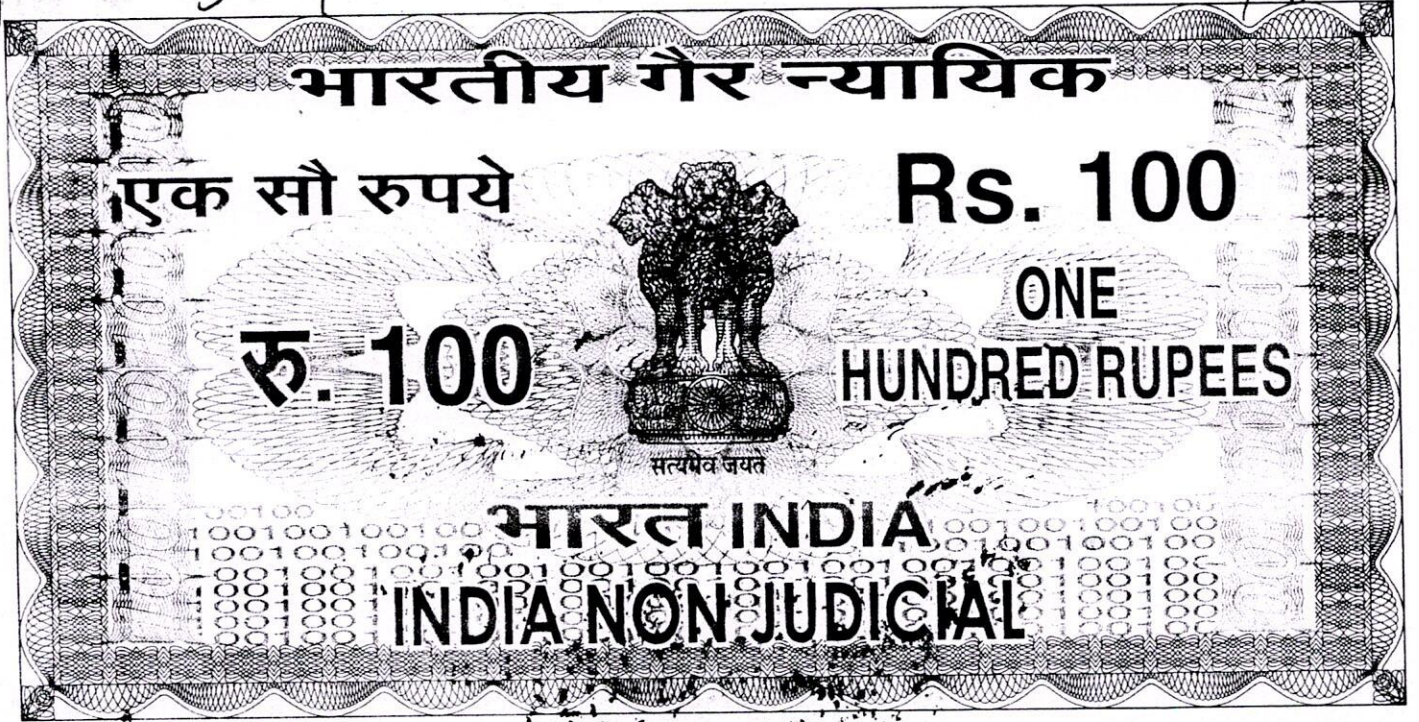


3766/25

I-03635/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 278590

Y
28/02/25
Q-2/0585552/25

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

District Sub-Registrar-III
Alipore, South 24-parganas

28 FEB 2025

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I

SMT. ANJANA MAJUMDER (PAN NO. ADRPM4251F/AADHAAR NO. 9777 9454 1270/D.O.B. 01-01-1964) Wife of Sri Tapan Kumar Majumder, by faith - Hindu, by occupation - Housewife, Indian National, residing at- 387, Ashok Road, Ganguly Bagan, P.O. - Garia, P.S. - Patuli, Kolkata-700084, Dist- South 24 Parganas, do here by solemnly affirm and declare as follows:-

WHEREAS I am the absolute Owner of ALL THAT the piece and parcel of land containing an area of said 03 (Three) Cottahs 12 (Chittacks) more or less comprised in Dag No. 4315, Khatian No. 269, J.L. No. 13, R.S. No. 233, Touzi No. 145, under Mouza Kasba, Being Municipal Premises No. 98, Purbachal Kalitala Road, P.S. - Garfa, Kolkata - 700078, South 24 Parganas, within the limits of the Kolkata Municipal Corporation, under Ward no. 106, Being Assessee No. 311061500988, as mentioned in the schedule bellow and it would not be possible for me to look after personally my said property.

