CO 6A, KIRAN SHANKAR ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7439680697, Status :Solicitor firm		
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. 8,97,73,952/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(d))		Rs. 73/- (Article:E)	
Remarks			

Land Details :

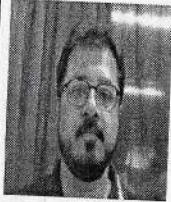
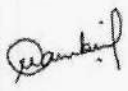
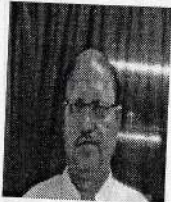
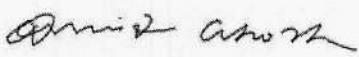
District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-879 (RS :-)		Bastu	Bastu	59.47 Dec		2,91,16,512/-	Property is on Road
L2	LR-968 (RS :-)		Bastu	Bastu	4 Dec		14,72,000/-	Property is on Road
L3	LR-971 (RS :-)		Bastu	Bastu	26.06 Dec		95,90,080/-	Property is on Road
L4	LR-972 (RS :-)		Bastu	Bastu	12 Dec		44,16,000/-	Property is on Road
L5	LR-973 (RS :-)		Bastu	Bastu	84.49 Dec		3,10,92,320/-	Property is on Road
L6	LR-974 (RS :-)		Bastu	Bastu	4.28 Dec		15,75,040/-	Property is on Road
L7	LR-976 (RS :-)		Bastu	Bastu	34 Dec		1,25,12,000/-	Property is on Road
		TOTAL :			224.3Dec	0 /-	897,73,952 /-	
		Grand Total :			224.3Dec	0 /-	897,73,952 /-	

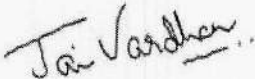
Report of the Committee on the

General Information			
1. Name of the Committee	2. Date of Report	3. Title of the Report	4. Author
5. Object of the Report	6. Scope of the Report	7. Method of Investigation	8. Results of the Investigation
9. Conclusions of the Committee	10. Recommendations of the Committee	11. Appendixes	12. References
13. Summary of the Report	14. Detailed Description of the Report	15. Detailed Description of the Report	16. Detailed Description of the Report
17. Detailed Description of the Report	18. Detailed Description of the Report	19. Detailed Description of the Report	20. Detailed Description of the Report
21. Detailed Description of the Report	22. Detailed Description of the Report	23. Detailed Description of the Report	24. Detailed Description of the Report
25. Detailed Description of the Report	26. Detailed Description of the Report	27. Detailed Description of the Report	28. Detailed Description of the Report
29. Detailed Description of the Report	30. Detailed Description of the Report	31. Detailed Description of the Report	32. Detailed Description of the Report
33. Detailed Description of the Report	34. Detailed Description of the Report	35. Detailed Description of the Report	36. Detailed Description of the Report
37. Detailed Description of the Report	38. Detailed Description of the Report	39. Detailed Description of the Report	40. Detailed Description of the Report
41. Detailed Description of the Report	42. Detailed Description of the Report	43. Detailed Description of the Report	44. Detailed Description of the Report
45. Detailed Description of the Report	46. Detailed Description of the Report	47. Detailed Description of the Report	48. Detailed Description of the Report
49. Detailed Description of the Report	50. Detailed Description of the Report	51. Detailed Description of the Report	52. Detailed Description of the Report
53. Detailed Description of the Report	54. Detailed Description of the Report	55. Detailed Description of the Report	56. Detailed Description of the Report
57. Detailed Description of the Report	58. Detailed Description of the Report	59. Detailed Description of the Report	60. Detailed Description of the Report
61. Detailed Description of the Report	62. Detailed Description of the Report	63. Detailed Description of the Report	64. Detailed Description of the Report
65. Detailed Description of the Report	66. Detailed Description of the Report	67. Detailed Description of the Report	68. Detailed Description of the Report
69. Detailed Description of the Report	70. Detailed Description of the Report	71. Detailed Description of the Report	72. Detailed Description of the Report
73. Detailed Description of the Report	74. Detailed Description of the Report	75. Detailed Description of the Report	76. Detailed Description of the Report
77. Detailed Description of the Report	78. Detailed Description of the Report	79. Detailed Description of the Report	80. Detailed Description of the Report
81. Detailed Description of the Report	82. Detailed Description of the Report	83. Detailed Description of the Report	84. Detailed Description of the Report
85. Detailed Description of the Report	86. Detailed Description of the Report	87. Detailed Description of the Report	88. Detailed Description of the Report
89. Detailed Description of the Report	90. Detailed Description of the Report	91. Detailed Description of the Report	92. Detailed Description of the Report
93. Detailed Description of the Report	94. Detailed Description of the Report	95. Detailed Description of the Report	96. Detailed Description of the Report
97. Detailed Description of the Report	98. Detailed Description of the Report	99. Detailed Description of the Report	100. Detailed Description of the Report

