

05563/24

D-05432/2024

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL Certificate for the document is registered the 957702

15/05/2024  
 Q-2001195556/2024

Registration. The signature sheet and the  
 instrument shall be  
 deposited with the  
 Registrar.

District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
 15 MAY 2024



### GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, 1(a) SMT. SHANTI PATWARI, (PAN- DIUPP2894A) (Aadhaar No. 4713 1006 9128), wife of Late Bishnupada Patwari, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, 1(b) SRI SUDIPTA PATWARI, (PAN- DUWPP9891M) (Aadhaar No. 7173 8508 0911), son of Late Bishnupada Patwari, by faith- Hindu, by

*[Signature]*  
 MS  
 Advocate

3496

SL. No.....Date.....  
Rs.....  
Name.....  
Address.....

09 MAY 2024  
09 MAY 2024

DEBES KUMAR MISRA  
ADVOCATE  
CALCUTTA HIGH COURT  
KOLKATA - 700 001

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

*[Faint, illegible text]*



Identified by:

Abhijit Kumar Mishra  
son of Late Niranjan Mishra  
vill- Nij Maidana  
P.O. Bettala  
Dist- Purba Midnapur  
Pin code- 721433  
Law Clerk

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Occupation- Business, by Nationality- Indian, **1(c) SRI SUSHANTA PATWARI, (PAN-DISPP2066Q) (Aadhaar No.9302 4591 8303)**, son of Late Bishnupada Patwari, by faith- Hindu, by Occupation- Business, by Nationality- Indian, all **1(a) to 1(c)** are all residing at Garfa Patwari Para, P.O. Haltu, P.S. Survey Park, Kolkata- 700078, **2 SRI BASUDEB PATWARY, (PAN-BGPPP6194L) (Aadhaar No.8053 4729 7745)**, son of Late Sailendra Nath Patwari, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at Garfa Patwari Para, P.O. Haltu, P.S. Survey Park, Kolkata- 700078, hereinafter jointly called and referred to as the "**PRINCIPALS (OWNERS)**" **SEND GREETINGS :**

**WHEREAS** by virtue of a registered Deed of Sale dated 06.05.1977, registered in the office of District Sub- Registrar, Alipore and entered into Book No.1, Volume No. 96, at pages 183 to 187, Deed No. 2787 for the year 1977, one **Bishnupada Patwari**, deceased husband of the **OWNER No. 1(a)** herein and deceased father of the **OWNERS No. 1(b) and 1(c)** herein and **Sri Basudeb Patwary**, the **OWNER No. 2** herein jointly purchased a demarcated plot of land measuring an area of 500 Sq.Mt. equivalent to 7 (Seven) Cottahs 7 (Seven) Chittaks 27 (Twenty Seven) Sq.ft. situated in **Mouza- Santoshpur, J.L. No. 22, R.S. No. 12, Touzi No. 151**, comprising in **R.S. Dag No. 789, under R.S. Khatian No. 501**, under presently Police Station – Survey Park, formerly Police Station – Purba Jadavpur, for a valuable consideration as mentioned therein from one recorded land owner namely Sri Subal Chandra Naskar, son of Late Ram Chandra Naskar of Patwari Para, Garfa, whose name was published in the Revisional Record of Right.

**AND WHEREAS** after purchase the said Bishnupada Patwari since deceased and Sri Basudeb Patwary, both sons of Late Sailendra Nath Patwari acquired the ownership of the purchased land each having undivided half share of the total purchased land and enjoyed their purchased property without any interruption and hindrances from anybody else.

**AND WHEREAS** both **Bishnupada Patwari** since deceased and Sri

Handwritten signature and initials, likely of Sri Basudeb Patwary, with a long horizontal line extending to the right.



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**Basudeb Patwary** have separately recorded their names in the record of B.L. & L.R.O. in respect of their purchased land vide Mutation Case Nos.2825/2004 and 2826/2004 respectively and after mutation their total land comes into 7 (Seven) Cottahs 7 (Seven) Chittaks 11 (Eleven) Sq.ft. as per said registered Deed of Conveyance.

**AND WHEREAS** said Bishnupada Patwari died intestate on 25.11.2020 leaving behind his widow wife and two sons namely **Smt. Shanti Patwari, Sri Sudipta Patwari and Sri Sushanta Patwari**, the **OWNERS No. 1(a) to 1(c)** herein who have jointly inherited the undivided half share of the total property as mentioned in the **SCHEDULE** below.

**AND WHEREAS** the **OWNERS** herein have been jointly enjoying the property without any hindrances and interruption.

**AND WHEREAS** in this stage the **OWNERS** are very much desirous to develop the property by constructing a **Ground plus three storied building with lift facility** on the said property upon knowledge of such desire of the **OWNERS**, the **DEVELOPER** has approached the **OWNERS**, for development of the said property and the **OWNERS** herein have agreed to do so as per the terms and conditions as mentioned hereinafter.

