

04681/25

T-4890/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 27/6/25  
 2-3-6-4890/25

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with document are the part of this document.

AL 255361

District Sub-Registrar-V  
 Alipore, South 24 Parganas

13 JUN 2025

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, SMT. NILANJANA SENGUPTA, (PAN - ANCPN9730H) (Aadhaar - 2102 6028 8868), wife of Sri Sujay Sengupta and daughter of Late Kamal Kumar Sengupta, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at #5022A, PEC CAMPUS, Post Office - Sector - 12, Police Station - Sector 11, Chandigarh - 160012, hereinafter called and referred to as the "PRINCIPAL" do hereby state as follows:

M/S D. P. Construction  
 Dhiman Kumar Kaha  
 Partner

M/S D. P. Construction  
 Puranda Sekhar Das  
 Partner

000199

10 JUN 2025

Rs. No. \_\_\_\_\_ Di \_\_\_\_\_ Rupees - **50/-**  
 \_\_\_\_\_  
 P.O. \_\_\_\_\_ P.S. \_\_\_\_\_  
 \_\_\_\_\_

**C. BANERJEE (Advocate)**  
**Alipore Police Court**  
**Kolkata-700 027**

*Jayantika Das*  
**ALIPORE POLICE COURT**  
**Kolkata-27**



*Bahad Dhor*  
*s/o, Late R. Dhor*  
*Miy Noyor*  
*Vol- 45*

**DISTRICT SUB-REGISTRAR-V**  
**ALIPORE, SOUTH 24 PGG.**  
 13 JUN 2025

**WHEREAS** the Principal is the absolute joint Owner, having absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of undivided land measuring an area of **03 Cottahs, 12 Chittacks & 00 Square Feet** more or less, together with undivided structure having approximately 400 Square Feet each in Ground and First Floor, lying and situated at Mouza - Kamdahari, Touzi No. 14, J.L. No. 49, R.S. Khatian No. 294, C.S. Khatian No. 514, Dag No. 858, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 236, Kamdahari, Purbapara, Garia, under Ward No. 111, Police Station - Bansdrani, Kolkata - 700084, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, together with all sorts of easement rights over the adjacent common passage to the said property, which has been specifically described in the **SCHEDULE** hereunder and hereinafter referred to as the "**said Undivided Property**".

**AND WHEREAS** the said Principal have various reasons unable to look after her undivided property and for which it is expedient for them to appoint, nominate and constitute and appoint (1) **SRI DHIMAN KUMAR KALI**, (PAN - BFJPK0951D) (Aadhaar - 2525 1156 9381), son of Madhusudan Kali, residing at S.N. Ghosh Avenue, Elasichi, Narendrapur, Post Office - Elachi, Post Office - Sonarpur,



DISTRICT SUB-REGISTRAR-V  
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Kolkata - 700103, District South 24 - Parganas and (2) **SRI PURNENDU SEKHAR DAS**, (PAN - AGTPD0032C) (Aadhaar - 6090 0352 6465), son of Sri Chitta Ranjan Das, residing at 17A, Subhash Pally, Regent Estate, Circus Avenue, Post Office - Circus Avenue, Police Station - Netaji Nagar, Kolkata - 700092, District South 24 - Parganas, both by faith - Hindu, by occupation - Business, by Nationality - Indian, as my true and lawful Constituted Attorneys to do any act for him and on her behalf such acts, deeds, matters and things and for the purpose as hereinafter expressed.

**NOW KNOW YE BY THESE PRESENTS** that I, **SMT. NILANJANA SENGUPTA**, wife of Sri Sujay Sengupta and daughter of Late Kamal Kumar Sengupta, the above named Principal herein seized and possessed the Schedule mentioned undivided property and it is not always possible for me to look after, manage, supervise and administer of the said undivided property, being personally present at all places and offices hence, it is necessary and expedient for me to appoint an Attorneys and I do hereby nominate, constitute, authorize, empower and appoint the said (1) **SRI DHIMAN KUMAR KALI**, son of Madhusudan Kali and (2) **SRI PURNENDU SEKHAR DAS**, son of Sri Chitta Ranjan Das, as my true and lawful Attorneys for me in my name and on my behalf to do and execute inter-alia the following acts, deeds and things:

