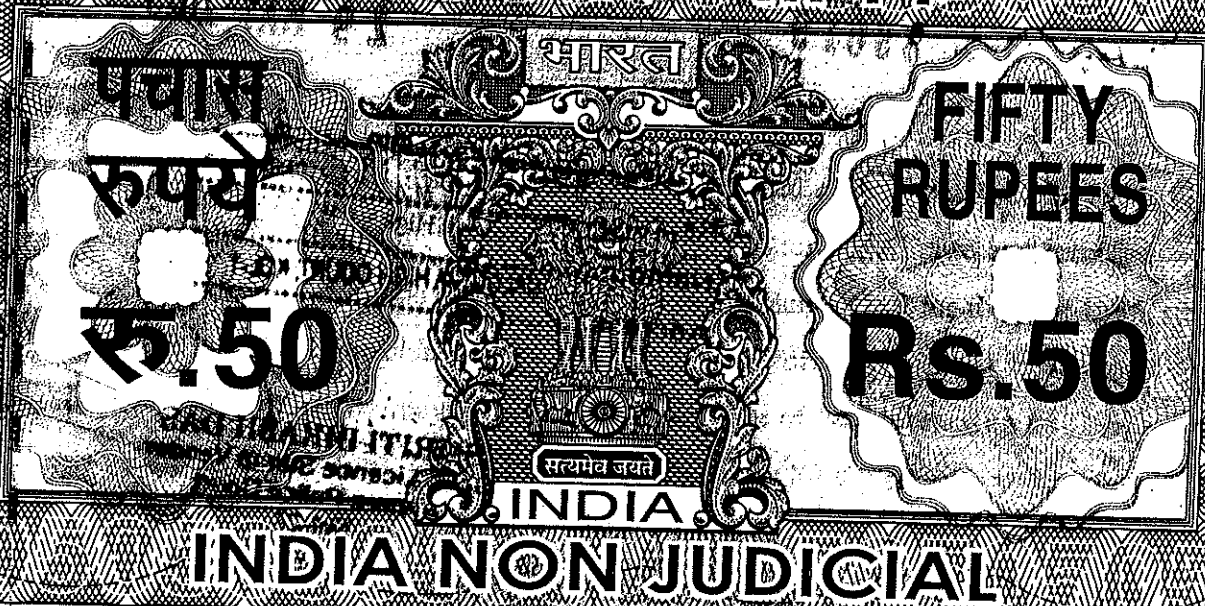


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I-7906

भारतीय गैर न्यायिक



पश्चिम बंगाल WEST BENGAL

AH 266347

26/08/2023

05 2001631411/2023


District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

26 JUN 2023

GENERAL POWER OF ATTORNEY

2707 NR 97

KNOW ALL MEN THESE PRESENTS, I, NEHA CHOWDHURY,
(PAN-BBGPC4216E), Aadhar No.9928 7167 8750, daughter of Late
Jayanta Chowdhury, by Occupation - Service, by Faith-Hindu, by
Nationality-Indian, residing at 7/F, Abinash Chandra Banerjee Lane,
Belegkata, P.S. Beliaghata, Kolkata - 700010, hereinafter called the
"PRINCIPAL (OWNER)" SEND GREETINGS :

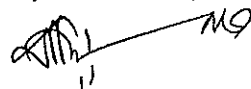
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ARVOCM

WHEREAS by virtue of a registered Deed of Sale dated 23.12.1994, registered in the office of the District Sub-Registrar-III, Alipore and recorded in Book No.I, Volume No.3, at pages 17 to 34, Being No.9 for the year 1994, one Jayanta Chowdhury, since deceased father of the Principal herein and husband of the Attorney herein, purchased a plot of land measuring 02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, Pargana - Khaspur, comprising in R.S. Dag No.191, under R.S. Khatian No.131, being Scheme Plot No.18, District - South 24 Parganas, togetherwith all easement rights from the previous Owner namely Sri Ashoke Ghosal, son of Late Jiban Chandra Ghosal, residing at 2, Podder Nagar, C-21, P.S. Jadavpur, Kolkata - 700032.

AND WHEREAS thereafter said Jayanta Chowdhury, since deceased recorded his land in the record of the KMC known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2124-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094.

