

106200/24

I-6225/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 597985

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

District Sub-Register-II
Alipore, South 24-Parganas

30 APR 2024

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, the **PRINCIPALS** herein namely (1) **SRI PARTHA MITRA**, having PAN-BBGPM2850N, Aadhaar No.7562 6300 4015, Son of Late Hiranmay Mitra, by faith-Hindu, by nationality-Indian, by occupation-Self Employed, residing at 30, Lake East 3rd Road, Santoshpur, P.O. Santoshpur, P.S. Survey Park, Kolkata-700 075, West Bengal, India and (2) **SMT. SUTAPA CHOWDHURY**, having PAN-AMIPC6727C, Aadhaar No. 8787 4629 7925, Wife of Sri Sailaz Chowdhuri, Daughter of Late Hiranmoy Mitra, by faith-Hindu, by nationality-Indian, by occupation-Housewife, residing at "Rohini Co-operative Housing Society", Flat No.1/6, 369, Purbachal, Kalitala Road, Haltu, P.O. Haltu, P.S. Garfa, Kolkata-

Sl. No. 51256 DT. 30.04.2024
NAME Sanku Choudhary
ADDRESS 1/2 Subpost Kanan Mukundapur
Gubandapur Kal 94
RB 101

TANMOY KAR P. T. VASTHA
(STATIONER)
ALIPORE POLICE STATION
KOLKATA-7



K. Sanku
Kalyan Mr. Sanku
Alipore judges' court
Ver 97

District Sub Registrar-II
Alipore, South 24 Parganas

30 APR 2024

700 078, West Bengal, India, as our ATTORNEY "RASTRI CONSTRUCTION", having PAN-BKWPS6418M, a Sole Proprietorship Firm, having its Registered office at 63, Satyajit Kanan, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099, West Bengal, India, represented by its Sole Proprietor SRI DEBASHIS SARKAR, having PAN- PAN-BKWPS6418M, Aadhaar No.8837 3824 2522, Son of Late Kalipada Sarkar, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at 63, Satyajit Kanan, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099, West Bengal, India, for and on our behalf for the acts, deeds and things as mentioned herein below :-

1. To work, manage, control and supervise the management of all and administration of the Schedule below property and to develop the said property more fully described in the Schedule below by whatsoever manner or way on our behalf.
2. To appoint Engineers, Architects and their agent or agents and sub-contractor or sub-contractors as the said Attorney shall thinks fit and proper and to make all payment of their fees and charge of as such Architects, Engineers and their agent or agents and/or sub-Contractors, for and on behalf of us.
3. To apply to the Kolkata Municipal Corporation (K.M.C.) authority and/or any other authorities concerned for sanction, verification and/or modification of whatsoever manner or nature in respect of the plan or plans that is to be sanctioned by the Kolkata Municipal Corporation authority and/or any other authorities, body or bodies of whatsoever manner or nature and for that purpose to SIGN, ISSUE & RECEIVE all such or relevant applications, maps, plans, papers, writings, drawings, design, firms and/or any representation or representations too, as or may be required by the said Attorney at his absolute discretion shall think fits and proper for and on our behalf.
4. That the Attorney herein shall always be able to sign, execute, issue and deliver all affidavits, indemnity bonds, undertaking deed or gifts, deed of

Declarations or such other deeds or documents or papers or writings of whatsoever manner or nature that is required by the Kolkata Municipal Corporation authority or any other authorities of whatsoever manner or nature for the necessary sanction of building plan to fulfill the interest of the principal hereto and at the same time the Attorney herein shall always be able to register the aforesaid document before all the registering authority and shall be able to present for registration and admit execution of the same before the registering authority.

5. To deposit any fees and charge or any other amount which may have to be paid to the Kolkata Municipal Corporation and any other authorities before starting and/or while in course of construction of the building at the said premises at the schedule mentioned property written hereunder and/or in any such period of time also.
6. To apply for drainage, sewerage, water supply, electric, telephone and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and documents and plans and drawings, designs etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various departments of the Kolkata Municipal Corporation and/or any other authorities of various public or Government or Semi-Government offices.
7. To apply to the water supply department of the Kolkata Municipal Corporation for availing or seeking and/or bringing necessary water supply connections in the said property and to that effect to sign, issue and receive all such or relevant applications, drawings, documents that is being sought to be done by the said water supply department of the Kolkata Municipal Corporation and/or by other as and when necessary and/or asked for.
8. To apply to the sewerage and drainage department of the Kolkata Municipal Corporation for availing or seeking necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature in

respect of the said property and to that effect to sign all such relevant applications, drawings, documents that is being sought by the aforesaid department of the Kolkata Municipal Corporation and/or by others as and when necessary and/or asked for.

