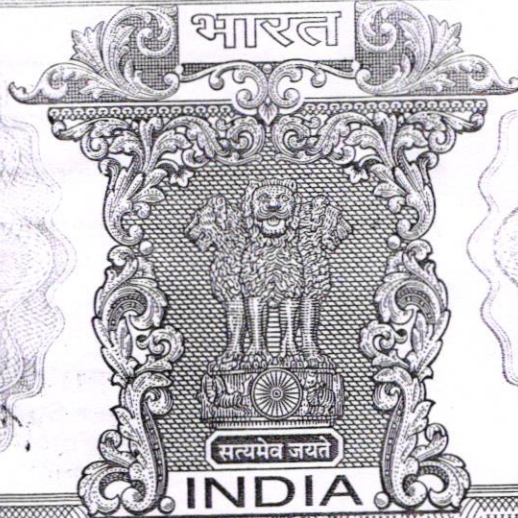


05004/2025

D-4805/2025

भारतीय गैर न्यायिक

पचास
रुपये
₹.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 238654

23/05/2025
Q-2001A24921/2025

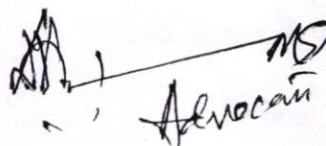
Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are correct.

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

23 MAY 2025

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, WE (1) SRI RAJKUMAR CHAKRABORTY, (PAN - ACNPC5269Q), (Aadhaar No. 8775 8573 8540), son of Late Rajat Kumar Chakraborty, by faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at A/28, Nandan Kanan, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas and (2) SMT. BITASTA CHATTERJEE, (PAN - BBZPC3930J), (Aadhaar No. 7552 8894 3057), wife of Dr. Abhijit Chatterjee, daughter of Late Rajat Kumar Chakraborty, by faith - Hindu, by Occupation - House-wife, by Nationality - Indian, residing at A/62, Survey Park, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District -


Advocate

45045

21 MAY 2025

SL. No.....Date.....

Rs.....

Name.....

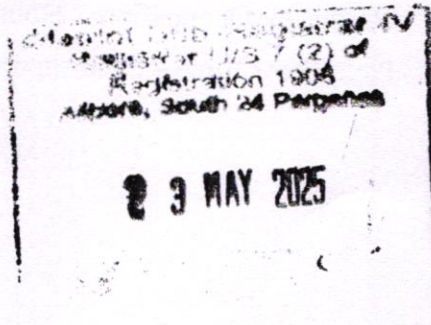
Address.....

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kol-27

Identified by:

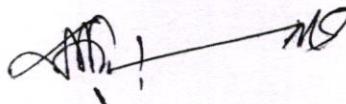
Abhijit Kumar Mishra
son of Late Niranjan Mishra
vill - Nij Maipara
P.O. Battala
Dist - Purba Midnapore
Pin Code - 721 433
Law Clerk



South 24-Parganas, hereinafter collectively called and referred to as the
“PRINCIPALS (OWNERS)” SEND GREETINGS :

WHEREAS one M/s. Modern House and Land Development Company Private Limited of 9, Gariahat Road, P.S. Ballygunge, Kolkata – 700 019, was the absolute Owner of a big plot of land measuring an area of 7.21 Sataks equivalent to 21 Bighas 12 Cottahs 11 Chittacks lying and situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, under the then P.S. Sadar Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur and at present P.S. Survey Park, in the District of 24-Parganas, now South 24-Parganas by way of a registered Deed of Sale dated 28.12.1954, registered at Sub-Registry Office at Alipore and recorded into Book No. I, Volume No. 141, at Pages 110 to 114, Deed No. 8697 for the year 1954 and the name of said M/s. Modern House and Land Development Company Private Limited was recorded and published in the R.S. Record of Right during Revisional Settlement operation.