M/S D. P. Construction  
Suman Sekhar  
Partner

M/S D. P. Construction  
Dhiman Kumar Kali  
Partner



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ALIPORE, SOUTH 24 PGS.**

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1. To look after, manage, supervise and administer the aforesaid undivided property, fully described in the SCHEDULE herein below.
2. To appear and to act on my behalf before any office or department of the Govt. of West Bengal and before the concern authority/ Office, Police Station, Revenue Department, Land Ceiling Authority and to represent me everywhere and to sign and verify all papers, forms, petitions, applications, receipts and vouchers etc. as and when required.
3. To negotiate for sale, transfer and convey the said undivided property or any part thereof without converting the nature of the said undivided property with any person/ persons, firm and association at such rate my Attorneys shall deem fit and proper.
4. To enter into any agreement or contract with intending Purchaser/Purchasers\* and to execute Deed of Sale, Agreement for Sale of the said undivided property or any part thereof and to receive the earnest money from the said Purchaser/Purchasers and to deposit the said money in my Bank Account and to sign and verify the said Agreement and to grant valid receipt or discharge for the same.
5. To execute Deed of Conveyance/Conveyances in favour of the intending Purchaser/Purchasers and to present the said Deed or Deeds before any Registering Authority within the territory of

M/S D. P. Construction

  
 Parvathi Suman  
 Partner

M/S D. P. Construction

  
 Dhiman Kumar  
 Partner



**DISTRICT SUB-REGISTRAR-V  
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Indian Union either District Registrar, Sub-Registrar, Additional District Sub-Registrar or Registrar of Assurances and admit execution thereof and to have the said Deed or Deeds registered on receipt of the full consideration money thereof and to deposit the said money in my bank account and to grant valid receipt or discharge for the same and to sign and verify all such deeds and documents for and on my behalf.

6. To receive back any deed, documents or money from any Court or office on proper and valid receipt and to deposit the said money in my Bank Account.
7. To defend contest and prosecute all cases, suits and proceedings, if instituted by any person, firm, association or any authority and to protect/safeguard my interest in the said property in every respect.
8. To institute any case, suit or proceeding before any Court of Law against any person, firm, association in connection with the said undivided property fully described in the **SCHEDULE** herein below.
9. To file plaint, written statements, verification, show-cause, objection, petition and to swear affidavit and to submit the same before any magistrate either Judicial Magistrate, Executive magistrate, District Magistrate, Additional District Magistrate or before any Munsiff, Sub-Judge, District Judge, Sessions Judge and District Delegates.

M/S D. P. Construction

*[Signature]*  
Sumantra Sengupta  
Partner

M/S D. P. CONSTRUCTION

*[Signature]*  
Dhiman Kumar Saha  
Partner



**DISTRICT SUB-REGISTRAR-V  
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10. To prefer appeal motion, revision etc. before any Higher Court against any order or Judgment passed by any Court below.
11. To appoint and constitute on our behalf Pleader, Advocate, Solicitor or any Agent and to discharge him/them.
12. To file claim petition before the Land Acquisition Court in case the said undivided property or any part thereof is acquired or requisitioned by the Govt. of West Bengal or any Statutory Authority for any Scheme or alignment and to receive the Compensation money as may be awarded in favour of me and to deposit the said money in my Bank Account.
13. To carry into effect and perform all Agreements and contracts entered into by us with any person, firm or association on my behalf. This Power of Attorney does not create, constitute or assume any transfer of share for enjoyment or making profit in favour of the Attorneys and all the expenses will be borne by the Principal.
14. To represent me before the competent court of law in the event of any case relating to the affairs of the Scheduled Property any or every part thereof and to put signature in the Vakalatnama, written petition, plaint, show cause petition, written statements and/or any such other things and writings and to appoint advocate and/or any other legal agent or agents to conduct/institute such case against any person or persons and to receive summons, notices, to be issued by such court of

M/S D.P. Construction

*Sukhan*  
Partner

M/S D.P. Construction

*Dhiman Kumar Nath*  
Partner



**DISTRICT SUB-REGISTRAR-V  
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law in connection with such case or cases and also to represent me before the local police station, if required on my behalf and to do the needful as my said Attorneys shall think fit and proper to protect my right interest and ownership in respect of the undivided SCHEDULE property and every part thereof.

15. Be it specifically stated that I am Co-Owners/Sharers of the undivided property free from all encumbrances and have the right to sell, convey and transfer the right title interest of the property by appointing such attorney to do that acts in my name and on my behalf and the SCHEDULE mentioned undivided property is not situated within the Notified Area, Cantonment Area, Leasehold Property and Thika Tenancy Property and no embargo and/or restriction has been imposed by the local Authority/Competent Authority/Govt. Authority for transferring the land/flat in question/no violation of the section 22/A of Indian Registration Act 1908 and if restriction prevails, in that event Principals will be held responsible for that.
16. Be it noted that this Power of Attorney is being granted in favour of the said Attorneys without any consideration and No interest or right of the attorney are created on the property which is the subject matter of this power of attorney and that further the said Attorneys shall not hereby obtain or have power to make any Construction or Development work or apply for sanctioning plan or enter into any development agreement with any one on the said undivided property.