**AND WHEREAS** the **OWNERS** and the **DEVELOPER** have mutually entered into a Memorandum of Understanding i.e. M.O.U. on 16.08.2021 and thereafter the **DEVELOPER** at her cost completed the K.M.C. Mutation and cleared up all the outstanding K.M.C. taxes vide K.M.C. Premises No. 382, Patwari Para, K.M.C. Ward No. 104 and the **DEVELOPER** has also completed at her cost all the individual L.R. Mutation of the **OWNERS** under the B.L. & L.R.O. and complete the Conversion of the land nature as "Bastu" and the separate L.R. Khatjan Nos. of the **OWNERS** i.e. **Smt. Shanti Patwari, Sri Sudipta Patwari, Sri Sushanta Patwari and Sri Basudeb Patwary** have been published as





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1862, 1858, 1859 and 1143 respectfully and the present land area is 494.565 Sq.Mt. as per present physical measurement equivalent to 7(Seven) Cottahs 6(Six) Chittacks 12 (Twelve) Sq.ft. All the **OWNERS** have been enjoying their said land and property without any interruption. As per said M.O.U. dated 16.08.2021 both the **OWNERS** and the **DEVELOPER** herein entered into fresh **Development Agreement alongwith Power of Attorney.**

**AND WHEREAS** thereafter the present **OWNERS/PRINCIPALS** have also jointly mutated their names in the record of K.M.C. in respect of their aforesaid purchased property known as **K.M.C. Premises No. 382, Patwari Para**, being **Assessee No.31-104-32-0717-2**, within **K.M.C. Ward No.104**, under presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata – 700075, District – South 24-Parganas and have been enjoying the said property without any interruption and hindrances by anybody else and also paying the regular taxes thereof to the K.M.C. authority in respect of the said property.

**AND WHEREAS** the present **OWNERS/PRINCIPALS** now decided to develop the **SCHEDULE** mentioned property by constructing a **Ground Plus Three storied building with lift facility**, comprising of a number of residential flats on the different floors, Car Parking Space/s etc. if any in the ground floor, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, has now decided to do the same by appointing a **DEVELOPER**, who is financially and technically sound to construct a Ground Plus Three 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, have made a proposal for the aforesaid development of the said property before the **OWNERS**. The **OWNERS** after necessary investigation and thorough understanding with the **Developer**, have agreed to develop the said premises. Both the Parties hereto have mutually analyzed, discussed, agreed and now the **Developer** and the **OWNERS/PRINCIPALS** desire to enter into a





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registered Development Agreement for the construction of a new **Ground Plus Three 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 herein, without involving the **OWNERS** in the matter of the hazards of construction.

*Sudipta Patwaris*

**AND WHEREAS** by virtue of a registered **Development Agreement** along with **Developer Power of Attorney** dated 15.05.2024, registered at D.S.R. - IV Alipore, South 24-Parganas and recorded into **Book No.1, Deed No. 5431** for the year 2024, 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 **SMT. SHANTI PATWARI, SRI SUDIPTA PATWARI, SRI SUSHANTA PATWARI, and SRI BASUDEB PATWARY**, do hereby nominate appoint and constitute "**M/S. A.D. REALTORS**", a Proprietorship Concern having its registered Office at 18/2, Kalikapur, Kalikapur Road, Mukundapur, P.O. Mukundapur, P.S. Survey Park, Kolkata - 700 099, represented by its Sole Proprietor, **SMT. ANUPAMA DWARIK, (PAN - BFZPD1188K), (Aadhaar No. 2659 0017 3303)**, wife of Late Kanai Dwarik, by Religion - Hindu, by Occupation - Business, by Nationality- Indian, residing at 18/2, Kalikapur, Kalikapur Road, Mukundapur, P.O. Mukundapur, P.S. Survey Park, Kolkata - 700 099, as my Lawful Attorney, on my behalf, on my name to do the following acts, deeds and things:-

1. To appear and act in all the Courts such as Civil or Criminals, Originals,



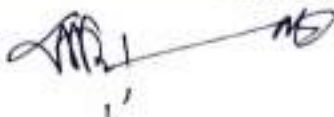


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Revisional or Appellate Courts and also in the Registration Offices, and in any other Office of Government, in the Office of Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, 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.





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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.

A handwritten signature in black ink, appearing to be 'ABD', with a long horizontal line extending to the right and ending in a circular flourish.



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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.

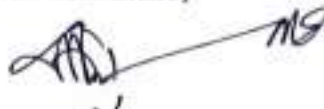
AND to do all lawful acts necessary for the above mentioned purpose and we hereby agree that all acts and deeds and things shall be lawfully done by us said Attorney in conformity with law. We further undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause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

#### SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring an area 494.46 (Four hundred Ninety four point four six) Sq.Mt. equivalent to 7 (Seven) Cottahs 6 (Six) Chittacks 12 (Twelve) Sq.ft. as per present physical measurement on which a **Ground plus Three storied building with lift facility** shall be erected by the DEVELOPER at her cost after sanction of the building plan and the entire land is situated and lying at Mouza-Santoshpur, J.L. No. 22, R.S. No. 12, Touzi No. 151, comprising in R.S. Dag and L.R. Dag No.789, under R.S. Khatian No.501, corresponding to L.R. Khatian Nos. 1862, 1858, 1859 and 1143, within K.M.C. Ward No.104, K.M.C. Premises No. 382, Patwari Para, Assessee No.31-104-32-0717-2, formerly P.S. Kasba the then P.S. P.S. Purba Jadavpur, presently P.S. Survey Park, Kolkata- 700 075 and entire property is butted and bounded by :

- ON THE NORTH : Vacant Land of Garfa Mouza and 22, Eastern Park 2<sup>nd</sup> Road;
- ON THE SOUTH : 20'-0" wide Hari Sadhan Patwari Road and 8'-0" wide common passage;
- ON THE EAST : Vacant land;
- ON THE WEST : 12'- 6" wide Road;





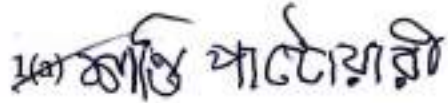
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
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IN WITNESS WHEREOF, WE, the PRINCIPALS herein have hereto signed  
this Power of Attorney on this the 15<sup>th</sup> day of May 2024

WITNESS:

1. Abhijit Kumar Mishra  
Vill- Maji Matara  
P.O. Bhatla  
Dist- Purba Midnapur

1(a) 

1(b) Sudipti Paluani

1(c) Sushata Paluani

2. Madhumita Ghosh  
252, Garfa Patuani para  
Kolkata- 700 78

2. 

