

03792/25

I-3804/35

भारतीय गैर न्यायिक



पचास  
रुपये

रु.50

भारत



INDIA

FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 265703

*Handwritten notes:*  
 15/5/25  
 2-19-2025

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with document are the part of this document.

*Handwritten signature*

District Sub-Registrar-V  
 Alinore, South 24 Parganas



19 MAY 2025

3 MAY 2025

**GENERAL POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS**

*Handwritten text:*  
 I hereby certify that the document is admitted to registration...  
 District Sub-Registrar, Alinore, South 24 Parganas

21485

16 MAY 2025

No..... ₹ 50/- Date.....

Name :.....

Address :.....

Vendor :.....

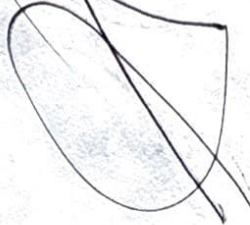
Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KO-27

**AYAN CHAKRABORTY**  
Advocate  
Alipore Criminal Court  
Kolkata - 700027



Identified by me,

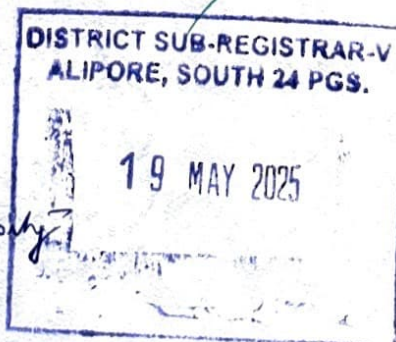
Ayan Chakraborty.

Advocate

S/o Late Anil Kumar Chakraborty

Alipore Criminal Court

Kolkata - 700027.



(1) SMT. TA  
62053054451  
Sanjay Sengupta  
Housewife  
Jada

(1) **SMT. TANUSHREE SENGUPTA (PAN NO. - AVTPS3903J) (AADHAAR NO. 620530544517) (DOB - 18/02/1964)(Mobile No. 9830056809)**, wife of Late Sanjay Sengupta, by nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at P-15, Central Park, P.O. - Jadavpur University, P.S.-Jadavpur, Kolkata - 700 032; (2) **DWAIPAYAN SENGUPTA (PAN NO. - KINPS6199M) (AADHAAR NO. 676085873538) (DOB - 13/11/1996)(Mobile No. 9051459990)**, son of Late Sanjay Sengupta, by nationality - Indian, by faith - Hindu, by occupation - Service, both are resident of P-15, Central Park, P.O. - Jadavpur University, P.S. - Jadavpur, Kolkata -700032; hereinafter referred to as the **"OWNERS/PRINCIPAL/AUTHORS"** (which expression shall, unless excluded by or repugnant to the context, be deemed to include their respective heirs, successors, legal representatives, administrators, executors and assigns) herein, do hereby send greetings as follows :-

**AND WHEREAS** as such, We, the PRINCIPALS herein, have become the absolute joint-owners of ALL THAT piece and parcel of Bastu landed property measuring an area about 04 cottah (be the same a little more or less) together with a three storied building standing thereon, having its total covered area of 1500 Sq. Ft. i.e. each floor measuring about 500 Sq. Ft., being Plot No. - 15, Premises No. 121, Central Park (postal address being P-15, Central Park), Mouza - Rajapur, J.L. No. 23 and Mouza - Jadavpur, J.L. No. 35, P.O. - Jadavpur University, P.S. - Jadavpur, Sub-Registry Office - Alipore (now under the jurisdiction of A.D.S.R., Alipore), District - South 24-Parganas, (Assessee No. 31-102-05-0121-6) within the local limits of Ward No. - 102 of The Kolkata Municipal Corporation, Pin Code - 700 032, together with all easements and other usual rights thereto and thereupon, which is more fully and particularly described in the **'SCHEDULE'** written hereunder and hereinafter referred to as the **'SAID PROPERTY'**.