9. That the Attorney herein shall be able to avail necessary permission or permissions of whatsoever manner or nature from the Road Department of the Kolkata Municipal Corporation for and on behalf of us.
10. To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against us in respect of the said premises which is more fully described in the schedule below and also to present and prosecute writ application or petitions in respect thereof in any Court of Law. To appear, file and defend any case or cases of whatsoever manner or nature before any Judicial authority and/or quasi Judicial authority in respect of the schedule below property and premises.
11. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, Memorandum of appeal and generally to do all other acts, deeds and things for and on my behalf as the said Attorney in his absolute discretion shall think fit and proper on us behalf.
12. To compromise all suits, appeals, cases and/or any other legal proceedings in any court of law, tribunal authority of whatsoever manner or nature and to sign and verify all applications and sole name thereof for and on us behalf.
13. To sign, and receive any registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said premises and property mentioned in the schedule below and to grant proper and effectual receipt or receipts in respect thereof.

14. To make payment of all rates and taxes and other outgoing in respect of the said premises mentioned in the schedule below and/or buildings to be constructed thereon.
15. To sign, present, execute, deliver, issue and receive all papers, documents, writings, undertakings, representations and letters etc. of whatsoever manner or nature so as to deal and/or negotiate and/or to settle all matters etc. of whatsoever manner of nature with the Development Department and/or Housing Department and/or any other department or departments of the Government of West Bengal and Financial Institution of whatsoever or nature in respect of the to the part or whole of the said premises and/or the property mentioned in the Schedule below for and on our behalf in all occasions.
16. We, the Principals herein entered into a registered Development Agreement dated 30.04.2024 vide Deed No. 6203, for the year 2024 at D.S.R.-II at Alipore, with the said Attorney, mentioned as the Developer therein and for which We have also been paid the Stamp duty against the market value to the registration Office which was assessed by the concerned authority.

BE it expressly stated here that this Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment or making profit in favour of the Attorney and further declare that the said Attorney shall not hereby obtain or have power for development work on such property.

ALL the receivables will be paid back to the Principals and all the payables will be borne by the Principals.

BE it specifically stated that the landed properties as mentioned above is not situated within the Notified and Cantonment area and no embargo and/or restriction has been imposed by the local authority/competent authority/Govt. authority for land/flat in question and if restriction prevails, in that event Principals will be held responsible for that.

BE it noted that this revocable Power of Attorney is being granted in favour of the said Attorney without any Consideration and no right, title

21. We, the Principals herein entered into a registered Development Agreement dated 30.04.2019 vide Deed No. 6203 for the year 2024 at D.S.R.-II at Alipore, with the said Attorney, mentioned as the Developer therein and for which We have also been paid the Stamp duty against the market value to the registration Office which was assessed by the concerned authority.

BE it expressly stated here that this Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment or making profit in favour of the Attorney and further declare that the said Attorney shall not hereby obtain or have power for development work on such property.

ALL the receivables will be paid back to the Principals and all the payables will be borne by the Principals.

BE it specifically stated that the landed properties as mentioned above is not situated within the Notified and Cantonment area and no embargo and/or restriction has been imposed by the local authority/competent authority/Govt. authority for land/flat in question and if restriction prevails, in that event Principals will be held responsible for that.

BE it noted that this revocable Power of Attorney is being granted in favour of the said Attorney without any Consideration and no right, title and interest is created in favour of the Attorney on the property which is the subject matter of this Power of Attorney and that the said Attorney shall not hereby obtain any right to make construction, or development work on the said property and further that the entire Sale Proceeds, if any, arising out of any part of the Scheduled property shall be deposited in the respective Bank account/s of the Principals irrespective of any condition.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in their

absolute discretion which they may deem fit and proper and think necessary to do so or perform for the aforesaid purposes.

AND We do hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attorney may lawfully do, execute and cause to be performed by virtue of this Development Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring **3 Cottahs** more or less, being Scheme Plot No."L", together with a Two Storied Building standing thereon measuring about 2000 Sft., of which in ground floor measuring 1000 Sft., and on the First floor measuring about 1000 Sft., lying and situated at Mouza-Santoshpur, J.L.No.22, comprising C.S. Khatian No.264 corresponding to R.S. Khatian No.227/6 appertaining to C.S. Dag No.494 corresponding to R.S. Dag No.557, P.S. formerly at Sadar Tollygunge thereafter Jadavpur, then Kasba at present Survey Park, now within the limits of the Kolkata Municipal Corporation, Ward No.103, being the **Municipal Premises No.29, Lake East 3rd Road** having its **Correspondence Address at 30, Lake East 3rd Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700 075, Sub-Registry/A.D.S.R. Office Sealdah, Kolkata-700 075, in the District of 24-Parganas since 24-Parganas (South),, being butted and bounded in the manner following :-**

On the North : Property of Yoshoda Pramanick of Scheme Plot No.G.

On the South : 16' ft. Wide K.M.C. Road.

On the East : Scheme Plot No."K".

On the West : Scheme Plot No."M".

IN WITNESS WHEREOF We, the Principals named have hereto do hereby set and subscribed their respective hands and seals on this the 30th day of April. Two Thousand Twenty Four (2024).

SIGNED SEALED & DELIVERED

at Kolkata in the presence of

WITNESSES:-

1. Kalyan Kr. Basu
Adv.
Alipore Judges Court
No-27
2. Joyanta Sinha
Alipore Police Court
No-27.

Panta Sinha

Satoka Chowdhury
Signature of the Principals.