SIGNATURE OF THE PRINCIPALS

M/S A. D. REALTORS

Anupama Dwarik  
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 :69/1, Baghajatin  
Place, Kolkata-700086  
MOB. 9830236148 (D.K.M.),  
9051446430 (Somesh),  
9836115120 (Tapesh)



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15/01/2024



|            | Thumb | 1 <sup>st</sup> finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name ..... SHANTI PATWARI  
 Signature



|            | Thumb | 1 <sup>st</sup> finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name ..... SUDIPTA PATWARI  
 Signature



|            | Thumb | 1 <sup>st</sup> finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name ..... SUSHANTA PATWARI  
 Signature



|            | Thumb | 1 <sup>st</sup> finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name ..... BASUDEB PATWARI  
 Signature



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15 MAY 2024



|            | Thumb | 1 <sup>st</sup> finger | Middle finger | Ring finger | Small finger |
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| right hand |       |                        |               |             |              |

Name .....

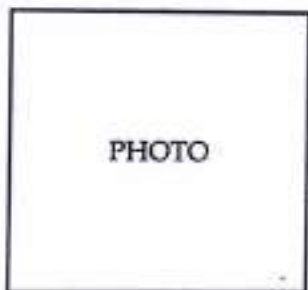
Signature .....



|            | Thumb | 1 <sup>st</sup> finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name... ANUPAMA DWARIK

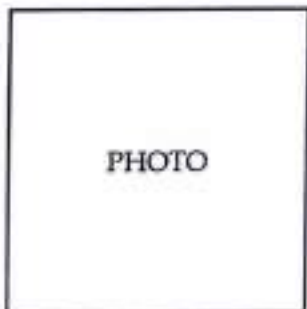
Signature Anupama DwariK



|            | Thumb | 1 <sup>st</sup> finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name .....

Signature .....



|            | Thumb | 1 <sup>st</sup> finger | Middle finger | Ring finger | Small finger |
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| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name .....

Signature .....



Sub-Registrar-IV  
Unit - 107 (2) of  
Registration, 1908  
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15 MAY 2024

ভারতের নির্বাচন কমিশন  
ELECTION COMMISSION OF INDIA

V/B 31/2/2522047

পরিচয় পত্র  
IDENTITY CARD



নির্বাচকের নাম: অতিথিগোত্রী সিং  
Election Name: Athi, K. T. P. S. 1974

পিতার নাম: অতিথি সিং  
Father's Name: Athi, K. T. P. S. 1974

লিঙ্গ: পুরুষ  
Sex: M  
১.১.২০০১ জন্ম তারিখ: ০১  
Age as on 01/01/2001: 33

স্বাক্ষর  
Signature

Address:  
Mauja-Nij Maithuna Paschimanga, Vardaha, Panchayat,  
Purba Medinipur-721402

নির্বাচন কমিশন  
Facsimile Signature  
Electoral Registration Office

বিধানসভা নির্বাচন কোড: ২১২-রামগঞ্জ  
Assembly Constituency: 212-Ramranga

ফোন নং: ২২১১০০৬  
Date: 10/11/2008





ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0657/60523/02188

To  
অনুপমা দ্বারিক  
Anupama Dwarik  
18/2 KALIKAPUR  
KALIKAPUR ROAD  
Mukundapur  
South Twenty Four Parganas West Bengal - 700099  
9748654934

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

2659 0017 3303  
VID : 9108 9862 3270 1660

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



অনুপমা দ্বারিক  
Anupama Dwarik  
জন্মতারিখ/DOB: 13/02/1964  
লিঙ্গ/ FEMALE

2659 0017 3303  
VID : 9108 9862 3270 1660

আমার আধার, আমার পরিচয়



তথ্য / INFORMATION

- আধার পরিবারের প্রমাণ, নাগরিকত্বের নথি
- আধার অনন্য এবং নিরাপত্তা
- নিরাপত্তা কিউআর কোড / স্মার্টফোন / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন
- আধারের সমস্ত প্রকার যেমন আধার কার্ড, বিত্তিঙ্গি কার্ড, ই-আধার এবং এম-আধার সমানভাবে বৈধ। ১২ অঙ্কের আধার নম্বরের ব্যবহার ভারতীয় আধার আইডেন্টিটি (ভিজিআইডি) ব্যবহার করা যেতে পারে।
- ১০ বছরে অন্তত একবার আধার আপডেট করুন
- আধার আপনাকে বিভিন্ন সরকারি এবং বেসরকারি সুবিধা / পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নম্বর এবং ইমেল আইডি আপডেট রাখুন
- আধার পরিষেবাগুলি গ্রাভ করতে স্মার্টফোনে mAadhaar অ্যাপ ডাউনলোড করুন।
- নিরাপত্তা নিশ্চিত করতে আধার/বায়োমেট্রিকের নথি/সম্মত বৈশিষ্ট্যটির ব্যবহার করুন
- যে সংস্থাগুলি আধার চায় তারা স্বাধীন সনাক্তি চাইতে বাধ্য
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
18/2 কালিকাপুর, কালিকাপুর রোড, মুকুন্দপুর, পি  
২৪-পারগনা,  
পশ্চিমবঙ্গ - 700099

