I 14773/23 NC-3298/23 I- 14144/23

भारतीय गैर न्यायिक

पचास रुपये Rs.50

भारत

FIFTY RUPEES Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL AE 255977

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

District Sub-Register-III
Alipore South 24-pargs
13.09.23

GENARAL POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS shall come We (1) SMT. SHANTI DAS wife of Late Baidyanath Das, PAN: FSRPD7503P, Aadhaar No. 727549021007, (2) SRI GANESH CHANDRA DAS son of Late Baidyanath Das, PAN: CYJPD0758D, Aadhaar No. 675110573915, Both by Nationality Indian, both residing at 183, S. K. Deb Road, Chowdhury Bagan, Sreebhumi,

North 24 Parganas, Kolkata 700048, (3) SRI BISWANATH DAS son of Late Bholanath Das, PAN: AQRPD6100D, Aadhaar No. 615466655425, residing at 44, Purbachal (North) P.O. Haltu, Kolkata 700 078, P.S. Garfa, (4) SMT. SHIPRA GHOSH wife of Mihir Ghosh daughter of Late Bholanath Das, PAN: DKFPG5082J, Aadhaar No. 963954431351, residing at Debipur, Satghara, Mathurapur, P.S. Mathurapur, South 24 Parganas, Pin - 743395, (5) SMT. SIMA DEY daughter of Late Bholanath Das, PAN: BRNPD5489B, Aadhaar No. 897937108687, residing at 53, Uttar Purbachal Road, P.O. Haltu, Kolkata 700 078, P.S. Garfa, (6) SRI SUBHENDU DEY son of Sri Kamalendu Dey and Late Sikha Dey , PAN: AIJPD1827H, Aadhaar No. 637947711453, residing at 3/127, Sucheta Nagar, P.O. Haltu, Kolkata 700 078, P.S. Garfa, (7) SRI ARPENDU DEY son of Sri Kamalendu Dey and Late Sikha Dey , PAN: BLAPD5752Q, Aadhaar No. 988406391620, residing at 3/127, Sucheta Nagar, P.O. Haltu, Kolkata 700 078, P.S. Garfa, SEND GREETINGS:

WHEREAS We, the Executants hereof are the Joint Owners of ALL THAT the piece and parcel of Bastu Land measuring 04 Cottahs more or less togetherwith 700 sq. ft. more or less pucca structure standing thereon comprised in Dag No.4092, J.L. No. 13, Touzi No. 145, R.S. No. 233, at Mouza Kasba, District 24 Parganas(s) presently within the limits of The Kolkata Municipal Corporation being KMC Premises No. 188, Purbachal Road, , Kolkata 700 078, mailing address 44, Purbachal North Kolkata 700

078, P.S. Garfa, within Ward No. 106 Assessee No. 31-106-17-0188-0, DSR at Alipore, ADSR at Sealdah, ADSR at Sealdah and D.R at Alipore, more particularly mentioned in the SCHEDULE hereunder written and hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS at present we are busy with our personal work and so that we are not able to look after our said property and it has necessary and expedient for us to appoint an Attorney to look after and administer our property, more particularly mentioned in the Schedule hereunder written .

NOW KNOW YE BY THESE PRESENT THAT we the Executants of these presents do hereby nominate constitute, appoint and authorize to M/S. PAUL CONSTRUCTION, a Proprietorship Firm, having it's registered Office at 193A/1, Picnic Garden Road, Kolkata 700 039, P.S. Kasba, P.O. Kasba, District 24 PGS(S), represented by its Proprietor SRI GOUTAM CHANDRA PAUL son of Late Puspa Ranjan Paul, PAN:_ANIPP4869K, Aadhaar No. 541009254015, by Occupation Business, residing at 193A/1, Picnic Garden Road, Kolkata 700 039, P.S. Kasba, P.O. Picnic Garden, District 24 Parganas(s), as our true and lawful ATTORNEY for us and to do in our name, on our behalf, to do exercise, execute and perform all or do any of the following acts in connection with the said property.

1. To look after, manage, supervise and / or maintain our said property as mentioned in the Schedule hereunder written in our name and on our behalf as our attorney and / or authorized agent deems fit and proper.

2. To appear and represent us for all concern and to produce, give inspection and file documents and deeds before all Courts of Law, Tribunal, revenue offices including Income Tax, Sale Tax, and Wealth Tax, The Kolkata Municipal Corporation, K.M.D.A, Kolkata Electric Supply Corporation, B.L & L.R.O and D.L. & L.R.O, land Acquisition Department or any other appropriate authority or authorities relating to the said property any reason on our behalf.