**AND WHEREAS** it is not possible for us to sign, execute all necessary applications and letter petition as and when immediately as per requirement due to our preoccupation in other work and be present before appropriate persons, Borough Engineer, D.G. Buildings etc. in the matter of obtaining sanction plan, deposit of sanction fees, represent us during periodic inspection by K.M.C. inspectors, and or its officers; and thereafter proceed with the construction work

as per sam  
Attorney' in fa  
Work' inclusive  
of Attorney'  
Registr  
for



DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
19 MAY 2025

as per sanction and for that **WE had granted 'Development Power of Attorney' in favour of the DEVELOPER for smooth process of 'Development Work' inclusive of sanction of 'Building Plan'**. The said 'Development Power of Attorney' was registered on 19/05/2025 in the office of the District Sub-Registrar - V, Alipore and recorded therein in Book - I, Deed No. being 03803 for the year 2025. **But at present as per the KMC Building Rules, the DEVELOPER can only represent us if there is a separate 'General Power of Attorney' separately given** authorizing to represent us before K.M.C. and to sign applications proposed plan for sanction and issue notice etc., deposit of necessary fees, represent us during inspection by K.M.C. inspectors and officers, which had promoted us to execute and register this 'General Power of Attorney' separately again.

**AND WHEREAS WE**, the owners thus, in compliance of and in terms of the said Development Agreement and as per present K.M.C. Building Rules and circulars, appoint, nominate and constitute **SHRI GAURAV KUMAR DUTTA (DEVELOPER), (PAN NO. - BPMPD9697G) (AADHAAR NO. 965376832183) (DOB - 19/11/1988) (Mobile No. 9836360550)**, son of Shri Ashok Dutta, resident of 20/3A, Central Park, P.O. - Jadavpur University, P.S. - Jadavpur, Kolkata - 700032, as our **true and lawful CONSTITUTED ATTORNEY**, for and on behalf of ourselves/the owners in our name, place and instead of us to severally do the following acts, deeds, matters and things in respect of the said **"SCHEDULE"** premises, as our true and lawful 'Constituted Attorney' for us in our name and on our behalf either severally and **GENERALLY** to do and execute all or any of the following acts, deeds and thins, that is to say;

- I) **TO** look after our interest in the in the said **'SCHEDULE'** property and to do all acts and deeds required for the preservation and protection thereof, including dealing with any trespassers and persons attempting to trespass.
- II) **TO** appear and represent us before the Kolkata Municipal Corporation, K.M.C. Building Department, Borough Office, Building Engineer and Building Tribunal of Kolkata Improvement Trust and other authorities concerned regarding any notice received or served upon us or issued in

our name/the Owner in respect of the said premises whose description is given in 'SCHEDULE' below and to make representations, prefer appeals, reviews and revision and for that to sign and submit all papers, appeals, applications and to appear and make representation for and on our behalf before the authorities concerned.

- III) **TO** effect mutation/cancellation of mutation, affirm affidavits before the First Class Magistrate or before The Notary Public; apply for death certificates, on our behalf and sign/execute and register necessary declarations, sign/execute and register boundary declarations, notices **that may be necessary for sanctioning of building plan for construction upon 'SCHEDULE' and also sign building plans, supplementary plans, completed building plans etc.** on our behalf and to proceed with construction thereafter on the basis of sanction of building plans.
- IV) **TO** appoint Architects, Civil Engineers, License Building Surveyors (L.B.S.) and other persons/technicians necessary for the purpose of preparing building plan for submission before K.M.C. and to prepare supplementary building plans if necessary for effective construction and completion of the proposed building agreed to be constructed upon 'SCHEDULE'.
- V) **TO apply for building plans in our name before the Kolkata Municipal Corporation** and sign all papers, applications, notice on our behalf.
- VI) **TO deposit monies in K.M.C.** and other statutory bodies as and when may be required in our name on our behalf in the matter of sanction of plans, staking of building materials on the pavement/road etc.
- VII) **TO** represent me during inspection by K.M.C. building department inspectors, surveyors, Borough Engineer, DG Building as and when necessary.
- VIII) **TO apply for water, drainage or for any other utility services** in the said premises and/or make alterations in the existing connection and to have disconnected and thereafter reconnection of 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 said Attorney.