AND WHEREAS said Jayanta Chowdhury, died intestate on 28.01.2013 and his only one son namely Agnik Chowdhury, died intestate on 18.05.2013 as bachelor, leaving behind his wife Smt. Sukla Chowdhury, the Attorney herein and only one daughter namely Neha Chowdhury, the Principal herein inherited the above mentioned plot of land as per Hindu Succession Act, 1956.


AND WHEREAS now the said Smt. Sukla Chowdhury, the Attorney herein and Neha Chowdhury, the Principal herein, are the joint owners of the said plot of land measuring 02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56,

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Pargana - Khaspur, comprising in R.S. Dag No.191, under R.S. Khatian No.131, being Scheme Plot No.18, District - South 24 Parganas, known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2124-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094 each having undivided 1/2 share of the total property.

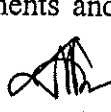

AND WHEREAS now the OWNER/PRINCIPAL herein is the owner of undivided 1/2 share of the entire plot of land measuring net land area of 02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.191, under R.S. Khatian No.131, being Scheme Plot No.18, District - South 24 Parganas, known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2124-0, P.S. Panchasayar, Kolkata - 700094 as described in the SCHEDULE below.

AND WHEREAS as I the OWNER/PRINCIPAL herein am now busy with my different works and also staying outside of the Kolkata and so it is very much expedient for me to appoint an Attorney to look after and manage all the affairs of my undivided 1/2 share of the entire plot of land known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2124-0, P.S. Panchasayar, Kolkata - 700094 as described in the SCHEDULE hereunder written and so I the PRINCIPAL herein, do hereby nominate appoint and constitute my mother namely SMT. SUKLA CHOWDHURY, (PAN-ACQPC7805F) (Aadhar No.2070 7100 8643), Wife of Late Jayanta Chowdhury, by Occupation -Housewife, by Faith-Hindu, by Nationality-Indian, residing at 7/F, Abinash Chandra Banerjee Lane,

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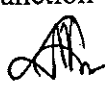
Belegkata, P.S. Beliaghata, Kolkata - 700010, as my Lawful Attorney, on my behalf, on my name to do the following acts, deeds and things :-

1. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices, and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other Office or Local Authority on behalf of me and for such purpose my said Attorney may accept service of any summons or any notice issued by any authority, shall be received by my said Lawful Attorney.
2. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
3. To appoint, engage on my behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever my said Attorney shall think proper to do so and to discharge and/or terminate their appointments.
4. To cause mutation of my said Property where necessary effected in the revenue and/or in the records of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections

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personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on my behalf.

5. To demarcate or delineate my said undivided $\frac{1}{2}$ share of the entire plot of land that be necessary for the said purpose by virtue of a Deed of Declaration to be registered under Registering Authority on my behalf and to sever any affidavit thereto.
6. To take urban Land Ceiling clearance from the Authority Concerned if required and for the same my attorney shall execute all the forms, papers, declaration etc., on my behalf.
7. To deposit the revenue for my said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
8. To sign Plan and/or modified Plan and/or revised Building Plan for my said property and to sign the same on my behalf or file the said Building Plan of modified or revised Plan before The Kolkata Municipal Corporation for sanction and then to get delivery the same on my behalf before The Kolkata Municipal Corporation and execute any affidavit thereto and also execute and register any Deed or Declaration Deed to be required for the same.
9. To sign plumbing Plan and Sewerage Plan on my behalf for my said property and submit the same before The Kolkata Municipal Corporation for sanction and to bring water connection or electric

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connection in my said undivided $\frac{1}{2}$ share of the entire plot of land and to do all acts and deeds and things for the said purpose.

10. To look after, control, manage and supervise the administration of the said property.
11. To cause mutation of my said undivided $\frac{1}{2}$ share of the entire plot of land where necessary effected in the revenue and/or in the record of the the B.L. & L.R.O. within the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and other necessary papers thereof from the concerned Authority and pay necessary taxes as and when necessary on my behalf and file application before the authority concerned for conversion of land nature as 'Bastu' and sign all the papers related thereto.
12. To sign drainage and sewerage Plan from the KMC in respect of the Premises and to sign all the papers related thereto
13. To sign the Plan for taking water connection from the KMC in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers thereto.
14. To negotiate for sale, enter into agreement for said undivided $\frac{1}{2}$ share of the entire plot of land and to cancel or repudiate the same in respect of my said property. If in the meantime I enter into any agreement for sale with other, my attorney shall complete the registration of the such Sale Deed.