3. To Prepare Building Plan and sanction the Building Plan from the Kolkata Municipal Corporation in respect of the Schedule property and to Sign and submit necessary papers, application etc. before appropriate authority for the proposed building and sign and submit all forms, papers and applications in connection therewith and to sign all necessary papers and documents as may be required for the said purposes and also to do such acts deeds and things as may be required to be done for the said purpose on our behalf also obtain the completion certificate from the KMC.

4. To file all application, petition and to file any document before The Kolkata Municipal Corporation or any other authority and to appear before The Kolkata Municipal Corporation, on our behalf and to sign the related documents and other documents on our behalf.

5. To apply for Electricity, Water supply, sewerage, drainage, and obtain from the CESC, The Kolkata Municipal Corporation and other appropriate authority or authorities for the connection of electricity and other connection or utility at the said property, either temporary or permanent and / or to make

alteration therein and to close down and / or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plan and to do all other acts, deeds and things as may be found deem, fit and proper by the said attorney.

6. To swear affidavit in any Court or before any Magistrate, Notary Public or any Authority empowered to administration on oath in respect of the said property and to sign and verify plaint, petition, and all documents and to swear an affidavit in relation to any suit or proceedings in respect of the said property.

7. The said attorney shall also be entitled to institute prosecuting or defend any suit, complaint or proceeding that may be necessary or expedient for the purposes mentioned herein and to appoint pleader, advocate, agent on our behalf to prosecute and defend such local proceedings in or before any court or offices or appellate or Revisional authority and for such purposes the said attorney may accept services of summons or notice issued by any lawful authority.

8. To pay and discharge all legal dues, debts and expenses including the payment of revenue rates and taxes of The Kolkata Municipal Corporation, in respect of the said property on our behalf and to keep proper care of the said property as our said Attorney may think proper and justify.

9. The said Attorney shall only do the following act in respect of our said property on our behalf.

i) B.L.& L. R. O. Mutation.

II) Conversion the Land from the Block Land and Land Reform office.

iii) Sanction the Building Plan from the Kolkata Municipal Corporation.

To sign and execute all Sale Deeds or Deed of Conveyance, declarations, amalgamation in our name and on our behalf and to appear before the ADSR at Sealdah, DSR at Alipore, Registrar of Assurance, Kolkata and any registering authority and to lodge /present all documents for registration and to admit the same and to represent us before the registration authority and to do all acts, deeds and things for and on our behalf as our attorney think best fit and proper.

Be it noted that the revocable Power of Attorney is being granted if favour of the said Attorney without any consideration and no right , title, and interest is created in favour of the said Attorney on the property which is the subject matter of this Power of Attorney and that the said Attorney shall not hereby obtain any right to make construction, or Development work on the said property and further that the entire sale proceeds if any arising out of any part of the Scheduled property shall be deposited in the Bank account of the principal irrespective of any condition.

And we, hereby agree to ratify and confirm all and whatever other act or acts may said attorney shall lawfully do, execute or perform of cause to be done, executed or performed in connection with the said property under and by virtue of this Deed notwithstanding no express power in that behalf are hereunder provided.

THE SCHEDULE AS ABOVE REFERRED TO: -

ALL THAT the piece and parcel of Bastu Land measuring 04 Cottahs more or less togetherwith 700 sq. ft. more or less pucca structure standing thereon comprised in Dag No.4092, J.L. No. 13, Touzi No. 145, R.S. No. 233, at Mouza Kasba, District 24 Parganas(s) presently within the limits of The Kolkata Municipal Corporation being KMC Premises No. 188, Purbachal Road, , Kolkata 700 078, mailing address 44, Purbachal North Kolkata 700 078, P.S. Garfa, within Ward No. 106 Assessee No. 31-106-17-0188-0, DSR at Alipore, ADSR at Sealdah and the said Land and Building is butted and bounded as follows:-

ON THE NORTH : By Land of Dag No. 4092;

ON THE SOUTH : By 16 ft. wide KMC Road;

ON THE EAST : By Land of R.S. Dag No. 973;

ON THE WEST : By 14 ft Wide KMC Road;

IN WITNESS WHEREOF, we, the Executants hereof do hereby put our signature on this Development Power of Attorney on this the 08th day of September, Two Thousand Twenty Three in the presence of:-

WITNESSES: -

1. Swapan Chowdhury
192 Picnic Garden
Road Kol-39.

2. Biswanath Das

SIGNATURE OF THE EXECUTANTS

ACCEPTED

PAUL CONSTRUCTION

Goutam chandra Paul

SIGNATURE OF THE ATTORNEY

Drafted by me:

Manash Kumar Halder
Advocate
Reg.No. WB/597/87
Alipore Judges Court
Bar Library Room No 4,
Alipore, Kolkata 27
Res: 22 P Majumder Road
Kolkata 700 078
Email :-manashalder015@gmail.com

08/9/23