AND WHEREAS by virtue of a registered Bengali Kobala Deed dated 11.07.1969, registered at Joint Sub-Registrar of Alipore at Alipore, District – 24-Parganas and recorded into Book No. I, Volume No. 68, at Pages 161 to 166, Deed No. 3590 for the year 1969 and thereafter by virtue of a registered Deed of Declaration dated 24.08.1995, registered at District Sub-Registrar - III, South 24-Parganas, Alipore and recorded into Book No. I, Volume No. 24, at Pages 306 to 310, Deed No. 1168 for the year 1995, said M/s. Modern House and Land Development Company Private Limited, sold, conveyed, transferred, assigned and granted one plot of land measuring an area of 3 (Three) Cottahs 6 (Six) Chittacks 30 (Thirty) Sq.ft. more or less togetherwith all easement rights lying and/or situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, Scheme Plot No. 19, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, under the then P.S. Sadar Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur and at present P.S. Survey Park, in the District of 24-Parganas, now South 24-Parganas in favor of one Sri Rajat Kumar Chakraborty, son of Sri Bhabesh Chandra Chakraborty, deceased father of the present **OWNERS/PRINCIPALS** herein.

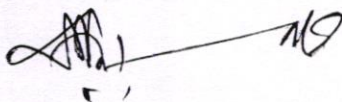


AND WHEREAS after purchase, the said Rajat Kumar Chakraborty since deceased erected a two storied residential building admeasuring an area of 1582 (One Thousand Five hundred and Eighty-two) Sq.ft. more or less and started to reside thereon with his family.

AND WHEREAS while seized and possessed of otherwise well and sufficiently entitled to the aforesaid land together with two storied existing building said Rajat Kumar Chakraborty who was a hindu during his lifetime and was governed by Dayabhaga School of Hindu Law died intestate on 07.05.2003 and his wife Gayatri Chakraborty died intestate on 24.11.2012 leaving behind his only son namely **SRI RAJKUMAR CHAKRABORTY**, the present **OWNER/PRINCIPAL No. 1** herein and one married daughter namely **SMT. BITASTA CHATTERJEE**, the present **OWNER/PRINCIPAL No. 2** herein who jointly inherited the entire land and existing two storied building as per Hindu Succession Act 1956. After obtaining the aforesaid property the present **OWNERS/PRINCIPALS** have mutated their names as the absolute Owners in the books and records of The Kolkata Municipal Corporation, under Ward No. 109, known and numbered as K.M.C. Premises No. 713, Survey Park, being Assessee No. 31-109-13-0713-7, under presently P.S. Survey Park (formerly P.S. Purba Jadavpur), corresponding to Postal Address A/28, Nandan Kanan, Post Office – Santoshpur, Kolkata – 700 075, District – South 24-Parganas and are paying the regular taxes thereof in respect of the aforesaid land and property.

AND WHEREAS thereafter the present **OWNERS/PRINCIPALS** have filed the applications before the Ld. B.L. & L.R.O. Office for necessary Mutation and the concerned B.L. & L.R.O. department mutated the above mentioned land under L.R. Record of Rights vide L.R. Khatian Nos. 2001 & 2000, in L.R. Dag No. 804 in the name of present **OWNERS/PRINCIPALS No. 1 & 2** respectively.

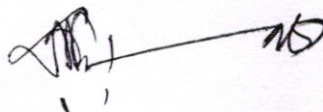
AND WHEREAS thereafter the present **OWNERS/PRINCIPALS** converted the land from 'Holchar' to 'Bastu' in nature from the Office of the Additional District Magistrate & District Land & Land Reforms Officer, South 24-Parganas, New Treasury Building, Alipore vide Conversion Case Nos. CN/2024/1630/4221 and CN/2024/1630/4222, Memo Nos. 57(C)/51/2168/P/25 and 57(C)/51/2169/P/25 respectively, both dated 24.03.2025 against their ownership plot of land.



