

11366/23 VC-2601/23

D-10901/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

AH 340064

District Sub-Register-III
Alipore South 24-pargana

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, LATIKA BANERJEE (PAN- HHNPB4888L) (Aadhaar No. 7177 2425 0936) Wife of Late Amal Kumar Banerjee, by faith Hindu, by Nationality Indian, by occupation Housewife,

33

residing at 50-C, Maharaja Tagore Road, Kolkata - 700031, P.O.- Dhakuria, P.S.- Lake, Kolkata- 700031, are the absolute owner in respect of ALL THAT the total piece and parcel of land measuring 1 Cottah 5 Chattaks more or less at 50-C, Maharaja Tagore Road Dag No. 1040/1269 and 1267, Khatian No. 230/2 and 233, Mouza - Dhakuria, P.O.- Dhakuria, P.S.- Lake, Ward No.-92, Kolkata - 700031 (more fully and particularly described in the schedule written hereunder) and have been possessing and occupying by exercising my, right title and interest therein without any interruption from any corner whatsoever.

WHEREAS we have entered into a Development Agreement on.....21st July....., 2023 with **SRI KAMAL DAS** (PAN NO. ADWP 1069K). Mob:9830024077 son of late Tarak Lal Das, by faith-Hindu, by nationality-Indian, by occupation-Business, office at 7/1A, Hazra Road, Edcons Chamber, P.O.- Kalighat, P.S.- Bhowanipur, District-24 Pgs. (s), Kolkata- 700026.

AND WHEREAS the said Development Agreement was duly registered on....21st July....., 2023 at District Sub-Registrar III Alipore, South 24-Parganas, recorded as Deed No. 10923.. for the year...2023

AND WHEREAS by virtue of the said Development Agreement we have engaged and/or appointed **SRI KAMAL DAS** (PAN NO. ADWPD1069K), son of late Tarak Lal Das, by faith-Hindu, by nationality-Indian, by occupation-Business, and the DEVELOPER to develop ALL THAT the total piece and parcel of land 1 Cottah 5 Chattak lying and situated at Premises No. 50-C, Maharaja Tagore Road, Kolkata-700031 Dag no.-1040/1269 and 1267 khatian No.230/2 and 233, mouza-Dhakuria, Kolkata-700031 P.O.- Dhakuria, P.S.- Lake, Ward No.-92 (more fully and particularly in the Schedule written hereunder).

1. Tika Bhowyer

AND WHEREAS by virtue of the said Development Agreement the owner shall entitled to get "OWNER ALLOCATION" and the Developer shall entitled to get the "DEVELOPER'S ALLOCATION".

NOW BY THIS POWER OF ATTORNEY we, the Executant above-named, do hereby appoint, nominate and constitute SRI KAMAL DAS (PAN NO. ADWPD1069K), son of Late Tarak Lal Das, by faith-Hindu, by nationality-Indian, by occupation-Business, as our TRUE AND LAWFUL ATTORNEY who will do and/or perform all the acts, deeds, and things as mentioned hereunder for us, in our names and on our behalf in respect of the schedule mentioned property as follows:-

1. To have the name 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 regards.
2. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or authorities and to sign and execute any papers documents instruments than may be required in this regards.
3. To deal and negotiate with the existing occupiers of the said premises and to make a settlement of this shifting or eviction from the Schedule property while developing the said premises. As also to appropriate legal steps as our Attorney may deem fit and proper at their discretion.
4. To enter into sale/lease or any agreement or deeds with any person or persons in respect of the "Developer's Allocation" on my behalf.
5. To receive the booking and/or advance amount, Sale consideration amount from the intending purchaser or purchasers in respect of the "Developer's Allocation" as per the Development Agreement also to execute the Sale

Deeds/Agreements/Assignment Deeds and to present the same for registration before the concerned Registrar of Assurances, District Sub-Registrar Offices, Addl. District Sub-Registrar Office and to admit execution. Also to sign all forms, petitioners,

affidavits and other documents necessary for completion of the registration of the Sale Deeds, etc., and to receive the same back after registration.

6. To appear and act and give evidence in all the Courts, Civil, Revenue or Criminal whether Original or Appellate, Consumer Courts, Consumer State and National Commissions, in the Registration Offices or any other office of Central and State Government, of District Board or any Revenue or any local Authority, Kolkata Municipal Corporation, CESC, in any proceedings or matters as and when necessary.

7. To take/institute proceedings as and when necessary for all matters relating to the Schedule mentioned property and to sign and verify Plaints, Vakalaths, Authorisation, Letters, Written Statements, Petitions or Claims and Objections, Memorandum of Appeal and Petitions, forms and Applications of all kinds and to file them in any such Court or Office, till a finality is reached and also to correspond with the Electricity Board, City Municipal Corporation, Revenue Authorities, Panchayet Board Authorities and any other Local Bodies and the Reserve Bank of India and the Income Tax Authorities Constituted under the Income Tax Act, Central, State and Local Government bodies/Departments.