M/S D. P. Construction  
 Partner  
 Suman Saha

M/S D. P. Construction  
 Partner  
 Dhiman Kumar Vohra



**DISTRICT SUB-REGISTRAR-V**  
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17. That neither selling nor transferring any right title and interest of the property by way of this Power of Attorney and the Attorneys cannot claim or enjoy the dividend rent and income arise from my undivided property.
18. All sale proceeds and/or any other sum received by the said attorney will be deposited on the Bank account of the Principal and all expenses incurred by the attorneys will be borne by the Principal.
19. This Power of Attorney is revocable in nature at my will in any time.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and transfer of my Schedule mentioned undivided property and all acts lawfully done by my said Attorneys shall be taken as me acts, deeds and things as if I am personally present and done the same myself.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorneys which will be done by virtue of this General Power of Attorney.

Be it noted that this revocable Power of Attorney is being granted in favour of the said Attorneys without any consideration and nor right, title and interest is created in favour of the Attorney on the undivided property which is the subject matter of this Power of Attorney that said Attorney shall not hereby obtain any right to make construction or development work on the said property and further

M/S D. P. Construction

Punamda Saha Partner

M/S D. P. Construction

Primo Kumar Teoh Partner



**DISTRICT SUB-REGISTRAR-V**  
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that the entire sale proceeds, if any, arising out of any part of the Schedule property shall be deposited in the bank account of the Principals irrespective of any condition.

**:-: THE SCHEDULE ABOVE REFERRED TO :-:**

**(Description of the Entire Property)**

**ALL THAT** piece and parcel of undivided land measuring an area of **03 Cottahs, 12 Chittacks & 00 Square Feet** more or less, together with undivided structure having approximately 400 Square Feet each in Ground and First Floor, lying and situated at Mouza - Kamdahari, Touzi No. 14, J.L. No. 49, R.S. Khatian No. 294, C.S. Khatian No. 514, Dag No. 858, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 236, Kamdahari, Purbapara, Garia, under Ward No. 111, Police Station - Banskroni, Kolkata - 700084, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, along with all easement and other appertaining right thereto, which is butted and bounded by:

**ON THE NORTH :** Khagen China's Land & House;  
**ON THE SOUTH :** Land of Common Passage;  
**ON THE EAST :** Jadunath Sen's Land & House;  
**ON THE WEST :** Shyamal Sengupta's Land & House.

M/S D. P. Construction  
 Partner  
 Subhan

M/S D. P. Construction  
 Partner  
 Dhiman Kumar



**DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.**

13 JUN 2025

IN WITNESS WHEREOF we execute this power on this 13<sup>th</sup> day of June, 2025.

**SIGNED AND DELIVERED**

In presence of:-

**WITNESSES:**

1. Rahul Dhor  
4<sup>th</sup> Major  
Kol-75

2. Ajay  
Major  
Kol-29

Milanjana Singhal  
**SIGNATURE OF THE PRINCIPAL**

Dhiman Kumar Kohli  
Poojendra Sekhri  
**SIGNATURE OF ATTORNEYS**

Drafted by me:

Abeyan N  
Advocate  
F-1776/23

M/S D.P. Construction  
Poojendra Sekhri  
Partner

M/S D.P. Construction  
Dhiman Kumar Kohli  
Partner



**DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.**

13 JUN 2025

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Misriyana dengupta*



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Dhiman Kumar Verma*



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Purnima Sekhar De*

M/S D.P. Construction  
Sundera Sekhar De  
Partner

M/S D.P. Construction  
Dhiman Kumar Verma  
Partner



**DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.**

13 JUN 2025

### Major Information of the Deed

Deed No	I-1630-04690/2025	Date of Registration	13/06/2025
Query No / Year	1630-2001648459/2025	Office where deed is registered	
Query Date	12/06/2025 10:33:34 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, 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. 43,50,002/-		
Stamp duty 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:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kamdahari Road (Subhash Pally), , Premises No: 236, , Ward No: 111 Pin Code : 700084

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	3 Katha 12 Chatak		37,50,002/-	Property is on Road
<b>Grand Total :</b>				<b>6.1875Dec</b>	<b>0/-</b>	<b>37,50,002 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	0/-	6,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>800 sq ft</b>	<b>0/-</b>	<b>6,00,000 /-</b>	