AND WHEREAS now the present **OWNERS/PRINCIPALS** herein are the absolute joint recorded owners of **ALL THAT** piece and parcel of land measuring an area of 3 (Three) Cottahs 6 (Six) Chittacks 30 (Thirty) Sq.ft. more or less together with the existing two Storied building standing thereon total measuring an area of 1582 (One Thousand Five hundred and Eighty-two) Sq.ft. more or less, lying and situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, Scheme Plot No. 19, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, corresponding to L.R. Dag No. 804, under L.R. Khatian Nos. 2000 & 2001, under formerly P.S. Purba Jadavpur, at present P.S. Survey Park, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, known as K.M.C. Premises No. 713, Survey Park, being Assessee No. 31-109-13-0713-7, under presently P.S. Survey Park (formerly P.S. Purba Jadavpur), corresponding to Postal Address A/28, Nandan Kanan, Post Office – Santoshpur, Kolkata – 700 075, District – South 24-Parganas, which is more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and the present **OWNERS/PRINCIPALS** are in possession and have been enjoying their absolute ownership and possession of the said land and property as free from all encumbrances.

AND WHEREAS the present **OWNERS/PRINCIPALS** have now taken the physical measurement of their said plot of land and the net land area becomes 3 (Three) Cottahs 5 (Five) Chittacks 40.248 (Forty point two four eight) Sq.ft. more or less as per present physical measurement and the land area measuring 34.752 (Thirty-four point seven five two) Sq.ft. has been decreased due to extension of adjacent road.

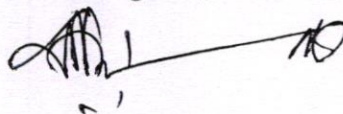
AND WHEREAS the present **OWNERS/PRINCIPALS** herein now decided to develop the **SCHEDULE** mentioned property by constructing a Ground Plus Four storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s on the ground floor, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, have now decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to construct a Ground Plus Four storied building with lift facility upon the aforesaid property as per the sanction building plan to be sanctioned from The Kolkata Municipal Corporation.



AND WHEREAS the Attorney herein as the **Developer** coming to know the facts of such desire of the **OWNERS/PRINCIPALS** herein, has made a proposal for the aforesaid development of the said property before the **OWNERS**. The **OWNERS/PRINCIPALS** after necessary investigation and thorough understanding with the **Developer**, have agreed to develop the said premises by the **DEVELOPER**. Both the Parties have mutually analyzed, discussed, agreed and now the **DEVELOPER** and the **OWNERS/PRINCIPALS** herein desire to enter into a registered Development Agreement for the construction of a new Ground Plus Four storied building with Lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions which has been decided by and between the Parties, without involving the **OWNERS** in the matter of the hazards of construction.

AND WHEREAS accordingly by virtue of a registered Development Agreement along with Development Power of Attorney dated 23.05.2025, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Deed No. 160404804 for the year 2025, the **OWNERS/PRINCIPALS** herein and also the **ATTORNEY** herein entered with each other for the promotion work in the Owners land as mentioned in the **SCHEDULE** below. The K.M.C. authority at present desires to get separate Power of Attorney for doing all the acts relating to the K.M.C. matter only and in the said Power of Attorney any sale matter as regards the **Developer's Allocation** shall not be inserted and so the **OWNERS** compelled to register the separate General Power of Attorney in connection with the promotion work of the Owners' property as described in the **SCHEDULE** below in favour of the **Attorney** herein.

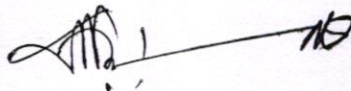
AND WHEREAS so we the **PRINCIPALS** herein namely (1) **SRI RAJKUMAR CHAKRABORTY**, and (2) **SMT. BITASTA CHATTERJEE**, do hereby nominate appoint and constitute "**M/S. J.S. CONTRACTOR**", (**PAN - AGAPK0494N**), a sole proprietorship concern, having its office at 5, Lake East 5th Road, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas, being represented by its sole proprietor namely **SRI SWAPAN KANTHA**, (**PAN - AGAPK0494N**), (**Aadhaar No. 5547 7590 5058**), son of Late Bhabatosh Kantha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 29, Lake East 4th Road, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas, as our Lawful Attorney, on our behalf,



Rajkumar Chakraborty

on our names 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 Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayet or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.
2. To sign 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 our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate their appointments.
4. To cause mutation of our Property where necessary effected in the revenue and/or in the record 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 our behalf.
5. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. Kolkata and/or under 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/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. Kolkata as and when necessary on our behalf for the said B.L. & L.R.O.