Sebastian Sarkar
Signature of the Attorney.

Drafted by me :



(KALYAN KR. BASU)

Advocate

Alipore Judges' Court,

Kolkata-700 027. WD/880/13

Typed by :

Joyanta Sinha.
Joyanta Sinha.



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

Name PARTHA MITRA

Signature Partha Mitra



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

Name SUTAPA CHOWDHURY

Signature Sutapa Chowdhury



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

Name DEBASHIS SARKAR

Signature Debashis Sarkar

Major Information of the Deed

Deed No :	I-1602-06225/2024	Date of Registration	30/04/2024
Query No / Year	1602-2001080320/2024	Office where deed is registered	
Query Date	29/04/2024 2:47:12 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	KALYAN KUMAR BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830236152, 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. 81,00,002/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (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: Lake East 1st to 8th Road, , Premises No: 29, , Ward No: 103 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	1/-	67,50,002/-	Width of Approach Road: 16 Ft.,
Grand Total :				4.95Dec	1 /-	67,50,002 /-	

Structure Details :






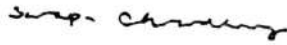
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	13,50,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	2000 sq ft	1 /-	13,50,000 /-	
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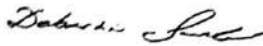


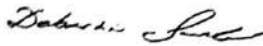


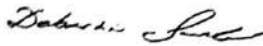
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Partha Mitra Son of Late Hiranmay Mitra Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	Photo  30/04/2024	Finger Print  Captured LTI 30/04/2024	Signature  30/04/2024
30, Lake East 3rd Road Santoshpur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: bbxxxxxx0n, Aadhaar No: 75xxxxxxxx4015, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				
2	Name Smt Sutapa Chowdhury Wife of Shri Sailaz Chowdhuri Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office	Photo  30/04/2024	Finger Print  Captured LTI 30/04/2024	Signature  30/04/2024
Rohini Coop Hou. So. 369, Purbachal Kalitala Road, Flat No: 1/6, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: amxxxxxx7c, Aadhaar No: 87xxxxxxxx7925, Status :Individual, Executed by: Self, Date of Execution: 30/04/2024 , Admitted by: Self, Date of Admission: 30/04/2024 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RASTRI CONSTRUCTION 63, Satyajit Kanan, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-1XX8 , PAN No.: BKxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative 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 Debashis Sarkar (Presentant) Son of Late Kalipada Sarkar Date of Execution - 30/04/2024, , Admitted by: Self, Date of Admission: 30/04/2024, Place of Admission of Execution: Office </td> <td>  Apr 30 2024 1:16PM </td> <td>  Captured LTI 30/04/2024 </td> <td>  30/04/2024 </td> </tr> </tbody> </table> <p>63, Satyajit Kanan, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: bkxxxxxx8m, Aadhaar No: 88xxxxxxxx2522 Status : Representative, Representative of : RASTRI CONSTRUCTION (as Proprietor)</p>	Name	Photo	Finger Print	Signature	Shri Debashis Sarkar (Presentant) Son of Late Kalipada Sarkar Date of Execution - 30/04/2024, , Admitted by: Self, Date of Admission: 30/04/2024, Place of Admission of Execution: Office	 Apr 30 2024 1:16PM	 Captured LTI 30/04/2024	 30/04/2024
Name	Photo	Finger Print	Signature						
Shri Debashis Sarkar (Presentant) Son of Late Kalipada Sarkar Date of Execution - 30/04/2024, , Admitted by: Self, Date of Admission: 30/04/2024, Place of Admission of Execution: Office	 Apr 30 2024 1:16PM	 Captured LTI 30/04/2024	 30/04/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kalyan Kumar Basu Son of Late NK Basu Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 30/04/2024	 Captured 30/04/2024	 30/04/2024

Identifier Of Shri Partha Mitra, Smt Sutapa Chowdhury, Shri Debashis Sarkar

Endorsement For Deed Number : I - 160206225 / 2024

On 30-04-2024

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 12:48 hrs on 30-04-2024, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shri Debashis Sarkar ..

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

Execution is admitted on 30/04/2024 by 1. Shri Partha Mitra, Son of Late Hiranmay Mitra, 30, Lake East 3rd Road Santoshpur, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Others, 2. Smt Sutapa Chowdhury, Wife of Shri Sailaz Chowdhuri, Rohini Coop Hou. So. 369, Purbachal Kalitala Road, Flat No: 1/6, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife

Identified by Mr Kalyan Kumar Basu, , Son of Late N K Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-04-2024 by Shri Debashis Sarkar, Proprietor, RASTRI CONSTRUCTION (Sole Proprietorship), 63, Satyajit Kanan, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Kalyan Kumar Basu, , Son of Late N K Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 597985, Amount: Rs.100.00/-, Date of Purchase: 29/04/2024, Vendor name: TANMOY KAR PURAKAYASTHA



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1602-2024, Page from 218632 to 218647
being No 160206225 for the year 2024.



Digitally signed by Suman Basu
Date: 2024.05.10 16:28:32 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 10/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.