

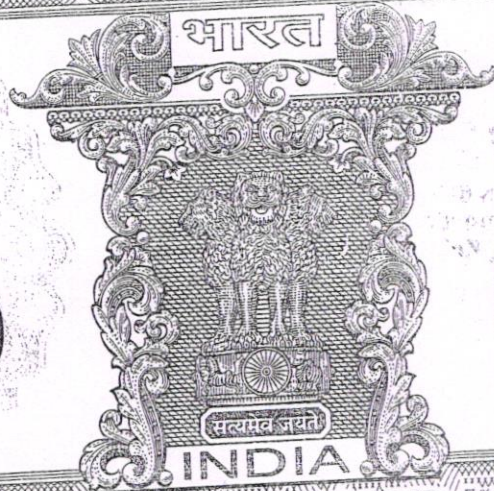
1139/2024

I-1118/2024

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

AF 969570

पश्चिम बंगाल WEST BENGAL

Q-200070024/2024

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

Additional Dist. Sub Registrar
Seakan 5/3/24

GENERAL POWER OF ATTORNEY

KNOW ALL MEN THAT BY THIS PRESENT I, SMT. ANUPA SINHA (PAN - AEIPS4640G) (AADHAAAR NO. 2483 9378 6000) (MOBILE No. 9748231950), daughter of Late Kamalendu Sinha, by faith - Hindu, by occupation - Retired, residing at 10, Dehi Entally Road, P.O. & P.S. - Entally, Kolkata -700014, District - South 24-Parganas, hereinafter called and know as the EXECUTANT SEND THE FOLLOWING GREETINGS:

Contd.....

=2=

WHEREAS by this present I states that I am the co-owner of **ALL THAT** piece or parcel of bastu land measuring 8 Cottah 4 Chittacks 17 square feet (Eight Cottahs Four Chittacks and Seventeen Sq. Ft.) be the same a little more or less, together with partly one and partly two storied pucca residential building, measuring about 3000 square feet, lying and situated at Premises No. 10, Dehi Entally Road, P.S. & P.O.- Entally, Kolkata – 700 014, District – 24-Parganas, to the extent of undivided $\frac{1}{2}$ (half) share herein, which are more fully described in the '**SCHEDULE**' hereunder written and the remaining $\frac{1}{2}$ (half) share of the said property belongs to my brother Mr. Ashim Kumar Sinha.

AND WHEREAS due to my personal difficulties and engagement in my avocation in life I am unable to look after my property and manage the same personally and accordingly I execute this General Power of Attorney in favour of my said brother **MR. ASHIM KUMAR SINHA (PAN - DDRPS0609J) (AADHAAAR NO. 2168 0824 8901) (MOBILE No. 9433459255)**, Son of Late Kamalendu Sinha by faith Hindu, by Occupation – Business, residing at 10, Dehi Entally Road, P.S. & P.O.- Entally, Kolkata – 700 014, District – South 24-Parganas, appointing him as my true and lawful Constituted Attorney to act on behalf and to do the following act on my behalf in respect of the under mentioned Schedule Property to manage, control and supervise the said property on my behalf.

Contd.....

1. To ask, demand, sue for recovery and receipt from all and every person, firms, Bank, land, acquisition, collectors, Land Revenue Offices, State of West Bengal, Central Government, Bodies or public bodies or corporate whom it doth shall or may concern all sums of money debits due goods effect and things of whatsoever nature or description which now are on which at any time or times hereafter shall or may become due or owing or payable to or recoverable by me in connection with and/or in relating to the said property and to give and grant sufficient and effectual receipts, discharge the same and also to settle any accounts relating to the said property with any person or persons, firms, bodies public or corporation/Municipality or local State or central Government whatsoever to pay or receive the balance whereof as the case may be required and to carry on correspondence with all of them and discharge all sum in my account in my name and on my behalf.

2. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said property or any part or portion thereof.

3. To apply for obtaining Electricity, Water, Sewerage, orders and permission from the necessary authorities in respect of the said property and to sign and execute the necessary documents on my behalf.

Contd.....

4. To defend possession, manage and maintain of the aforesaid property also initiate legal and other action on my behalf.
5. To pay all corporation/Municipality and other statutory taxes, rates and charges in respect of the said property on my behalf and in my name as and when the same will become due and payable from my own account.
6. To sign building plan, revised plan and/or modification of the plan of our joint property and to sign all other papers and/or documents, forms, plan whatsoever may be required for the same time to time and the submit the same before the Kolkata Municipal Corporation or any other Municipality/Corporation and to represent me before the Municipality/Corporation in all respects. He is authorized to enter into agreement for sale of my property and also to any 3rd party and receive consideration money on my behalf and also to present the deed and execute the same on my behalf or make payment of advance/earnest money or consideration amount on my behalf being my constituted power of attorney holder.
7. To sell, transfer and negotiate for sale, execute, transfer, convey and assign my property comprised on my behalf to such purchaser/purchasers or their nominees who shall agree to purchase the same.