Address:  
18/2 KALIKAPUR, KALIKAPUR ROAD,  
Mukundapur, South Twenty Four Parganas,  
West Bengal - 700099

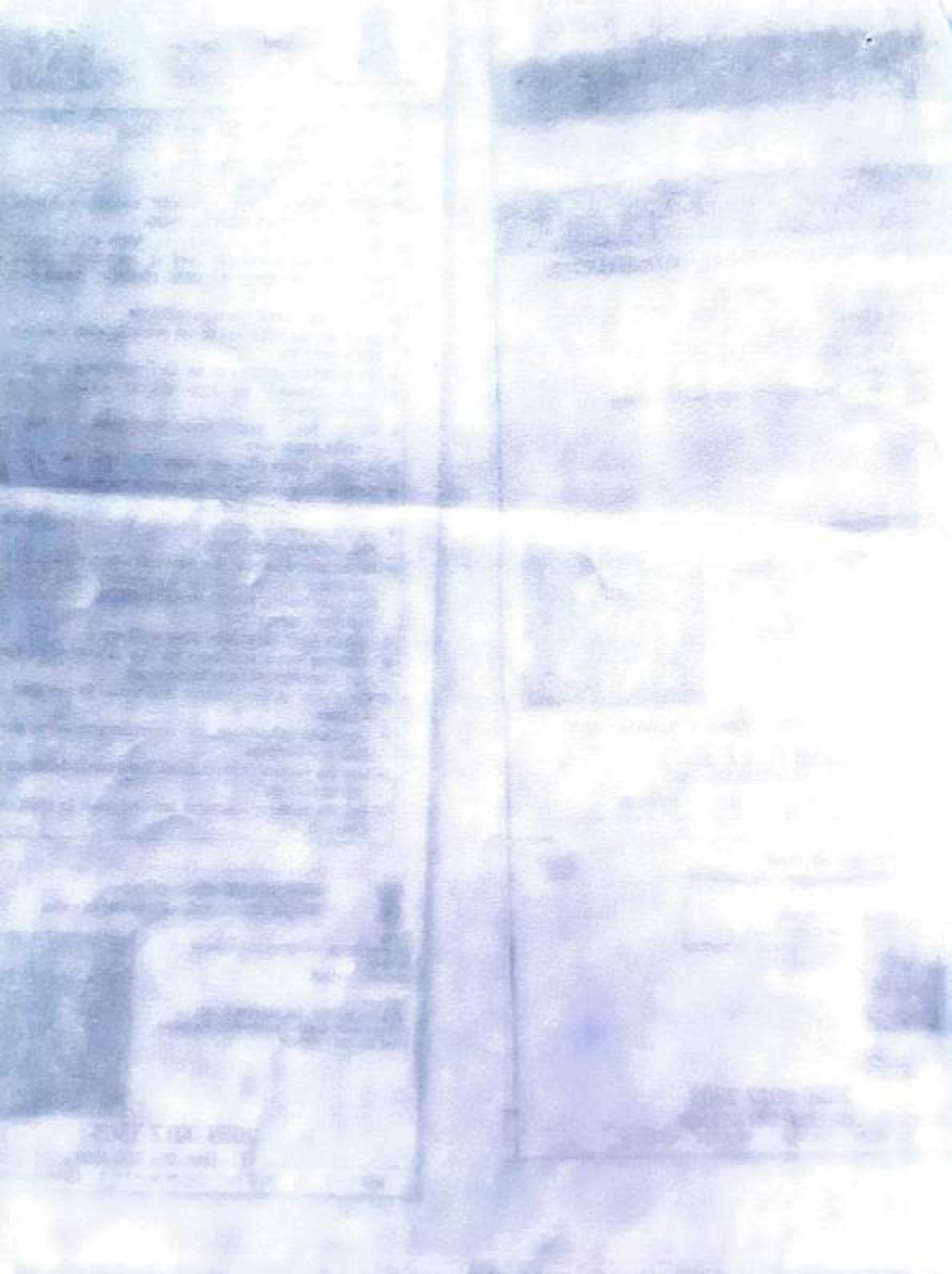


2659 0017 3303  
VID : 9108 9862 3270 1660

1947

help@uidai.gov.in

www.uidai.gov.in





ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19635/11020

To  
সুশান্ত পাটওয়ারী  
Sushanta Patwari  
GARFA PATWARI PARA  
Haltu S.O  
Haltu Kolkata  
West Bengal 700078

0564714



MN156471140DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9302 4591 8303**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সুশান্ত পাটওয়ারী  
Sushanta Patwari  
পিতা : বিনুপদ পাটওয়ারী  
Father : BISHNUPADA PATWARI  
জন্ম বর্ষ / Year of Birth : 1989  
পুরুষ / Male