IX) **THIS** General Power of Attorney is not a document for transfer of the property between the Owner and the Developer AND by this document no title has been conferred to the Developer. **AND THE PARTIES HEREIN AGREED THAT THIS CLAUSE** has an overriding effect upon all or any of the clauses written in this agreement.

X) **THE** Attorney further admit by this power that 'no sale' shall be made and sale proceed, if any, arising out of any part of the '**SCHEDULE**' property is received, it shall be deposited in the Bank account of the **PRINCIPALS** irrespective of any condition and that all payments shall be made by the **PRINCIPALS** with regard to any action taken by this power; and further all receivables shall be deposited in the Bank account of the **PRINCIPALS**.

XI) **THIS 'Power of Attorney' is revocable in nature.**

XII) **BE** it expressly noted here 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 '**SCHEDULE**' Property which is the subject of this 'Power of Attorney' and that the said **ATTORNEY shall not hereby obtain any right to make construction and development work** on the said '**SCHEDULE**' property.

XIII) **BE** it specifically stated the '**SCHEDULE**' mentioned property is not situated within any Notified Cantonment Area and there is no embargo or restriction has been imposed by the Local Authority/Competent Authority/Govt. Authority.

XIV) **AND WE** hereby agree to ratify and confirm all and whatsoever or deeds done by said constituted Attorney in terms of this 'General Power of Attorney' as if the same were done by us and **WE** further agree to ratify and confirm other acts and deeds as our said Attorney shall lawfully does, execute, perform or cause to be done executed or performed in connection with '**SCHEDULE**' property, or any part thereof under and by virtue of this deed, notwithstanding any express power in this behalf is herein granted.

**"SCHEDULE ABOVE REFERRED TO"**

**ALL THAT** piece and parcel of Bastu landed property measuring an area about **04 Cottah** (be the same a little more or less), together with a three storied building standing thereon, having its total covered area of **1500 Sq. Ft. i.e. each floor measuring about 500 Sq. Ft.**, Plot No. - 15, Premises No. 121, Central Park (postal address being P-15, Central Park), Mouza - Rajapur, J.L. No. 23 and Mouza - Jadavpur, J.L. No. 35, P.O. - Jadavpur University, P.S. - Jadavpur, Sub-Registry Office - Alipore (now under the jurisdiction of A.D.S.R., Alipore), District - South 24-Parganas, Assessee No. 31-102-05-0121-6, within the local limits of Ward No. - 102 of The Kolkata Municipal Corporation, Borough - XII, Pin Code - 700032, **TOGETHER WITH** all usual easement rights, title, interest, profits, privileges, appurtenances, appendages and all other rights arising there from and the said property is butted and bounded by:

**On the North:** by 25 feet wide Central Park Road;

**On the South:** by 13, Central Park;

**On the East:** by 25 feet wide Central Park Road;

**On the West:** by 15/1, Central Park.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 19<sup>th</sup> day of May, 2025.

**SIGNED, SEALED AND DELIVERED**  
**BY THE OWNERS/PRINCIPALS/**  
**AUTHORS IN PRESENCE OF:**

1. Sunayna Kanjilal  
D/o Subrata Kanjilal  
8, Grounaga Mandira  
Road Akash Kusum Apartment Kol-700086 Tanushree Sen Gupta,

2. Ritupatna Nath Dwaiipayan Sengupta.  
W/o Gaurav Kumar Datta  
35/D1, Middle Road,  
Santoshpnr, Kolkata-700075

Signature of the OWNERS/  
PRINCIPALS/AUTHORS

**SIGNED, SEALED AND DELIVERED**  
**BY THE CONSTITUTED ATTORNEY**  
**IN PRESENCE OF:**

1. Sunayna Kanjilal  
2. Ritupatna Nath



Signature of the CONSTITUTED  
ATTORNEY

Drafted by:

Ayan Chakraborty.