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAMBIT BASU Son of Late Sabyasachi Basu Executed by: Self, Date of Execution: 08/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	Photo  09/08/2024	Finger Print  Captured LTI 09/08/2024	Signature  09/08/2024
Samannoy Park, City:- , P.O:- Joteshibrampur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: ANxxxxxx2Q, Aadhaar No: 40xxxxxxxx7498, Status :Individual, Executed by: Self, Date of Execution: 08/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				
2	Name Mr AMIT GHOSH (Presentant) Son of Mr Tapan Ghosh Executed by: Self, Date of Execution: 08/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	Photo  09/08/2024	Finger Print  Captured LTI 09/08/2024	Signature  09/08/2024
Khuriberia, City:- , P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AHxxxxxx2P, Aadhaar No: 98xxxxxxxx7819, Status :Individual, Executed by: Self, Date of Execution: 08/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JAI VARDHAN DABRIWAL Son of Mr Sanjiv Kumar Dabriwal Executed by: Self, Date of Execution: 08/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	Photo  09/08/2024	Finger Print  Captured LTI 09/08/2024	Signature  09/08/2024
Son of Mr Sanjiv Kumar Dabriwal , 2 Rowland Road, City:- , P.O:- L L R Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: CSxxxxxx0N, Aadhaar No: 65xxxxxxxx9783, Status :Individual, Executed by: Self, Date of Execution: 08/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Mr SANJIV KUMAR DABRIWAL Son of Mr Dwarka Prasad Dabriwal Executed by: Self, Date of Execution: 08/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office		 Captured	
		09/08/2024	LTI 09/08/2024	09/08/2024
Son of Mr Dwarka Prasad Dabriwal , 2 Rowland Road, City:- Not Specified, P.O:- L L R SARANI, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: ADxxxxxx0M, Aadhaar No: 32xxxxxxxx9057, Status :Individual, Executed by: Self, Date of Execution: 08/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				

Identifier Details :				
Name	Photo	Finger Print	Signature	
Mr Pradip Kumar Singh Son of Mr B N Singh C/o, S K Lath And Co 6a Kiran Shankar Roy Road, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured		
	09/08/2024	09/08/2024	09/08/2024	
Identifier Of Mr SAMBIT BASU, Mr AMIT GHOSH, Mr JAI VARDHAN DABRIWAL, Mr SANJIV KUMAR DABRIWAL				

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 879		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 968		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 971		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 972		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 973		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 974		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 976		Seller is not the recorded Owner as per Applicant.

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[Faint text box]	[Faint text box]
[Faint text box]	

[Faint header text]	
[Faint text box]	[Faint text box]
[Faint text box]	

[Faint title text]

[Faint header 1]	[Faint header 2]
[Faint data 1.1]	[Faint data 1.2]
[Faint data 2.1]	[Faint data 2.2]
[Faint data 3.1]	[Faint data 3.2]
[Faint data 4.1]	[Faint data 4.2]
[Faint data 5.1]	[Faint data 5.2]
[Faint data 6.1]	[Faint data 6.2]
[Faint data 7.1]	[Faint data 7.2]
[Faint data 8.1]	[Faint data 8.2]
[Faint data 9.1]	[Faint data 9.2]
[Faint data 10.1]	[Faint data 10.2]

Endorsement For Deed Number : I - 190411681 / 2024

On 09-08-2024

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 13:20 hrs on 09-08-2024, at the Office of the A.R.A. - IV KOLKATA by Mr AMIT GHOSH, one of the Executants.

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

Execution is admitted on 09/08/2024 by 1. Mr SAMBIT BASU, Son of Late Sabyasachi Basu, Samannoy Park, P.O: Joteshibrampur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business, 2. Mr AMIT GHOSH, Son of Mr Tapan Ghosh, Khuriberia, P.O: Bishnupur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession Business, 3. Mr JAI VARDHAN DABRIWAL, Son of Mr Sanjiv Kumar Dabriwal, , 2 Rowland Road, P.O: L L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 4. Mr SANJIV KUMAR DABRIWAL, Son of Mr Dwarka Prasad Dabriwal, , 2 Rowland Road, P.O: L L R SARANI, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Mr Pradip Kumar Singh, , , Son of Mr B N Singh, C/o, S K Lath And Co 6a Kiran Shankar Roy Road, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

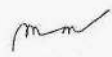
Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

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 36026, Amount: Rs.50.00/-, Date of Purchase: 28/12/2023, Vendor name: S DAS


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 633923 to 633935
being No 190411681 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.08.13 18:30:03 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 13/08/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.