**9302 4591 8303**

আধার - সাধারণ মানুষের অধিকার

## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

## INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

15647114



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
গড়কা, পাটওয়ারী পাড়া, হালতু  
এস.ও. কোলকাতা, পশ্চিমবঙ্গ,  
700078

Address:  
GARFA, PATWARI PARA,  
Haltu S.O, Haltu, Kolkata,  
West Bengal, 700078



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভালিকাঙ্কিত আই ডি/Enrollment No.: 1040/19635/11019

To  
শান্তি পাটওয়ারী  
Shanti Patwari  
GARFA PATWARI PARA  
Haltu S.O  
Haltu Kolkata  
West Bengal 700078

12477538



MN124775391DF



আপনার অধার সংখ্যা/ Your Aadhaar No. :

**4713 1006 9128**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



শান্তি পাটওয়ারী  
Shanti Patwari  
পিতা : অমূল্য নস্কর  
Father : AMULYA NASKAR  
জন্ম সাল / Year of Birth : 1965  
মহিলা / Female

**4713 1006 9128**



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

12477539



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
গারফা, পটওয়ারী প্যারা, হালতু  
এস.ও., কলকাতা, পশ্চিমবঙ্গ,  
700078

Address:  
GARFA, PATWARI PARA,  
Haltu S.O, Haltu, Kolkata,  
West Bengal, 700078

1947  
1800 180 1947

1800 180 1947

www.uidai.gov.in

PO Box No 1947  
Bangalore-560 011



भारत सरकार  
GOVERNMENT OF INDIA



সুদীপ্ত পাটওয়ারী  
Sudipto Patwari  
পিতা : বিষ্ণুপদ পাটওয়ারী  
Father : BISHNUPADA PATWARI  
জন্ম বর্ষ / Year of Birth : 1983  
পুরুষ / Male



7173 8508 0911

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
গড়বা, পাটওয়ারী পাড়া, হালু 3স  
ও, কোলকাতা, পশ্চিমবঙ্গ, 700078

Address:  
GARFA, PATWARI PARA,  
Halu S.O, Halu, Kolkata,  
West Bengal, 700078

1947  
1800 303 1047

1947  
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Kolkata-700 001





স্বাধীন সরকার  
GOVERNMENT OF INDIA



বাসুদেব পাটওয়ারী  
Basudob Patwary  
পিতা : সৈলেন্দ্র মথ পাটওয়ারী  
Father : SALENDRA MATH PATWARY  
জন্ম বর্ষ / Year of Birth : 1959  
পুরুষ / Male



8053 4729 7745

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
INDIAN IDENTIFICATION AUTHORITY GOVERNMENT OF INDIA

ঠিকানা:  
বাসুদেব পাটওয়ারী সার্কা, হালু  
এম.ও. কোলকাতা, পশ্চিমবঙ্গ,  
700078

Address:  
GARFA, PATWARY PARA,  
Haltu S.O, Haltu, Kolkata,  
West Bengal, 700078

1947  
1800 181 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947,  
Bangalore 560 001



### Major Information of the Deed


|   |  |  |            |
|---|--|--|------------|
| Deed No :   | I-1604-05432/2024  | Date of Registration                                       | 15/05/2024 |
| Query No / Year   | 1604-2001195556/2024   | Office where deed is registered                            |            |
| Query Date  | 13/05/2024 7:34:52 PM  | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details   | Somesh Mishra<br>High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate |  |            |
| Transaction   | Additional Transaction   |  |            |
| [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties |  |  |            |
| Set Forth value   | Market Value   |  |            |
| Rs. 1/-   | Rs. 1,53,05,745/-  |  |            |
| 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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Patoari Para, .  
Premises No: 382, , Ward No: 104 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                 | 7 Katha 6 Chatak 12 Sq Ft | 1/-                     | 1,53,05,745/-         | Width of Approach Road: 20 Ft., |
| <b>Grand Total :</b> |             |                |                       | <b>12.1963Dec</b>         | <b>1 /-</b>             | <b>153,05,745 /-</b>  |                                 |

### Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature  |   |   |  |
|-------|--|---|---|--|
| 1     | Name   | Photo   | Finger Print  | Signature  |
|       | <b>Mrs Shanti Patwari</b><br>Wife of Late Bishnupada Patwari<br>Executed by: Self, Date of Execution: 15/05/2024<br>, Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office   |  | <br>Captured |  |
|       | Garfa Patwari Para, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India<br>Date of Birth:XX-XX-1XX5 , PAN No.: D1xxxxxx4A, Aadhaar No: 47xxxxxxxx9128, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024<br>, Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office | 15/05/2024  | LTI<br>15/05/2024   | 15/05/2024   |



2

| Name   | Photo   | Finger Print  | Signature              |
|--|---|---|------------------------|
| <b>Mr Sudipta Patwari</b><br><b>(Presentant)</b><br>Son of Late Bishnupada Patwari<br>Executed by: Self, Date of Execution: 15/05/2024<br>, Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office |  | <br>Captured | <i>Sudipta Patwari</i> |
| 15/05/2024   | 15/05/2024  | LTI   | 15/05/2024             |