THAT I do hereby and hereunder appoint my Constituted Attorney 'M/S RUPESH DUTTA', a proprietorship business represented by its proprietor SRI RUPESH DUTTA, (PAN NO. AIBPD1725G / AADHAR NO. 8260 6151 7655/MOB. NO. 9830956899) son of Late Sudhangshu Sekhar Dutta, by faith - Hindu, by occupation - Business, residing at - 38, Nibedita Road, P.O. - Haltu, Police Station - Garfa [formerly Kasba], Kolkata - 700078, District South 24 Parganas, to do all acts, things and deeds in my name and on my behalf.

NOW BY THIS POWER OF ATTORNEY, I do hereby and hereunder appoint, engage, constitute and empower the above named attorney to do any and all of the activities for and on my behalf.

- 1) To look after and supervise and administer my property as mentioned in the schedule written hereunder in my name and on my behalf.
- 2) To appear before the CESC, KMDA, BLRO & other offices in respect of my Schedule mentioned property and to sign in necessary documents in my name on my behalf.
- 3) To submit application/s to the KMC and other authorities for approval of building plan in my name and on my behalf and to sign in my name on my behalf.
- 4) To obtain delivery of the sanctioned copies of plans and related documents on my behalf and to sign in all documents in my name and on my behalf.
- 5) To deposit taxes, charges, fees etc. as and when asked by any authority or authorities in my name and on my behalf and to sign in all documents in my name and on my behalf.
- 6) To appear before the Kolkata Municipal Corporation in respect of my schedule mentioned property for building plan, building rectification plan, Rule 26, Completion Certificate & plan and other documents on my behalf and to sign in all documents in my name on my behalf.

- 7) To appear before the Kolkata Municipal Corporation in respect of my schedule mentioned property for sewerage connection, drainage connection, water connection and other necessary permissions on my behalf and to sign in my name and on my behalf in necessary documents.
- 8) To appear and represent us before any Notary, Registrar of assurance, District Registrar, Sub- Registrar, Metropolitan Magistrate and other officers or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfect all declaration, Affidavit executed and signed by my said Attorney in any manner concerning the said property mentioned in the schedule written hereunder and to receive the consideration money and to deposit the same in my Bank Account.

AND GENERALLY to do all acts, deeds and things in my name as I could have lawfully done and I do hereby ratify and confirm and agree to ratify all and whatsoever my said Attorney shall lawfully do arise to be done in or about the said premises as aforesaid.

I do hereby agree to confirm and ratify all and whatsoever my said Attorney shall under this power in that behalf hereinbefore contained lawfully do or cause to be done in connection with the property mentioned in the schedule hereunder.

Be it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer, transfer, enjoyment or making profit in filmy of the Attorney.

All the receivable will be paid back to the principal and all the payable will be borne by the principal.

AND for executing this Power of Attorney the executant has not received any amount from the attorney and further by virtue of this power the Attorney shall have no right to develop the schedule mentioned property.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land containing an area of said 03 (Three) Cottahs 12 (Chittacks) more or less comprised in Dag No. 4315, Khatian No. 269, J.L. No. 13, R.S. No. 233, Touzi No. 145, under Mouza Kasba, Being Municipal Premises No. 98, Purbachal Kalitala Road, P.S. – Garfa, Kolkata – 700078, South 24 Parganans, within the limits of the Kolkata Municipal Corporation, under Ward no. 106, Being Assessee No. 311061500988, which butted and bounded as follows:-

ON THE NORTH BY KMC ROAD;
ON THE SOUTH BY LAND OF DAG NO.4740;
ON THE EAST BY LAND OF DAG NO. 4139/4315;
ON THE WEST BY LAND OF DAG NO.4139/4315;

(ZONE – PURBACHAL KALITALA - PURBACHAL KALITALA)

IN WITNESSETH WHEREOF I the Executant herein fully undertake the contents hereof

and set and subscribed my hand on this the 28th Day of February 2025.

