

16638/24

I-16240/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 428572

23/09/24
Q-2/2456819/24

certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

23 SEP 2024

District Sub-Register-III
Alipore, South 24-parganna

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We. (1) **SRI AJIT KUMAR**
Alias AJIT KUMAR CHOUDHURY
CHOWDHURY, (PAN - ABZPC6849F) (Aadhaar - 7275 2757 5293),
son of Late Hirendra Kumar Choudhury, by occupation - Retired
Person, (2) **SMT. ARATI CHOUDHURY**, (PAN - ANQPC1995D)
(Aadhaar - 6798 2806 2958), wife of Late Pranab Kumar Choudhury,
by occupation - Housewife and (3) **SRI SUDIP KUMAR CHOWDHURY**,
(PAN - AEPPC6549D) (Aadhaar - 7801 1898 3283), son of Late Pranab
Kumar Choudhury, by occupation - Service, all by Religion -
Hinduism, by Nationality - Indian, all are residing at 1/1,
Baishnabghata Bye Lane, Post Office - Naktala, Police Station - Patuli

Ajit Kumar Choudhury

now Netaji Nagar, Kolkata - 700047, District South 24 - Parganas, hereinafter called and referred to as the "**PRINCIPALS**" in favour of **SRI DIPANKAR MITRA**, (PAN - APXPM3943C) (Aadhaar - 9335 1860 1115), son of Sri Partha Mitra, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 1-C/1, Sonali Park, Post Office - Garia, Police Station - Regent Park now Bansdroni, Kolkata - 700084, hereinafter called and referred to as the "**ATTORNEY**"

WHEREAS

The Principals are the absolute joint Owners having absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **00** Chittack & **00** Square Feet more or less, lying and situates at Mouza - Baishnabghata, J.L. No. 28, Touzi Nos. 56 and 151, appertaining to Dag No. 175, under Khatian No. 214 and Dag No. 174 of Khatian No. 296/1, under Mother/old Khatian No. 296, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 1/1, Baishnabghata Bye Lane, locally known as 1/1, Baishnabghata Bye Lane, Police Station - Patuli now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District 24 - Parganas (South), together with all sorts of easement rights over the adjacent common passage to the said property, which

has been specifically described in the **SCHEDULE** hereunder and hereinafter referred to as the "**said Premises**".

The Principals have appointing, nominating and constituting the Attorney herein as their true and lawful Attorney for and on behalf of the Principals in their names, place and stead at the cost of the Attorney to do the following acts, deeds, matters and things in respect of the said premises:-

1. To apply for and obtain subsequent sanction of the building plans from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
2. To sign, execute and submit all applications, maps, plans, specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the existing building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan, papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
3. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification,

alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises and also to sign other documents as may be required by the authorities from time to time.

4. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of us.
5. To appear and represent the Principals before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served on the Principals in respect of the said premises and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications, and papers and to appear and make representation for and on behalf of the Principals before the authorities concerned.
6. To appear and represent the Principals before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Department West Bengal and Kolkata Police, C.E.S.C in connection with the said premises and to sign and execute all the papers and documents wherever necessary.

7. To apply for electricity, water, drainage, sewerage, telephone, or of any other utility in the said premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign, answer, execute, and submit all papers, applications, documents, and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorney.
8. To appear and represent the Principals before the Competent Authority in connection with the Land Ceiling clearance in respect of the said premises and to sign and execute all the papers and documents in this regards.
9. To sign and execute all the papers and documents for mutation of the said premises in the names of the Principals before the Kolkata Municipal Corporation.
10. To sign and execute all the papers and documents for obtaining no objection from KMDA, KIT, Fire Brigade and other authorities in respect of the said premises in the name of the Principals.
11. To sign and execute all papers and documents relating to the said premises into one premise after ratification of all formalities before the Kolkata Municipal Corporation and other authorities, if required.
12. To sign execute and submit all declarations statements applications and affirm affidavits, if permissible in law,

only in respect of the development of the property as may be necessary or required from time to time.

13. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in anyway, the said premises or any part thereof including those relating to acquisition and/or requisition in which the Principals are now or may hereafter be interested or concerned and if thought fit and compromise, settle, refer to arbitration abandon become non suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue
14. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
15. To sign, affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper relating to the development of the property only or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.
16. To sign and submit Building Plans for sanction from Kolkata Municipal Corporation, letter's correspondences,

deviation, alteration, modification, modified, conversation, conversations, revise sanction building plan and completion plan and certificate and document and to receive all papers, Boundary Declaration, K.M.C. Gift, Common Passage, Splayed Corner, amalgamate deed, amalgamate Deed of Declaration, B/S maps or plans from the Kolkata Municipal Corporation or other local authorities and for that purpose to sign and grant proper and effectual receipts and discharges.

17. To execute and submit all Building Plans for sanction Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary modification and/or alteration of sanctioned plan by the Kolkata Municipal Corporation.
18. To appear and represent on behalf of the Principals i.e. Owners herein on or before any necessary authorities including the Kolkata Municipal Corporation, fire brigade, Police Station, necessary Departments of Government of West Bengal, in connection with any modification and/or alteration of Development plans or revise sanction plan for the above mentioned property.
19. To pay fees for modification and such other orders and permissions from the necessary authorities on our behalf as required for modification and/or alteration of the sanctioned Building Plan from the Kolkata Municipal

Corporation, plans and also to submit and take delivery of title deeds concerning the schedule mentioned property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney shall think fit and proper.

20. To apply and work for electric, drainage, sewerage, water and all other necessary work as required.
21. To receive all papers, documents, Boundary Declaration, K.M.C. Gift, Common Passage, Splayed Corner, K.M.C. Mutation, B.L. & L.R.O. office for mutation and effectual receipt and discharges.
22. To sign and submit and prepare building plan, apply the sanction plan of the proposed building approve the same with right to sign and obtain the Completion Certificate from the Kolkata Municipal Corporation.

AND GENERALLY to act as our Attorney in relation to all matters touching our said premises and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as we would do if we personally present.

AND we the Principals hereby agree and undertake to ratify and confirm all and whatsoever our said Attorneys under the power in that behalf hereinbefore contained, shall lawfully do prosecute or perform in exercise of the Power, authorizes and liberties hereby conferred upon, under and by virtue of this deed.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises which the Principals could have done lawfully under her own hand if present personally. And we the said the Principals do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorneys shall do and/or cause to do in accordance herewith.

Be it noted that this revocable Power of Attorney is being granted in favour of the said Attorneys without any consideration and no right, title and interest created in favour of the Attorneys on the property, which is the subject matter of this Power of Attorney and further that the entire sale proceeds, if any arising out of any part of the **SCHEDULE** property shall be deposited in the Bank account of the Principal irrespective of any conditions.

Be it specifically stated that the Schedule mentioned property is not situated within the notified and cantonment area and no embargo

and/or restriction has been imposed by the local Authority for transfer of the said land/flat in question and if any restriction prevails, in that event Principal will be held responsible for that.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said Premises)

ALL THAT picce and parcel of land measuring an area of **04** Cottahs, **00** Chittack & **00** Square Feet more or less, lying and situates at Mouza - Baishnabghata, J.L. No. 28, Touzi Nos. 56 and 151, appertaining to Dag No. 175, under Khatian No. 214 and Dag No. 174 of Khatian No. 296/1, under Mother/old Khatian No. 296, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 1/1, Baishnabghata Bye Lane, locally known as 1/1, Baishnabghata Bye Lane, Police Station - Patuli now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District 24 - Parganas (South), having Assessee No. 211000100059, together with all sorts of easement rights over the adjacent common passage to the said property, being butted and bounded as follows:

ON THE NORTH :	Premises No. 4/2, Baishnabghata Bye Lane;
ON THE SOUTH :	Premises No. 1, Baishnabghata Bye Lane;
ON THE EAST :	18' Feet Wide K.M.C. Road;
ON THE WEST :	Premises No. 4A, Baishnabghata Bye Lane

IN WITNESS WHEREOF we the Principals, do hereto and hereunto set and subscribed our respective hands on this 23rd day of September, in the year Two Thousand Twenty Four (2024).