Contd.....

8. Be it expressly stated that the power of attorney thus not create constitute or assume any kind of transfer or enjoyment of profit in favour of attorney.
9. All the receivable shall be paid back to the principle and all the payable shall be borne by the principal and I do hereby agreed to ratify and confirm all and whatsoever the said attorney's act as aforesaid shall lawfully do course to be done to the property by virtue and this presence.
10. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memo of appeal or any other documents or Papers in any proceedings relating to my property or in any way connected therewith.
11. To enter into "Agreement for Sale" or "Memorandum of Understanding" and/or any other instruments and documents in respect of my property or any part of it and to receive the earnest money or part of the consideration on behalf of me and to issue the money receipt and to receive cash, cheque or draft from the intending Purchaser/s and to deposit the same in my bank accounts.
12. To sign deed/deeds, writing or writings whatsoever for affecting the purchase or sale of my said property, described hereunder as may be necessary and to appear before the appropriate Registering Authority to

Contd.....

present the said deed/deeds for registration and to do whatever is necessary to get the deed duly registered in respect of my property on my behalf.

13. This power of attorney has been granted without any consideration and no monetary transaction has been occurred between me and my attorney and it does not create any right, title or interest of the attorney on the said property.

14. The attorney does not obtain any power to develop or construct over my properties by any means.

15. All money received by the attorney in respect of the said property will have to be deposited in my bank account and all expenditures incurred by the attorney will be borne by me.

16. For all or any of the purpose herein before stated and to appear and represent me before all concerned authority having jurisdiction over my property and to sign, execute and submit papers and documents relating thereto. All acts done by he will be treated as acts done by me.

17. This Power of Attorney can be revoked /cancelled by me at any point of time.

Contd.....

=7=

A N D I hereby ratify and confirm and agree or undertake the act or acts whatsoever my said Attorney appointed under this power shall lawfully do and cause to be done in the light of or by virtue of this presents.

THE SCHEDULE ABOVE REFERRED TO DESCRIPTION OF THE PROPERTY

ALL THAT piece or parcel undivided $\frac{1}{2}$ (half) share of piece and parcel of land admeasuring an area of 8 (Eight) Cottahs 4(four) Chittacks 17 (Seventeen) Square Feet be the same a little more or less, together with partly two storied and partly one storied building, measuring about 3000 square feet, lying and situate at and being Municipal Premises No. 10, Dehi Entally Road, Police Station – Entally, Kolkata – 700014, Post Office – Entally, Ward No. 55, Assessee No. 110551300171 under the Kolkata Municipal Corporation, District – South 24 Parganas, within the jurisdiction of Additional District Sub-Registrar Sealdah, South 24 Parganas and within District Sub-Registrar III, Alipore, South 24 Parganas, butted and bounded as follows:-

ON THE NORTH	:	By 18'-6" wide Dehi Entally Road;
ON THE SOUTH	:	Premises No. 51, Deb Lane;
ON THE EAST	:	Premises No. 55, Dehi Entally Road;;
ON THE WEST	:	Premises No. 8, Dehi Entally Road.

Contd....

=8=

IN WITNESS WHEREOF the executant has set and subscribed her hands and seal on the 15th day of March, 2024 in the presence of Witness.

WITNESSES:

1. Goulām Das
3, Nafar Koley Rd.
Kolkata - 15

Anupa Sinha

SIGNATURE OF THE EXECUTAN

I accept the power.

2. Soimanta Koley
2 A Uraipara
Lane Kol-14

SA Sinha

SIGNATURE OF THE CONSTITUTED
ATTORNEY

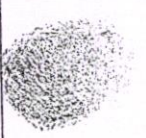
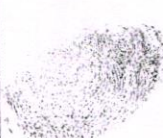
DRAFTED & PREPARED BY ME: -

Shivam Adhikary

SHIVAM ADHIKARY, ADVOCATE
HIGH COURT, CALCUTTA
Kolkata - 700001
Enrolment No. F/664/516/2021

TYPED BY ME:-

Sukanta Adhikary
SUKANTA ADHIKARY
1/H/7, K. S. Lane, Kolkata -
700010

		THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

NAME : SMT. ANUPA SINHA

..... PRINCIPAL

SIGNATURE : *Anupa Sinha*

		THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

NAME : MR. ASHIM KUMAR SINHA

..... ATTORNEY

SIGNATURE : *Ashim Kumar Sinha*

		THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

NAME :
SIGNATURE

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 31558 to 31573

being No 160601118 for the year 2024.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2024.03.20 11:36:21 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 20/03/2024.

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.