8. To create construction and/or carryout development work by constructing multi-storied building by demolishing the old structure standing thereon as per the plan approved by the approved by the appropriate authority.

9. To appoint any Advocate/s, Revenue Agent or any other legal Practitioner or Auditor.

10. To file and receive back documents to receive deposit and advance and to issue receipts therefore.
11. To obtain refund of Stamp duty, Court fees or repayment of Court fees etc. if any.
12. To apply to courts and Government and other officers including Central and State Authorities and Tax Authorities for copies of documents and papers.
13. To apply for the inspection of and to inspect judicial and public records.
14. To accept service of any summons, notice or Writ issued by a y Court or officer against us.
15. To apply before the Kolkata Municipal Corporation for sanction of building plan and for mutation of the schedule mentioned property and to sign all necessary documents and forms for such mutation on our behalf and also to sign the building plan and to submit the same before Kolkata Municipal Corporation on our behalf.
16. To apply before CESC LTD, for new electricity connection including allied matter on our behalf and also lift connection and sanction.
17. To defend possession manage and maintain as well as construction including contractor and suppliers.
18. To deposit and withdraw fees documents and money in any from any court or courts, and/or any other persons or authority and give valid receipts and discharges whereof.

19. For all or any of the purpose herein before stated to appear and represent us before the authorities having jurisdiction and to sign execute and submit papers and documents.

20. To apply before any authority for any purpose on our behalf and also sign all necessary documents.

21. To execute the Sale Deed/Deeds or any other deed or deeds in respect of the "Developer's Allocation" and present the same in our name and on our behalf before the concerned Registrar Office for registering the Sale Deeds. Also to admit execution in respect of any such documents before the Registrar for purposes of registration and to receive the sale price/consideration and to give effectual receipts therefore and to consent for change of Registry.

22. To do all such acts necessary to make the sale effective and to effect mutation of Government and public records and records and accounts subsequent to the sale.

23. From time to time to appoint and remove at pleasure any substitute or substitutes as Attorney or Agent under them, in respect of all or any of the matters aforesaid upon such terms on such salaries or remuneration as they shall think fit.

24. **GENERALLY** to act our **ATTORNEY** or **AGENT** in relation to the matters aforesaid and on my behalf to execute and to all deeds, acts or things as fully and effectually in all respects as we, ourselves would do if personally present.

25. I do hereby for myself, my heirs, executors, administrators and legal representatives ratify and confirm ~~whatsoever~~ our said **ATTORNEY** shall do or purport to do by virtue of this **POWER OF ATTORNEY**.

26. The said Attorney shall obtain or have power to make any construction, Development work on the Schedule mentioned property.

AND to do and/or perform all other acts, deeds and things relating to the schedule mentioned property which our said Attorney in their absolute discretion think fit and proper as we could do in all respect if we personally present.

THE SCHDULE ABOVE REFERRED TO

The Said Property

ALL THAT piece and parcel of One (1) cottash five (5) chittacks (and Dag Nos.1040/1269 and 1267, Khatian No. 230/2 and 233, Mouza- Dhakuria, within the limit of Kolkata Corporation, now Kolkata Municipal Corporation part of Premises No. 50-C, Maharaja Tagore Road, P.O.- Dhakuria, P.S.- Lake, ward no.-92 Kolkata - 700031, District-24 Parganas (south) along with all easement and appurtenance belonging thereto all rights and butted and bounded as under:-

On the North	: 20 feet wide KMC Maharaja Tagore Road,
On the South	: Building No. 50-E, Maharaja Tagore Road,
On the East	: Common passage in between Building No.-48 Maharaja Tagore Road
On the West	: Common Passage in between No. 57 & 58 Maharaja Tagore Road

IN WITNESSES WHEREOF, we, the executants put our signature on this 21st day of Jul
, 2023.

SIGNED SEALED AND DELIVERED

By the Executants above named

In the Presence of :-

WITNESSES :

1. Debanh Dan
16, Adarsha Nagar (W)
Behala, Kal-61

Lalika Banerjee
SIGNATURE OF THE EXECUTANT

2. Binoy Pramanik
69 F Selimpur Road.
Kal-31

WITNESSES :

1. Debanh Dan
16, Adarsha Nagar (W)
Behala, Kal-61

Kamal Das .
SIGNATURE OF THE ATTORNEY











2. Binoy Pramanik
69 F Selimpur Road
Kal-31

Drafted by :

Satyajit Bag

Adv.







F/813/938/2016
Atipore Criminal Court
Advocate Kol-27

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



Name..... LATIKA BANERJEE


Signature..... L. Banerjee

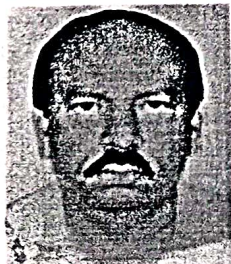
	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name..... KAMAL DAS.

Signature..... Kamal Das.