Garfa Patwari Para, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: DUxxxxxx1m, Aadhaar No: 71xxxxxxxx0911, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office

| Name   | Photo   | Finger Print  | Signature               |
|--|---|---|-------------------------|
| <b>Mr Sushanta Patwari</b><br>Son of Late Bishnupada Patwari<br>Executed by: Self, Date of Execution: 15/05/2024<br>, Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office |  | <br>Captured | <i>Sushanta Patwari</i> |
| 15/05/2024   | 15/05/2024  | LTI   | 15/05/2024              |

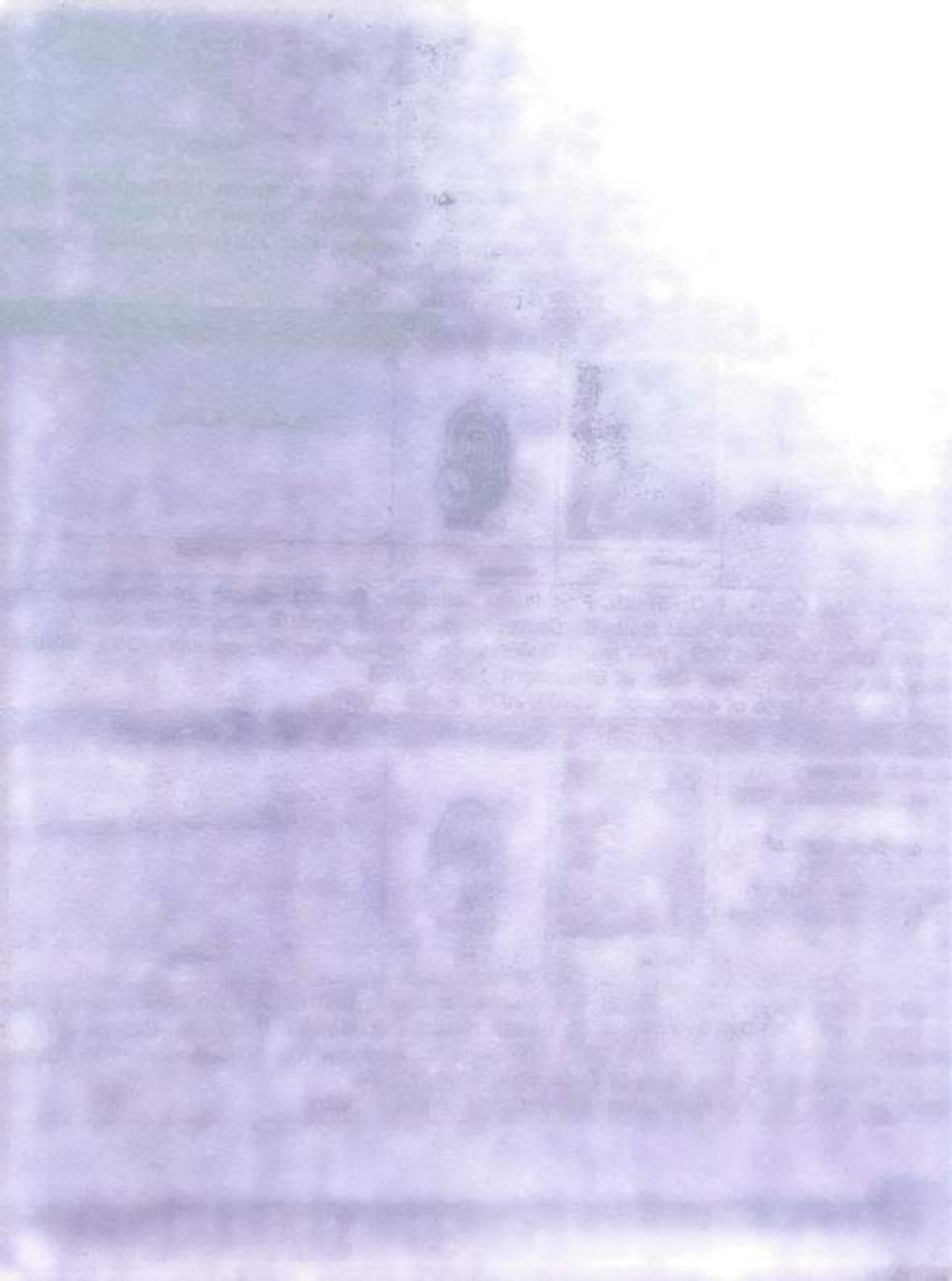
Garfa Patwari Para, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: Dxxxxxxx6q, Aadhaar No: 93xxxxxxxx8303, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office

| Name  | Photo   | Finger Print  | Signature              |
|---|---|---|------------------------|
| <b>Mr Basudeb Patwary</b><br>Son of Late Sallendra Nath Patwari<br>Executed by: Self, Date of Execution: 15/05/2024<br>, Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office |  | <br>Captured | <i>Basudeb Patwary</i> |
| 15/05/2024  | 15/05/2024  | LTI   | 15/05/2024             |

Garfa Patwari Para, City:- , P.O:- Haltu, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: BGxxxxxx4L, Aadhaar No: 80xxxxxxxx7745, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office

#### Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>A.D. Realtors</b><br>18/2, Kallikapur, Kallikapur Road, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-2XX1 , PAN No.:: bfxxxxx8k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

