

I-7907-1

भारतीय गैर न्यायिक

पचास

रुपये

रु. 50

भारत

FIFTY
RUPEES

Rs. 50

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

26/08/2023

Q-2001631514/2023

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

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
26 JUN 2023

AH 266348

GENERAL POWER OF ATTORNEY

KNOW ALL MEN THESE PRESENTS, I, SRI SUPRIYA
MUKHERJEE, (PAN-AIWPM7759E), Aadhar No.4003 1744 6718, son of
Late Sudip Kumar Mukherjee, by Occupation - Service, by Faith-Hindu, by
Nationality-Indian, residing at Shyama Apartment, Flat No.201, h-1, 2/1, Thakur
Das Bagui Road, Baguihati, Aswini Nagar, Kolkata - 700 159, District-North 24
North Parganas, hereinafter called the "PRINCIPAL (OWNER)" SEND
GREETINGS:

ASD

Supriya Mukherjee
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 35 to 51, Being No.103 for the year 1994, the OWNER 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.17, 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.

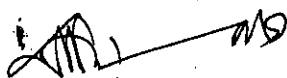
AND WHEREAS thereafter the present Land OWNER/PRINCIPAL herein recorded his land in the record of the KMC known as KMC Premises No.2122, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2122-6, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094.

AND WHEREAS now the OWNER/PRINCIPAL herein is the absolute owner of the said plot of land measuring net land area of 02 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. as per present physical measurement 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.17, District - South 24 Parganas, known as KMC Premises No.2122, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2122-6, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094 as described in the **SCHEDULE** below.

[Signature]

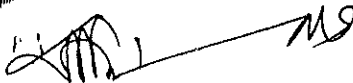
AND WHEREAS as I the OWNER/PRINCIPAL herein am now busy with my different works and also staying outside of the Kolkata and so it is very much expedient for me to appoint an Attorney to look after and manage all the affairs of my property as described in the SCHEDULE hereunder written and so I the PRINCIPAL herein, do hereby nominate appoint and constitute my mother namely SMT. KRISHNA MUKHOPADHYAY, (PAN-AGZPM8120E) (Aadhar No.3551 6452 1381), Wife of Late Sudip Kumar Mukherjee, by Occupation – Service, by Faith-Hindu, by Nationality-Indian, residing at Shyama Apartment, Flat No.201, h-1, 2/1, Thakur Das Bagui Road, Baguihati, Aswini Nagar, Kolkata - 700 159, District-North 24 North Parganas, 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 Office 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

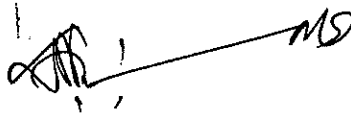


mentioned in the **SCHEDULE** hereunder written in any such Court or Office.

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 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 property 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 any Government Department and to pay all charges and the local taxes for the properties.

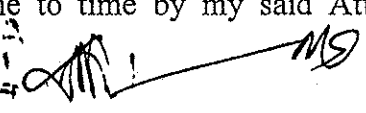


8. To sign Plan and/or modified Plan and/or revised Building Plan for my said property and to sign the same on my behalf or file the said Building Plan or modified or revised Plan before The Kolkata Municipal Corporation for sanction and then to get delivery the same on my behalf before The Kolkata Municipal Corporation and execute any affidavit thereto and also execute and register any Deed of Declaration or 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 connection in my said property 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 Property 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 apply for conversion of land nature as 'Bastu' before the concerned authority on my behalf and sign and execute all the papers related thereto for obtaining Conversion Certificate.

Handwritten signature and initials, possibly 'MS', with a line pointing to the word 'Certificate' in the list item above.

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 and enter into agreement for sale related to my property and to cancel or repudiate the same in respect of my said property and my attorney complete the registration of Deed of Conveyance if in the meantime I enter into an agreement for sale with my intending purchaser(s) to sell my property to him on my behalf.
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 property or any portion of it after fixing up the consideration money thereof on my behalf and to deposit the same in my account.
16. To sign, execute, admit and present any kind of Deed, Boundary Declaration or Deed of Rectification or the Deed of Conveyance or Conveyances and/or Agreement for Sale for registration in respect of my said property or any portion of it for transfer of any kind before the Ld. 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.

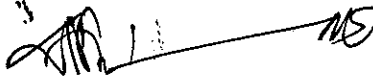
Be it expressly stated that this Power of Attorney does not create constitute or assume any kind of transfer or enjoyment or making profit in favour of the Attorney and further declare that the said attorney shall not hereby obtain for making any development/construction on such properties. All the receivables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

ALL THAT piece and parcel of a plot of land measuring net land area of 02 (Two) Gottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. Scheme Plot No.17, 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, known as KMC Premises No.2122, Nayabad, within the KMC Ward No.109, Assessee No.31-109-08-2122-6, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094 and the entire land is butted and bounded by :

ON THE NORTH Plot No.47;
ON THE SOUTH 40'-0" wide Road;
ON THE EAST Plot No.16;
ON THE WEST Plot No.18.



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

Supriya Mukherjee
SIGNATURE OF THE PRINCIPAL

2. সুপ্রিয়া মুখার্জী
৬৯/১, বাগজাটিন প্লেস
কলকাতা - ৭০০ ৮৬

Krishna Mukhopadhyay
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.