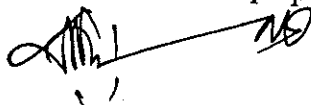
 

15. To receive advance or advances as earnest or part consideration money and balance consideration money from the intending Purchasers in respect of my said undivided $\frac{1}{2}$ share of the entire plot of land or any portion of it after fixing up the consideration money thereof and to deposit the same in my account.
16. To sign, execute admit and present any kind of deed boundary declaration or the Deed of Conveyance or Conveyances and/or Agreement for Sale for registration in respect of my said undivided $\frac{1}{2}$ share of the entire plot of land or any portion of it for transfer of any kind before the Registrar or Sub-Registrar having jurisdiction for the same and to have the said Conveyances and deeds registered as fully and effectually on my behalf as I could do myself if I personally present.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney in her absolute discretion which he may deem fit and proper and think necessary to do or perform for the aforesaid purpose, which will not be prejudiced to the principal.

AND I, do hereby agree and undertake to ratify and confirm all such acts, deeds and things which my said Attorney may lawfully, do, execute and cause to be done / performed by virtue of this General Power of Attorney.

Be it expressly stated that this Power of Attorney does not create constitute or assume any kind of transfer or enjoyment or making profit in favour of the Attorney and further declare that the said attorney shall not hereby obtain for making any development/construction on such properties. All the receivables will




be paid to the Principal and all the payables will be borne by the Principal and this General Power of Attorney is always revocable in nature.

All the earnings from the property including its sale price must be paid to the Principal bank account.

SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE PROPERTY OWNED BY THE PRINCIPAL HEREIN)

ALL THAT the OWNER/PRINCIPAL herein is the owner of undivided $\frac{1}{2}$ share of the entire plot of land measuring net land area of 1 (One) Cottah 5 (Five) Chittacks 17.5 (Seventeen point five) Sq.ft. out of total land area of 02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. situated at Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.191, under R.S. Khatian No.131, being Scheme Plot No.18, District - South 24 Parganas, known as KMC Premises No.2124, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2124-0, P.S. Panchasayar, Kolkata - 700094 and the entire land is butted and bounded by :


<u>ON THE NORTH</u>	:	Plot No.48;
<u>ON THE SOUTH</u>	:	40'-0" wide Road;
<u>ON THE EAST</u>	:	Plot No.17;
<u>ON THE WEST</u>	:	Plot No.19.

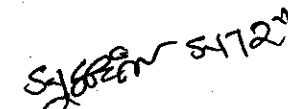
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IN WITNESS WHEREOF, I, the PRINCIPAL herein have hereto signed this Power of Attorney on this the 26th day of June, 2023.

WITNESS :

1. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700 86


NEHA CHAUDHURY
SIGNATURE OF THE PRINCIPAL

2. 
সংকল্প চৌধুরী
৬৯/১, বগহাটিন
কলকাতা - ৭০০০৮৬


Sankha Chowdhury
SIGNATURE OF THE ATTORNEY

Read over, explained in Vernacular to the Parties and admitted to be correct and Drafted by me and prepared in my chamber.



(MR. DEBES KUMAR MISRA)

ADVOCATE [Enrolment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin

Place, Kolkata-700086












PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				












Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name NEHA CHOWDARY

Signature Neha

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	left hand					
	right hand					

Name

Signature Sakla Chowdhury

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PHOTO	left hand				
	right hand				

Name

Signature



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

Query No / Year	2001631411/2023	Office where deed will be registered
Query Date	24/06/2023 11:46:05 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
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/-	Rs. 52,93,749/-	
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
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2124, , Ward No: 109, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use/Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2 Katha 10 Chatak 35 Sq Ft	1/-	52,93,749/-	Width of Approach Road: 40 Ft.,
Grand Total :					4.4115Dec	1 /-	52,93,749 /-	

Principal Details :