AYAN CHAKRABORTY

Advocate











Alipore Criminal Court

Kolkata - 700 027

Enrollment No. - WB/300/2006

OWNER/PRINCIPAL/AUTHOR:-













	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Name : TANUSHREE SENGUPTA.

Signature: Tanushree Sengupta

OWNER/PRINCIPAL/AUTHOR:-













	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Name : DWAIPAYAN SENGUPTA.

Signature: Dwaipayan Sengupta

CONSTITUTED ATTORNEY:-



	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Name : GAURAV KUMAR DUTTA.

Signature: Gaurav Kumar

### Major Information of the Deed

Deed No :	I-1630-03804/2025	Date of Registration	19/05/2025
Query No / Year	1630-2001339960/2025	Office where deed is registered	
Query Date	15/05/2025 5:14:45 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ayan Chakraborty Alipore Criminal Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017060115, 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. 1,39,25,000/-		
Stampduty 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 :



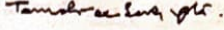



District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Central Park, , Premises No: 121, , Ward No: 102 Pin Code : 700032

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	4 Katha		1,28,00,000/-	Width of Approach Road: 25 Ft.,
<b>Grand Total :</b>				<b>6.6Dec</b>	<b>0 /-</b>	<b>128,00,000 /-</b>	



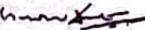
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	11,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1500 sq ft</b>	<b>0 /-</b>	<b>11,25,000 /-</b>	




**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt Tanushree Sengupta</b> Wife of Late Sanjay Sengupta Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office		 Captured	
	19/05/2025	LTI 19/05/2025	19/05/2025	
P-15 , Central Park, City:- Kolkata, P.O:- Jadavpur Univesity, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: avxxxxx3j, Aadhaar No: 62xxxxxxx4517, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office				
2	<b>Name</b> <b>Mr Dwaipayan Sengupta (Presentant )</b> Son of Late Sanjay Sengupta Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office		 Captured	
	19/05/2025	LTI 19/05/2025	19/05/2025	
P-15 , Central Park, City:- Kolkata, P.O:- Jadavpur Univesity, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: kixxxxx9m, Aadhaar No: 67xxxxxxx3538, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Gaurav Kumar Dutta</b> Son of Mr Ashok Dutta Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office		 Captured	
	19/05/2025	LTI 19/05/2025	19/05/2025	
Son of Mr Ashok Dutta 20/3A , Central Park, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: bpxxxxx7g, Aadhaar No: 96xxxxxxx2183, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ayan Chakraborty</b> Son of Late Anil Kumar Chakraborty Alipore Criminal Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	19/05/2025	19/05/2025	19/05/2025
Identifier Of Smt Tanushree Sengupta, Mr Dwaipayana Sengupta, Mr Gaurav Kumar Dutta			

**Endorsement For Deed Number : I - 163003804 / 2025**

**On 19-05-2025**

**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 11:44 hrs on 19-05-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Dwaipayan Sengupta , one of the Executants.

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

Execution is admitted on 19/05/2025 by 1. Smt Tanushree Sengupta, Wife of Late Sanjay Sengupta, P-15 , Central Park, P.O: Jadavpur Univesity, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. Mr Dwaipayan Sengupta, Son of Late Sanjay Sengupta, P-15 , Central Park, P.O: Jadavpur Univesity, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. Mr Gaurav Kumar Dutta, Son of Mr Ashok Dutta, 20/3A , Central Park, P.O: Jadavpur University, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr Ayan Chakraborty, , Son of Late Anil Kumar Chakraborty, Alipore Criminal Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, 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 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21485, Amount: Rs.50.00/-, Date of Purchase: 16/05/2025, Vendor name: SUBHANKAR DAS

*Dilip*

**Dilip Kumar Mondal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1630-2025, Page from 94465 to 94478**

**being No 163003804 for the year 2025.**



*Dilip*

Digitally signed by DILIP KUMAR MONDAL  
Date: 2025.05.22 18:52:02 +05:30  
Reason: Digital Signing of Deed.

**(Dilip Kumar Mondal) 22/05/2025**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS**

**West Bengal.**