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



Name..... ABHAY RADA DAS

Signature..... Abhay Rada Das

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

HHNPB4888L

नाम / Name

LATIKA BANERJEE

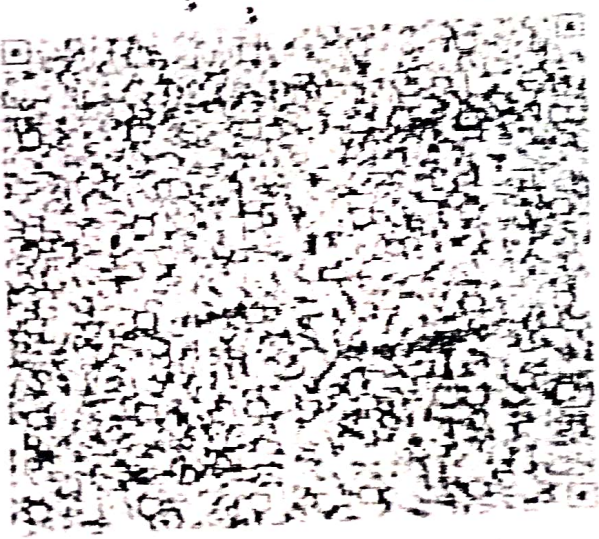
पिता या माता / Father's Name

HARIPADA DEY

जन्म की तारीख /

Date of Birth

01/01/1958



07072023

PAN Application Digitally Signed, Card Not
Valid unless Physically Signed

Major Information of the Deed

Deed No :	I-1603-10904/2023	Date of Registration	24/07/2023
Query No / Year	1603-2001823998/2023	Office where deed is registered	
Query Date	18/07/2023 1:23:13 PM	D.S.R. - III 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. 2/-	Rs. 47,51,999/-		
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.(L area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Maharaja T Road, , Premises No: 50C, , Ward No: 092 Pin Code : 700031

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	1 Katha 5 Chatak	1/-	47,24,999/-	Width of Appro Road: 20 Ft.,
				2.1656Dec	1 /-	47,24,999 /-	
Grand Total :							

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.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /- ;	27,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt LATIKA BANERJEE Wife of Late AMAL KUMAR BANERJEE 50-C, MAHARAJA TAGORE ROAD, City:- , P.O:- DHAKURIA, P.S:-La District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Hou wife, Citizen of: India, PAN No.:: HHxxxxxx8L, Aadhaar No: 71xxxxxxx0936, Status :Individual, Executed by: Se Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Executi 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri KAMAL DAS (Presentant) Son of Late TARAK LAL DAS 76/1, SELIMPORE ROAD, DEBARATI APARTMENT,2ND FLOOR, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9K, Aadhaar No: 76xxxxxxx2461, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Pvt. Residence

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:- 700026			
Identifier Of Smt LATIKA BANERJEE, Shri KAMAL DAS			

Endorsement For Deed Number : I - 160310904 / 2023

On 21-07-2023

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

Presented for registration at 15:45 hrs on 21-07-2023, at the Private residence by Shri KAMAL DAS ,Claimant.

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

Execution is admitted on 21/07/2023 by 1. Smt LATIKA BANERJEE, Wife of Late AMAL KUMAR BANERJEE, 50 MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 2. Shri KAMAL DAS, Son of Late TARAK LAL DAS, 76/1, SELIMPORE ROAD, DEBARATI APARTMENT, 2ND FLOOR, P.O: DHAKURIA, Thana: Lake, , South 24-Pargan WEST BENGAL, India, PIN - 700031, 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, , Sc Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Law Clerk

Shan

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 2
PARGANAS

Scuth 24-Parganas, West Bengal

On 24-07-2023

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 (d) of Indian Stamp Act 1899.

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 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 12258, Amount: Rs.50.00/-, Date of Purchase: 19/07/2023, Vendor name: Subhankar Das

Shan

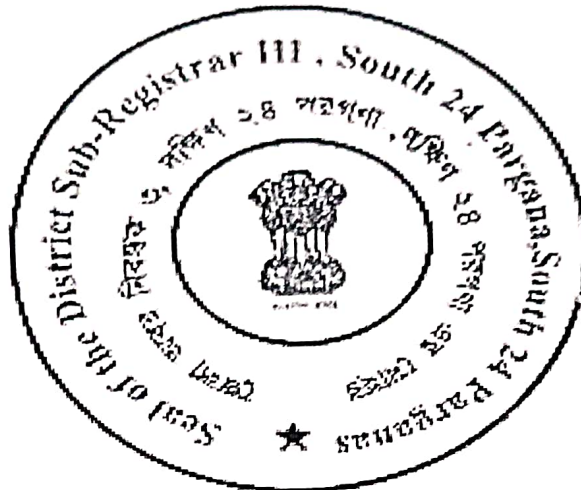
Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 2
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 300665 to 300679
being No 160310904 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.07.25 11:29:34 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/25 11:29:34 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)