Sl No	Name & address	Status	Execution/Admission Details
1	Neha Chowdhury Daughter of Late Jayanta Chowdhury, 7/f, Abinash Chandra Banerjee Lane, Belegghata,, City:- , P.O:- Belegghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. bbxxxxxx6e, Aadhaar No.: 99xxxxxxxx8750, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001631411 of 2023, Printed On : Jun 24 2023 11:46AM, Generated from wbregistration.gov.in

Attorney Details :

S. No.	Name & address	Status	Execution/Admission Details
1	Smt Sukla Chowdhury Wife of Late Jayanta Chowdhury, 7/F, Abinash Chandra Banerjee Lane, Belegghata, City:- , P.O:- Belegghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. acxxxxxx5f, Aadhaar No.: 20xxxxxxx0864, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Neha Chowdhury, Smt Sukla Chowdhury

Owner and Land or Building Details as received from KMC				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090821240 Premises No. : 2124 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : JAYANTA CHOWDHURY Owner Address : 7F, ABINASH CH. BANERJEE LANE , BELIAGHATA , CALCUTTA - 700 010 Pin No. :	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 24-07-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 24-07-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made If Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required



Query No: 2001631411 of 2023, Printed On : Jun 24 2023 11:46AM, Generated from wbregistration.gov.in

Major Information of the Deed



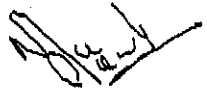
Deed No. :	I-1604-07906/2023	Date of Registration	26/06/2023
Query No. / Year	1604-2001631411/2023	Office where deed is registered	
Query Date	24/06/2023 11:46:05 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
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/-		Rs. 52,93,749/-	
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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2124, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 10 Chatak 35 Sq Ft	1/-	52,93,749/-	Width of Approach Road: 40 Ft.,
Grand Total :				4.4115Dec	1 /-	52,93,749 /-	



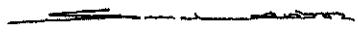
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Neha Chowdhury (Presentant) Daughter of Late Jayanta Chowdhury Executed by: Self, Date of Execution: 26/06/2023 , Admitted by: Self, Date of Admission: 26/06/2023 ,Place : Office	 26/06/2023	 LTI 26/06/2023	 26/06/2023
7/f, Abinash Chandra Banerjee Lane, Belegghata,, City:- , P.O:- Belegghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bbxxxxxx6e, Aadhaar No: 99xxxxxxxx8750, Status :Individual, Executed by: Self, Date of Execution: 26/06/2023 , Admitted by: Self, Date of Admission: 26/06/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Sukla Chowdhury Wife of Late Jayanta Chowdhury Executed by: Self, Date of Execution: 26/06/2023 , Admitted by: Self, Date of Admission: 26/06/2023 ,Place : Office	 26/06/2023	 LTI 26/06/2023	 26/06/2023
Wife of Late Jayanta Chowdhury 7/F, Abinash Chandra Banerjee Lane, Belegghata, City:- , P.O:- Belegghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxxx5f, Aadhaar No: 20xxxxxxxx0864, Status :Individual, Executed by: Self, Date of Execution: 26/06/2023 , Admitted by: Self, Date of Admission: 26/06/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 26/06/2023	 26/06/2023	 26/06/2023
Identifier Of Neha Chowdhury, Smt Sukla Chowdhury			

Endorsement For Deed Number : I - 160407906 / 2023

On 26-06-2023

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 : 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 13:31 hrs on 26-06-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Neha Chowdhury, Executant.

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

Execution is admitted on 26/06/2023 by 1. Neha Chowdhury, Daughter of Late Jayanta Chowdhury, 7/f, Abinash Chandra Banerjee Lane, Belegghata,, P.O: Belegghata, Thana: Bellaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Others, 2. Smt Sukla Chowdhury, Wife of Late Jayanta Chowdhury, 7/F, Abinash Chandra Banerjee Lane, Belegghata, P.O: Belegghata, Thana: Bellaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife

Indetified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 39619, Amount: Rs.50.00/-, Date of Purchase: 29/05/2023, Vendor name: SMRITI BIKASH DAS

(Signature)

Anupam Halder
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 1604-2023, Page from 256062 to 256080

being No 160407906 for the year 2023,



Digitally signed by ANUPAM HALDER
Date: 2023.07.06 13:38:04 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2023/07/06 01:38:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)