Mutation and also thereafter to do all the acts and sign all the papers in respect of the Conversion matter in respect of our property.

6. To demarcate or delineate our said property that be necessary for the said purpose by virtue of Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered and to sewer any affidavit thereto.
7. To deposit the revenue for our 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 all plans and submit the same before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things and sign all the papers and drawings as may be deemed fit and proper by the said Attorney on our behalf related to the connection of water, drainage and sewerage of our premises.
9. To take electric connection for our said property from the Calcutta Electric Supply for installation of main electric meter and all other sub meters and to do all acts and deeds and things for the said purpose and sign all the papers related thereto.
10. To sign, execute and submit all building Plans, revised plan, D-Sketch plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or addition or alteration of sanctioned plan to be sanctioned and approved by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowners/Principals and to sign completion plan.
11. To take lift connection for my said property and to do all acts and deeds and things for the said purpose and sign all the papers related thereto



12. To look after control, manage and supervise the said property on our behalf.

AND to do all lawful acts necessary for the above mentioned purpose and we hereby agree that all acts and deeds and things shall be lawfully done by us said Attorney in conformity with law. We further undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of this Power given by us.

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. This Power of Attorney shall always be revocable in nature.

SCHEDULE OF THE PROPERTY

ALL THAT the piece and parcel of a plot of presently homestead land measuring net land area of **3 (Three) Cottahs 5 (Five) Chittacks 40.248 (Forty point two four eight) Sq.ft. more or less** as per present actual physical measurement together with the existing two Storied residential building standing thereon total measuring an area of 1582 (One Thousand Five hundred and Eighty-two) Sq.ft. more or less whereon a new Ground Plus Four storied building with Lift facility shall be erected as per sanctioned building plan to be sanctioned by the K.M.C. lying and situated in Mouza - Santoshpur, J.L. No. 22, Touzi No. 151, Scheme Plot No. 19, comprising in C.S. Dag No.706, under C.S. Khatian No.10, corresponding to R.S. Dag No.804, under R.S. Khanda Khatian No.991, arising out of R.S. Khatian No. 14, corresponding to L.R. Dag No. 804, under L.R. Khatian Nos. 2000 & 2001, under formerly P.S. Purba Jadavpur, at present P.S. Survey Park, within the jurisdiction of The Kolkata Municipal Corporation, **Ward No. 109**, known as **K.M.C. Premises No. 713, Survey Park**, (Zone : Nandan Kanan -- Nandan Kanan), being Assessee No. 31-109-13-0713-7, under presently P.S. Survey Park (formerly P.S. Purba Jadavpur), corresponding to Postal Address A/28, Nandan Kanan, Post Office – Santoshpur, Kolkata – 700 075, District – South 24-Parganas and it is butted and bounded by :-

ON THE NORTH : Scheme Plot No. 18;
ON THE SOUTH : 40 ft. wide K.M.C. Road;
ON THE EAST : Scheme Plot No. 20;
ON THE WEST : 16 ft. wide K.M.C. Road.



IN WITNESS WHEREOF, WE, the PRINCIPALS herein have hereto signed this Power of Attorney on this the 23rd day of May, 2025.

WITNESS:

1. Bratati Chakraborty.
A/28, Nandan Kanan
Santoshpur.
Kolkata - 75

1. Rajkumar Chakraborty

2. Bitasta Chatterjee

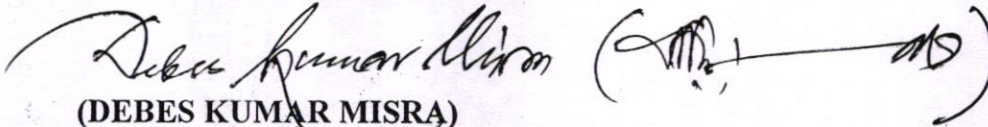
SIGNATURE OF THE PRINCIPALS

2. Abhijit Kumar Mishra
vill. Nay Matara
P.O. Battala
Dist- Purba Midnapur

J. S. CONTRACTOR
Swapn Karika.
Proprietor

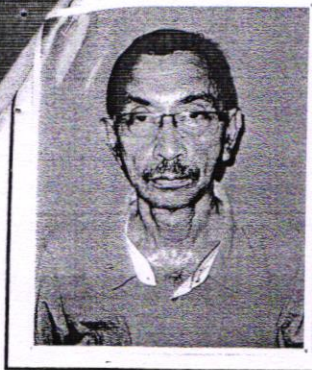
SIGNATURE OF THE ATTORNEY

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber.



(DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber : 'MAHESHWAR',
52, Commint Park, (Near Peerless Hospital),
P.O. & P.S. Panchasayar,
Kolkata - 700094.

MOB. 9830236148 (D.K.M.),
9051446430 (Somesh),
9836115120 (Tapesh)



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

Name RAJKUMAR CHAKRABORTY

Signature Rajkumar Chakraborty



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

Name BITASTA CHATTERJEE

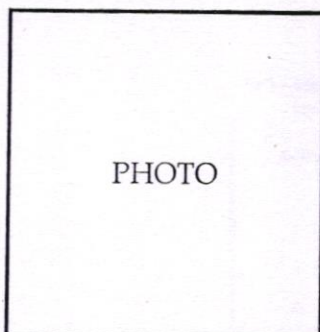
Signature Bitasta Chatterjee



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left hand					
right hand					

Name SWAPAN KANTHA

Signature Swapan Kantha



	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

26

Query No / Year	2001424921/2025	Office where deed will be registered
Query Date	22/05/2025 4:45:42 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, 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. 2/-	Rs. 1,60,07,462/-	
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
		Rs. 50/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Nandan Kanan -- Nandan Kanan) , , Premises No: 713, , Ward No: 109, Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 5 Chatak 40.248 Sq Ft	1/-	1,48,20,962/-	Width of Approach Road: 40 Ft.,
Grand Total :				5.5579Dec	1 /-	148,20,962 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1582 Sq Ft.	1/-	11,86,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 791 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 791 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1582 sq ft	1 /-	11,86,500 /-	



Principal Details :

No	Name & address	Status	Execution Admission Details :
1	Shri RAJKUMAR CHAKRABORTY Son of Late Rajat Kumar Chakraborty, A/28, Nandan Kanan, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. ACxxxxxx9Q, Aadhaar No.: 87xxxxxxxx8540, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt BITASTA CHATTERJEE Wife of Dr Abhijit Chatterjee, A/62, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. BBxxxxxx0J, Aadhaar No.: 75xxxxxxxx3057, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	J.S. CONTRACTOR (Sole Proprietorship) ,5, Lake East 5th Road, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Date of Incorporate:XX-XX-1XX7, PAN No. AGxxxxxx4N, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri SWAPAN KANTHA Son of Late Bhabatosh Kantha 29, Lake East 4th Road, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. AGxxxxxx4N , Aadhaar No.: 55xxxxxxxx5058	J.S. CONTRACTOR (as sole proprietor)

Identifier Details :

Name & address
Mr ABHIJIT KUMAR MISHRA Son of Late NIRANJAN MISHRA VILLAGE - NIJ MAITANA, City:- , P.O:- BATTALA, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri RAJKUMAR CHAKRABORTY, Smt BITASTA CHATTERJEE, Shri SWAPAN KANTHA



Major Information of the Deed

Deed No :	I-1604-04805/2025	Date of Registration	23/05/2025
Query No / Year	1604-2001424921/2025	Office where deed is registered	
Query Date	22/05/2025 4:45:42 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, 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. 2/-	Rs. 1,60,07,462/-		
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 :



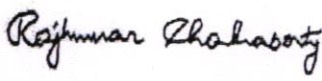



District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Nandan Kanan – Nandan Kanan) , , Premises No: 713, , Ward No: 109 Pin Code : 700075