M/S D. P. Construction

*Ohman Kumar*




Partner

M/S D. P. Construction



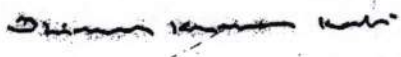


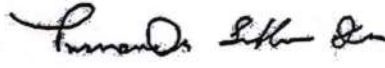
*Puranda Ekhar*

Partner

**Principal Details :**

Sl No	Name/Address	Photo	Finger print and Signature
1	Name	Photo	Finger Print
1	<b>Smt Nilanjana Sengupta</b> Daughter of Mr Suja Sengupta Executed by: Self, Date of Execution: 13/06/2025 , Admitted by: Self, Date of Admision: 13/06/2025 ,Place : Office	 13/06/2025	 Captured LTI 13/06/2025
Signature  13/06/2025			
5022A , Pec Campus ,, City:- , P.O:- Sector, P.S:-WEST SECTOR 11, District:-Chandigarh, Chandigarh, India, PIN:- 160012 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: anxxxxxx0h, Aadhaar No: 21xxxxxxxx8868, Status :Individual, Executed by: Self, Date of Execution: 13/06/2025 , Admitted by: Self, Date of Admission: 13/06/2025 ,Place : Office			




**Attorney Details :**

Sl No	Name/Address	Photo	Finger print and Signature
1	Name	Photo	Finger Print
1	<b>Mr Dhiman Kumar Kall (Presentant)</b> Son of Mr Amdhusudan Kall Executed by: Self, Date of Execution: 13/06/2025 , Admitted by: Self, Date of Admision: 13/06/2025 ,Place : Office	 13/06/2025	 Captured LTI 13/06/2025
Signature  13/06/2025			
Son of Mr Amdhusudan Kall S N Ghosh Avenue , Elasichi , Narendrapur, City:- , P.O:- Elachi, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX8 , PAN No.:: bfxxxxxx1d, Aadhaar No: 25xxxxxxxx9381, Status :Individual, Executed by: Self, Date of Execution: 13/06/2025 , Admitted by: Self, Date of Admission: 13/06/2025 ,Place : Office			
2	<b>Mr Purnendu Sekhar Das</b> Son of Mr Chitta Ranjan Das Executed by: Self, Date of Execution: 13/06/2025 , Admitted by: Self, Date of Admision: 13/06/2025 ,Place : Office	 13/06/2025	 Captured LTI 13/06/2025
Signature  13/06/2025			
Son of Mr Chitta Ranjan Das 17A , Subhash Pally , Regent Estate , Circus Avenue, City:- , P.O:- Circus Avenue, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: agxxxxxx2c, Aadhaar No: 60xxxxxxxx6465, Status :Individual, Executed by: Self, Date of Execution:			

M/S D. P. Construction  
 Dhiman Kumar Kall  
 Partner

M/S D. P. Construction  
 Purnendu Sekhar Das  
 Partner

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rahul Dhar</b> Son of Mr Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075		 Captured	
	13/06/2025	13/06/2025	13/06/2025
Identifier Of Smt Nilanjana Sengupta, Mr Dhiman Kumar Kall, Mr Pumendu Sekhar Das			

M/S D. P. Construction

Dhiman Kumar Kall  
Partner

M/S D. P. Construction

Pumendu Sekhar Das  
Partner

Endorsement For Deed Number : I - 163004690 / 2025

On 13-06-2025

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) 43(1), W.B. Registration Rules 1962)

Presented for registration at 13:41 hrs on 13-06-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Dhiman Kumar Kali, one of the Claimants.

Admission of Execution (Under Section 53, W.B. Registration Rules 1962)

Execution is admitted on 13/06/2025 by 1. Smt Nilanjana Sengupta, Daughter of Mr Suja Sengupta, 5022A, Pec Campus, P.O: Sector, Thana: WEST SECTOR 11, Chandigarh, CHANDIGARH, India, PIN - 160012, by caste Hindu, by Profession Service, 2. Mr Dhiman Kumar Kali, Son of Mr Amdhusudan Kali, S N Ghosh Avenue, Elasic, Narendrapur, P.O: Elachi, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 3. Mr Purnendu Sekhar Das, Son of Mr Chitta Ranjan Das, 17A, Subhash Pally, Regent Estate, Circus Avenue, P.O: Circus Avenue, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business

Indetified by Mr Rahul Dhar, Son of Mr Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, 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 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 199, Amount: Rs.50.00/-, Date of Purchase: 10/06/2025, Vendor name: JAYANTA DEY

*Amal*

Dilip Kumar Mondal  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
South 24-Parganas, West Bengal

M/S D. P. Construction

*Dhiman Kumar Kali*  
Partner

M/S D. P. Construction

*Purnendu Sekhar Das*  
Partner



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1630-2025, Page from 117416 to 117432  
being No 163004690 for the year 2025.**



Digitally signed by DILIP KUMAR MONDAL  
Date: 2025.06.17 14:52:27 +05:30  
Reason: Digital Signing of Deed.

**(Dilip Kumar Mondal) 17/06/2025**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS**

**West Bengal.**