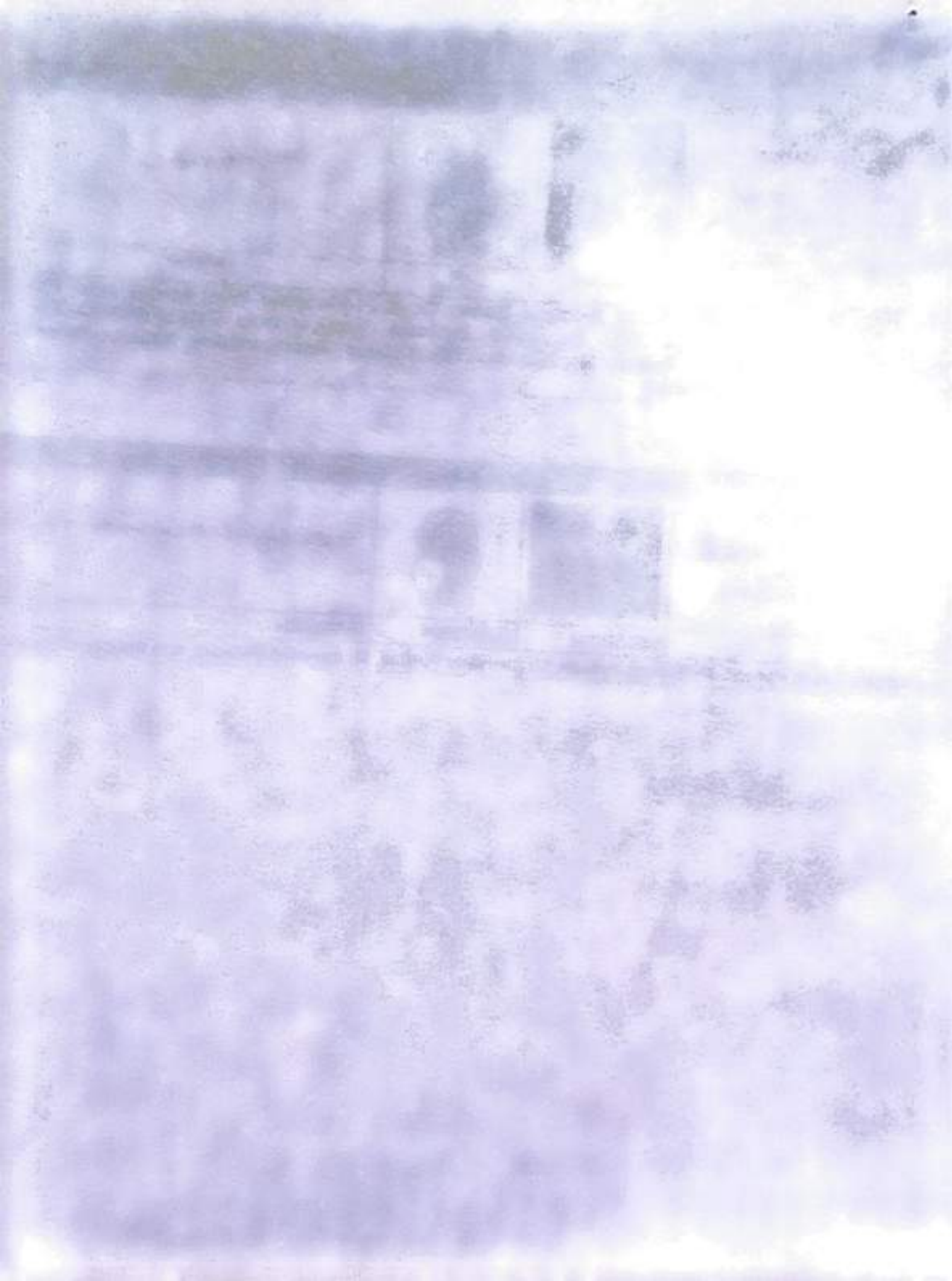


**Representative Details :**

| Sl No   | Name,Address,Photo,Finger print and Signature   |   |  |   |
|---|---|---|--|---|
| 1   | <b>Name</b><br><b>Mrs Anupama Dwarik</b><br>Wife of Late Kaanal Dwarik<br>Date of Execution -<br>15/05/2024, , Admitted by:<br>Self, Date of Admission:<br>15/05/2024, Place of<br>Admission of Execution: Office | <br>May 15 2024 2:08PM | <br>Captured<br>LTI<br>15/05/2024 | <b>Signature</b><br><br>15/05/2024 |
| City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:-700099, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: bfxxxxxx8k, Aadhaar No: 26xxxxxxxx3303 Status : Representative, Representative of : A.D. Realtors (as Proprietorship) |   |   |  |   |

**Identifier Details :**

| Name   | Photo  | Finger Print   | Signature  |
|--|--|--|--|
| <b>Mr Abhijit Kumar Mishra</b><br>Son of Late Niranjan Mishra<br>Village- Nij Maitana, City:- , P.O:- Battala,<br>P.S:-Ramnagar, District:-Purba<br>Midnapore, West Bengal, India, PIN:-<br>721433 | <br>15/05/2024 | <br>Captured<br>15/05/2024 | <br>15/05/2024 |
| Identifier Of Mrs Shanti Patwari, Mr Sudipta Patwari, Mr Sushanta Patwari, Mr Basudeb Patwary, Mrs Anupama Dwarik  |  |  |  |



**Endorsement For Deed Number : I - 160405432 / 2024**

On 15-05-2024

**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 13:15 hrs on 15-05-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Sudipta Patwari , one of the Executants.