Debes Kumar Misra (Signature) (MS)

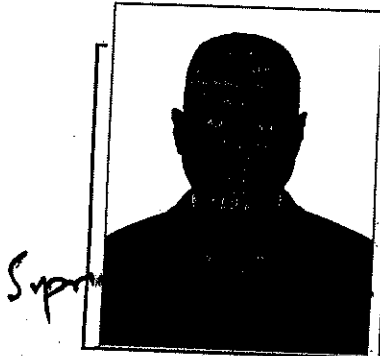
(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrolment No. F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber: 69/1, Baghajatin
Place, Kolkata-700086.
PH-9830286148 (D.K.M.),
Email: debeskumarmisra@gmail.com

FOR NUL

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

Name

Signature



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

Name.....*Supriya Mukherjee*

Signature.....*Supriya Mukherjee*



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left hand					
right hand					

Name.....*Krishna Mukhopadhyay*

Signature.....*Krishna Mukhopadhyay*

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

Name

Signature



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

Query No./Year	2001631514/2023	Office where deed will be registered
Query Date	24/06/2023 12:11:50 PM	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		

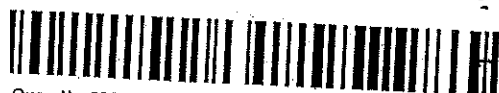
Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 2122, Ward No: 109, Pin Code : 700094

Sch No	Plot Number	Khatlan Number	Land Use/ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 0 Chatak 35 Sq Ft	1/-	52,93,749/-	Width of Approach Road: 40 Ft.,
Grand Total :				4.115Dec	1/-	52,93,749 /-	

Principal Details :

Sl No	Name & address	Status	Execution/Admission Details
1	Shri Supriya Mukherjee Son of Late Sudip Kumar Mukherjee, Block/Sector: H-1, 2/1, Thakur Das Bagui Road, Baguihati, Flat No: 201, City:-, P.O:- Aswini Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. Axxxxxx9E, Aadhaar No.: 40xxxxxxxx6718, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2001631514 of 2023, Printed On : Jun 24 2023 12:11PM, Generated from wbregistration.gov.in

Attorney Details :

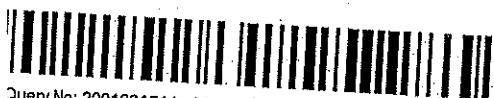
Sl No	Name & address	Status	Execution Admission Details
1	Smt Krishna Mukhopadhyay Wife of Late Sudip Kumar Mukherjee, H-1, thakur Das Bagui Road, Flat No: 201, City:-, P.O:- Aswini Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AGxxxxxx0E, Aadhaar No.: 35xxxxxxx1381, 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 Shri Supriya Mukherjee, Smt Krishna Mukhopadhyay

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
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any registration office of west bengal.



Query No: 2001631514 of 2023, Printed On : Jun 24 2023 12:11PM, Generated from wbregistration.gov.in

Major Information of the Deed



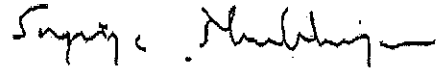


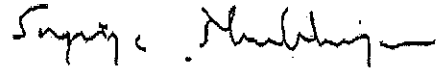


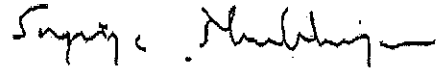
Deed No.	I-1604-07907/2023	Date of Registration	26/06/2023
Query No./ Year	1604-2001631514/2023	Office where deed is registered	
Query Date	24/06/2023 12:11:50 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : 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 :



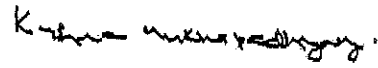


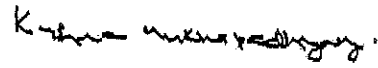


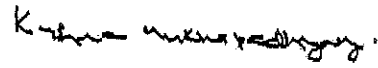
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2122, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth 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 /-	



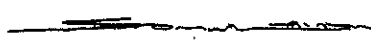
Principal Details :

Sl No	Name Address Photo Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Supriya Mukherjee (Presentant) Son of Late Sudip Kumar Mukherjee Executed by: Self, Date of Execution: 26/06/2023 , Admitted by: Self, Date of Admission: 26/06/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>26/06/2023</td> <td></td> <td>LTI 26/06/2023</td> <td>26/06/2023</td> </tr> </tbody> </table> <p>Block/Sector: H-1, 2/1,Thakur Das Bagui Road, Baguihati, Flat No: 201, City:- , P.O:- Aswini Nagar, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIxxxxxx9E, Aadhaar No: 40xxxxxxxx6718, Status :Individual, Executed by: Self, Date of Execution: 26/06/2023 , Admitted by: Self, Date of Admission: 26/06/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Supriya Mukherjee (Presentant) Son of Late Sudip Kumar Mukherjee 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
Name	Photo	Finger Print	Signature										
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26/06/2023		LTI 26/06/2023	26/06/2023										

Attorney Details :

Sl No	Name Address Photo Finger print and Signature												
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Name	Photo	Finger Print	Signature										
Smt Krishna Mukhopadhyay Wife of Late Sudip Kumar Mukherjee 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										

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 Shri Supriya Mukherjee, Smt Krishna Mukhopadhyay

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 13:29 hrs on 26-06-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Supriya Mukherjee, Executant.

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

Execution is admitted on 26/06/2023 by 1. Shri Supriya Mukherjee, Son of Late Sudip Kumar Mukherjee, Sector: H-1, 2/1, Thakur Das Bagui Road, Baguihati, Flat No: 201, P.O: Aswini Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Service, 2. Smt Krishna Mukhopadhyay, Wife of Late Sudip Kumar Mukherjee, H-1, Thakur Das Bagui Road, Flat No: 201, P.O: Aswini Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Service

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/-

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Description of Stamp

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(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 248990 to 249007
being No 160407907 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.07.04 12:22:21 +05:30
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(Signature)

(Anupam Halder) 2023/07/04 12:22:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)