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 5 Chatak 40.248 Sq Ft	1/-	1,48,20,962/-	Width of Approach Road: 40 Ft.,
Grand Total :				5.5579Dec	1 /-	148,20,962 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1582 Sq Ft.	1/-	11,86,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 791 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 791 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1582 sq ft	1 /-	11,86,500 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RAJKUMAR CHAKRABORTY (Presentant) Son of Late Rajat Kumar Chakraborty Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office	 23/05/2025	 LTI 23/05/2025 Captured	 23/05/2025
A/28, Nandan Kanan, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: ACxxxxxx9Q, Aadhaar No: 87xxxxxxxx8540, Status :Individual, Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office				
2	Name Smt BITASTA CHATTERJEE Wife of Dr Abhijit Chatterjee Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office	 23/05/2025	 LTI 23/05/2025 Captured	 23/05/2025
A/62, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: BBxxxxxx0J, Aadhaar No: 75xxxxxxxx3057, Status :Individual, Executed by: Self, Date of Execution: 23/05/2025 , Admitted by: Self, Date of Admission: 23/05/2025 ,Place : Office				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	J.S. CONTRACTOR 5, Lake East 5th Road, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Date of Incorporation:XX-XX-1XX7 , PAN No.:: AGxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SWAPAN KANTHA Son of Late Bhabatosh Kantha Date of Execution - 23/05/2025, , Admitted by: Self, Date of Admission: 23/05/2025, Place of Admission of Execution: Office	 <small>May 23 2025 2:51PM</small>	 Captured <small>LTI 23/05/2025</small>	 <small>23/05/2025</small>
29, Lake East 4th Road, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AGxxxxxx4N, Aadhaar No: 55xxxxxxxx5058 Status : Representative, Representative of : J.S. CONTRACTOR (as sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT KUMAR MISHRA Son of Late NIRANJAN MISHRA VILLAGE - NIJ MAITANA, City:- , P.O:- BATTALA, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	 <small>23/05/2025</small>	 Captured <small>23/05/2025</small>	 <small>23/05/2025</small>
Identifier Of Shri RAJKUMAR CHAKRABORTY, Smt BITASTA CHATTERJEE, Shri SWAPAN KANTHA			

Endorsement For Deed Number : I - 160404805 / 2025

On 23-05-2025

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:30 hrs on 23-05-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri RAJKUMAR CHAKRABORTY , one of the Executants.

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

Execution is admitted on 23/05/2025 by 1. Shri RAJKUMAR CHAKRABORTY, Son of Late Rajat Kumar Chakraborty, A/28, Nandan Kanan, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Smt BITASTA CHATTERJEE, Wife of Dr Abhijit Chatterjee, A/62, Survey Park, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mr ABHIJIT KUMAR MISHRA, , Son of Late NIRANJAN MISHRA, VILLAGE - NIJ MAITANA, P.O: BATTALA, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-05-2025 by Shri SWAPAN KANTHA, sole proprietor, J.S. CONTRACTOR (Sole Proprietorship), 5, Lake East 5th Road, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr ABHIJIT KUMAR MISHRA, , Son of Late NIRANJAN MISHRA, VILLAGE - NIJ MAITANA, P.O: BATTALA, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk


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 45045, Amount: Rs.50.00/-, Date of Purchase: 21/05/2025, Vendor name: Smriti Bikash Das


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 1604-2025, Page from 123336 to 123353
being No 160404805 for the year 2025.



(Signature)

Digitally signed by Anupam Halder
Date: 2025.05.23 15:43:03 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 23/05/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

DATED THIS 23RD DAY OF MAY 2025

FROM

1. SRI RAJKUMAR CHAKRABORTY
2. SMT. BITASTA CHATTERJEE

OWNERS/PRINCIPALS

TO

"J.S. CONTRACTOR"

ATTORNEY

GENERAL POWER OF
ATTORNEY

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA
ADVOCATES

HIGH COURT, CALCUTTA
'MAHESHWAR', 52, COMMINT PARK,
(NEAR PEERLESS HOSPITAL),
P.O. & P.S. PANCHASAYAR
KOLKATA - 700094.
MOBILE : 9830236148
9051446430, 9836115120.