SIGNED AND DELIVERED

In presence of:-

WITNESSES:

1. Sujay Saikhan Datta
37/53, Naktila, Road
Koi-47

Ajit Kumar Choudhury
Sudip Kr. Choudhury

2. Ban der Pau.
43/2 Jheel Road.
Sentashp w.
Vai-75

Arati choudhury

SIGNATURE OF THE PRINCIPALS

Dipankar Mitra

SIGNATURE OF ATTORNEY

Drafted by:

Dipankar Mitra
Adv
F-1776/03

PRINT ZONE,

Alipore Police Court,
Kolkata - 700027.

S. Ahmed
Sarfaraz Ahmed



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

Name

Signature *Sankar Debbarma*



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

Name

Signature *Ajit Kumar Choudhury*



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

Name

Signature *Arati choudhury*



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

Name

Signature *Sudip K. Choudhury*

Major Information of the Deed

Deed No :	I-1603-16240/2024	Date of Registration	23/09/2024
Query No / Year	1603-2002456819/2024	Office where deed is registered	
Query Date-	17/09/2024 5:05:34 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BASUDEV PAUL ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123358303, Status :Deed Writer		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 94,99,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



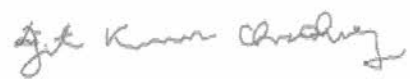






District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No: 1/1, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha	1/-	79,99,999/-	Width of Approach Road: 18 Ft.,
Grand Total :					6.6Dec	1/-	79,99,999 /-	



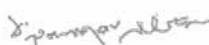
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	15,00,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name AJIT KUMAR CHOWDHURY Son of Late HIRENDRA KUMAR CHOWDHURY Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office	Photo  23/09/2024	Finger Print  Captured LTI 23/09/2024	Signature  23/09/2024
1/1, BAISHNAB GHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-2XX4 , PAN No.: ABxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office				
2	Name ARATI CHOUDHURY Wife of Late PRANAB KUMAR CHOUDHURY Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office	Photo  23/09/2024	Finger Print  Captured LTI 23/09/2024	Signature  23/09/2024
1/1, BAISHNAB GHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-2XX4 , PAN No.: ANxxxxxx5D, Aadhaar No: 67xxxxxxxx2958, Status :Individual, Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office				
3	Name SUDIP KUMAR CHOWDHURY Son of Late PRANAB KUMAR CHOUDHURY Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office	Photo  23/09/2024	Finger Print  Captured LTI 23/09/2024	Signature  23/09/2024
1/1, BAISHNAB GHATA BYE LANE, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-2XX4 , PAN No.: AExxxxxx9D, Aadhaar No: 78xxxxxxxx3283, Status :Individual, Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name DIPANKAR MITRA (Presentant) Son of PARTHA MITRA Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office	Photo  23/09/2024	Finger Print  Captured LTI 23/09/2024	Signature  23/09/2024
Son of PARTHA MITRA 1C/1, SONALI PARK, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.:: APxxxxxx3C, Aadhaar No: 93xxxxxxxx1115, Status :Individual, Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
BASUDEB PAUL Son of Late D C PAUL ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 23/09/2024	 Captured 23/09/2024	 23/09/2024
Identifier Of AJIT KUMAR CHOWDHURY, ARATI CHOUDHURY, SUDIP KUMAR CHOWDHURY, DIPANKAR MITRA			

Endorsement For Deed Number : I - 160316240 / 2024

On 23-09-2024

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 11:15 hrs on 23-09-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by DIPANKAR MITRA ,Claimant.

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

Execution is admitted on 23/09/2024 by 1. AJIT KUMAR CHOWDHURY, Son of Late HIRENDRA KUMAR CHOWDHURY, 1/1, BAISHNAB GHATA BYE LANE, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. ARATI CHOUDHURY, Wife of Late PRANAB KUMAR CHOUDHURY, 1/1, BAISHNAB GHATA BYE LANE, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 3. SUDIP KUMAR CHOWDHURY, Son of Late PRANAB KUMAR CHOUDHURY, 1/1, BAISHNAB GHATA BYE LANE, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 4. DIPANKAR MITRA, Son of PARTHA MITRA, 1C/1, SONALI PARK, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by BASUDEB PAUL, , , Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24051, Amount: Rs.100.00/-, Date of Purchase: 20/09/2024, Vendor name: S DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 422717 to 422734
being No 160316240 for the year 2024.



Digitally signed by Debasish Dhar
Date: 2024.09.23 14:24:51 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 23/09/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.