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

Execution is admitted on 15/05/2024 by 1. Mrs Shanti Patwari, Wife of Late Bishnupada Patwari, Garfa Patwari Para, P.O: Haltu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 2. Mr Sudipta Patwari, Son of Late Bishnupada Patwari, Garfa Patwari Para, P.O: Haltu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 3. Mr Sushanta Patwari, Son of Late Bishnupada Patwari, Garfa Patwari Para, P.O: Haltu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 4. Mr Basudeb Patwari, Son of Late Sallendra Nath Patwari, Garfa Patwari Para, P.O: Haltu, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

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 15-05-2024 by Mrs Anupama Dwarik, Proprietorship, A.D. Realtors (Sole Proprietorship), 18/2, Kalikapur, Kalikapur Road, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

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**

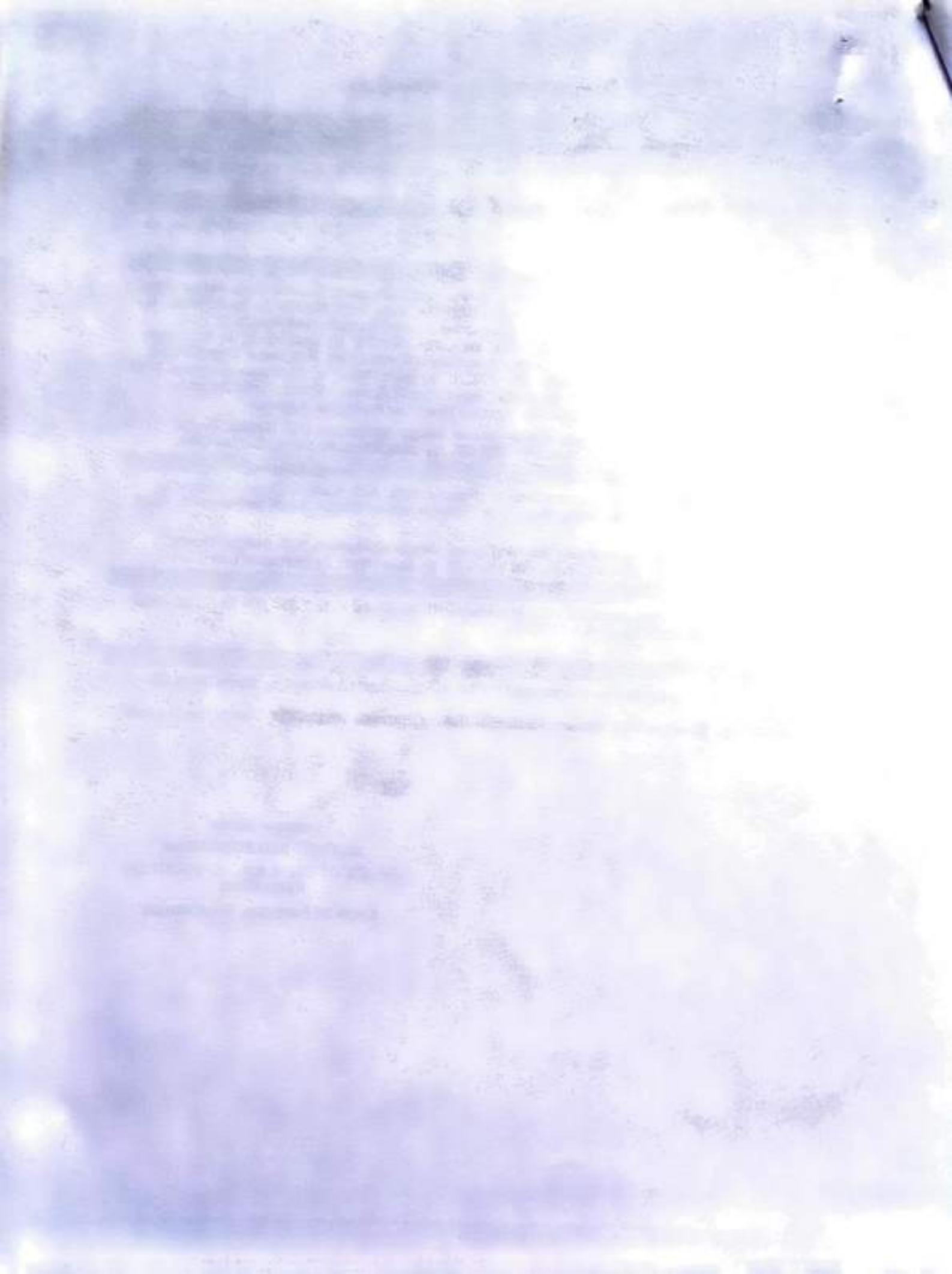
Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3496, Amount: Rs.50.00/-, Date of Purchase: 09/05/2024, 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**





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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 169376 to 169400  
being No 160405432 for the year 2024.



*(Signature)*

Digitally signed by Anupam Halder  
Date: 2024.05.27 16:09:34 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 27/05/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



---

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DATED THIS 15<sup>TH</sup> DAY OF MAY 2024

---

---

FROM

SMT. SHANTI PATWARI & ORS.

PRINCIPALS

TO

"A.D REALTORS"

ATTORNEY

**GENERAL POWER OF**  
**ATTORNEY**

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

**HIGH COURT, CALCUTTA**  
**69/1, BAGHAJATIN PLACE**  
**(NEAR BAGHAJATIN RLY. STN.)**  
**KOLKATA-700086.**

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