SIGNED SEALED & DELIVERED
By the Executants in presence of

WITNESSES:-

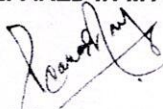
1) Disha Mahato
Advocate
Alipore Judges' Court
KOL-27

Anzara Masumder
SIGNATURE OF THE EXECUTANT

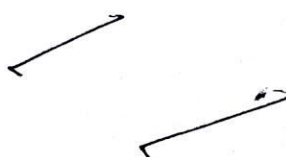
2) Rajendra Singh
20/1 Chellanhat Rd
KOL-27

M/S. RUPESH DUTTA
Rupesh Dutta
Proprietor
SIGNATURE OF THE ATTORNEY

DRAFTED &
PREPARED IN MY OFFICE



(PRANAB RAY)
ADVOCATE
ALIPORE JUDGES' COURT
KOLKATA - 700027.
EN. NO. F- 658/612/2000.





HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE Rupali Dutta.



HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE Anjana Masumder

Major Information of the Deed



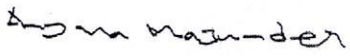
Deed No :	I-1603-03635/2025	Date of Registration	28/02/2025
Query No / Year	1603-2000585552/2025	Office where deed is registered	
Query Date	27/02/2025 1:36:39 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRANAB RAY 7Z/2 PICNIC GARDEN 1ST LANE, Thana : Karaya, District : Kolkata, WEST BENGAL, PIN - 700039, Mobile No. : 7980777698, 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. 1,87,50,000/-		
Stampduty 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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Kalitala Road, Road Zone : (Purbachal Kalitala -- Purbachal Kalitala) , , Premises No: 98, , Ward No: 106 Pin Code : 700078

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 12 Chatak		1,87,50,000/-	Property is on Road
Grand Total :				6.1875Dec	0 /-	187,50,000 /-	



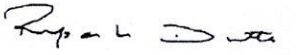
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs ANJANA MAJUMDER Wife of Mr TAPAN KUMAR MAJUMDER Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office	 <small>28/02/2025</small>	 Captured <small>LTI 28/02/2025</small>	 <small>28/02/2025</small>
387, ASHOK ROAD, GANGULY BAGAN, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx1F, Aadhaar No: 97xxxxxxxx1270, Status :Individual, Executed by: Self, Date of Execution: 28/02/2025 , Admitted by: Self, Date of Admission: 28/02/2025 ,Place : Office				



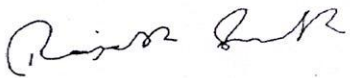
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RUPESH DUTTA 38, NIBEDITA ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Date of Incorporation:XX-XX-1XX5 , PAN No.:: Alxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RUPESH DUTTA (Presentant) Son of Late SUDHANGSHU SEKHAR DUTTA Date of Execution - 28/02/2025, , Admitted by: Self, Date of Admission: 28/02/2025, Place of Admission of Execution: Office		 Captured	
		Feb 28 2025 1:55PM	LTI 28/02/2025	28/02/2025
38, NIBEDITA ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: Alxxxxx5G, Aadhaar No: 82xxxxxxxx7655 Status : Representative, Representative of : RUPESH DUTTA				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH SINGH Son of Mr HARI SINGH 20/1, CHETLAHAT ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	28/02/2025	28/02/2025	28/02/2025
Identifier Of Mrs ANJANA MAJUMDER, Mr RUPESH DUTTA			

Endorsement For Deed Number : I - 160303635 / 2025

On 28-02-2025

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 10:49 hrs on 28-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr RUPESH DUTTA ,,

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

Execution is admitted on 28/02/2025 by Mrs ANJANA MAJUMDER, Wife of Mr TAPAN KUMAR MAJUMDER, 387, ASHOK ROAD, GANGULY BAGAN, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr RAJESH SINGH, , , Son of Mr HARI SINGH, 20/1, CHETLAHAT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 28-02-2025 by Mr RUPESH DUTTA,

Indetified by Mr RAJESH SINGH, , , Son of Mr HARI SINGH, 20/1, CHETLAHAT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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 28044, Amount: Rs.100.00/-, Date of Purchase: 26/11/2024, Vendor name: S DAS



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

