

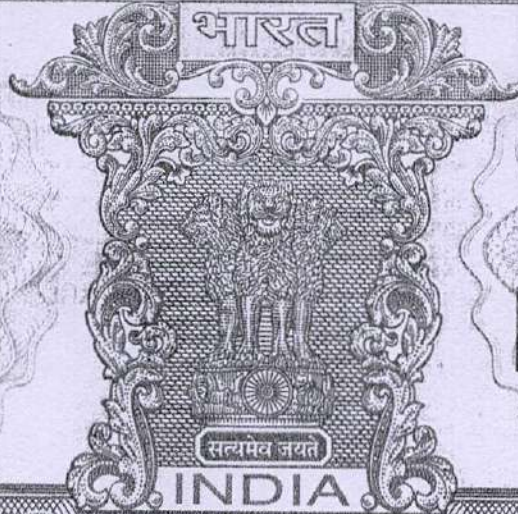
01/3256/22

I-12922/11

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON-JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

08/11/2022
Q-2003162887/2022

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

AE 714529

Adm

District Sub-Registrar
Registrar D/S 7 (1) of
Registration (500)
Alipore, South 24 Parganas

GENERAL POWER OF ATTORNEY

09 NOV 2022

KNOW ALL MEN BY THESE PRESENTS THAT I, **SRI ARUN SENGUPTA**, (PAN - BLBPS1106G) (Aadhaar - 5821 1966 4127), son of Late Harsha Nath Sengupta, by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, residing at 283, Ganguly Bagan, Post Office - Naktala, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, do hereby state as follows:

WHEREAS I am the absolute sole Owner of **ALL THAT** piece and parcel of land measuring about **03 (Three)** Cottahs & **02 (Two)** Chittacks be the same a little more or less, together with three storied building standing thereon, measuring about 1200 Square Feet more or less, lying and situated at Mouza – Naktala, J.L. No. 32, L.O.P. No. 288, C.S. Plot Nos. 162(P) & 164(P), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 34E, Durgaprasanna Paramhansha Road (Mailing Address 283, Ganguly Bagan), under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of D.S.R. at Alipore, in the District South 24 – Parganas, together with all rights, easements, appurtenances privileges and benefits attached thereto, more fully and particularly described in the **SCHEDULE** hereunder written.

AND WHEREAS I am busy with my profession and as such I am unable to look after my said property and for which it is expedient for us to appoint, nominate and Constitute namely **BHOWMICK ENTERPRISE**, a Proprietorship Firm, having its office at 4/105, Vidyasagar, Post Office – Naktala, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, represented by its Proprietor namely **SRI INDRAJIT BHOWMICK**, (PAN – BZZPB8193G) (Aadhaar – 6047 1964 4615), son of Late Haripada Bhowmick, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 4/105, Vidyasagar Upanibesh, Post Office – Naktala, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, as my true and lawful

Constituted Attorney to do any act for me and on my behalf such acts, deeds, matters and things and for the purpose as hereinafter expressed.

NOW KNOW YE BY THESE PRESENTS that **SRI ARUN SENGUPTA**, son of Late Harsha Nath Sengupta, do hereby and hereunder nominate Constitute namely **BHOWMICK ENTERPRISE**, a Proprietorship Firm, represented by its Proprietor namely **SRI INDRAJIT BHOWMICK**, son of Late Haripada Bhowmick, to execute all or any of the following acts, deeds, things and matter in respect of my said property that is to say:

- 1) To appoint engage on my behalf Advocate, Solicitors, whenever my said attorney shall think fit and proper to do so for the purpose of management of the said property and to discharge and/or terminate his/their appointment.
- 2) To sign, execute, register, affirm and verify any petitions applications, affidavit, to K.M.C., Declarations to K.M.C. etc. and to sign on building Plan or Plans or revise Plan and/or other necessary documents of the K.M.C. and to obtain sanction building plan and water, drainage, sanctions and bonds, indemnities etc. and such other papers and documents as may be necessary or required in respect of the said premises as my Attorney shall think fit and proper.
- 3) To settle, adjust, compound, compromise or submit to all complaint, actions, suits, accounts, Plaints and disputes

between me and other person or persons to compound or compromise the same, if any arising out of the said property or any agreement or deed relating to the same.

- 4) To appear for and represent me before all statutory bodies in the office of the C.E.S.C./K.M.C. Government authorities for permission to transfer and all other purpose relating to the said premises and before any Magistrate and in all other Department or offices in connection with the said land/premises.
- 5) To appoint appropriate persons sign plans and enter into any negotiations, contracts and/or Agreement for Sale and/or leasing out portion or portions of the said premises to any person or persons.
- 6) To give valid and affective receipts and discharges for all payments as may be received and/or realized by my said Attorney from any person or persons.
- 7) To apply for and obtain telephone, electricity water sewerage, drainage Sanctioned Plan, completion Certificate of this property, gas and other public utility services in the said premises and for the said purpose to sign execute and submit all necessary applications papers and documents and to all acts, deeds, matters and thing as the said property shall think proper.
- 8) To negotiate with the existing tenants and to enter into any agreement with them and to enter any agreement with the

building contractor for construction or for demolition etc. on my behalf.

- 9) This Power of Attorney is not for sale, gift, mortgage etc.
- 10) This Power of Attorney is revocable.

This Power of Attorney is given mainly for sanction of building plan from the K.M.C. & sanction of revise the plan etc.

I have already executed Development Agreement duly registered in the office of the D.S.R. - IV, at Alipore, being Deed No. 160409388, for the year 2022 and Development Power of Attorney in favour of the Developer, duly registered in the office of the D.S.R. - IV, at Alipore, being Deed 160411516, for the year 2022. This Power of Attorney is given mainly for sanction of building plan from the K.M.C. & sanction of revise the plan etc.

BE IT NOTES THAT this Power of Attorney is hereby granted in favour of the said Attorney without any consideration and no right, title and interest is created in favour of the said Attorney on the said property which is the subject matter of this Power of Attorney and further that the said Attorney shall not hereby obtain any right to make any construction or development work of the said property and further that the entire sale proceeds, if any, arising out of any part of the scheduled property shall deposited in the Bank Account of the Principal irrespective of any condition

AND GENERALLY to do, execute and perform any other act or acts, deeds, matter or thing whatsoever which in the Opinion of my said

Attorney ought to be done executed and performed in relation to my said property as fully and effectually as I could do the same as if personally present And I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney under this Power on my behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the Power, authorities and hereby conferred them any by virtue of this Deed.

--: THE SCHEDULE ABOVE REFERRED TO :-
(Description of the Entire Property)

ALL THAT piece and parcel of land measuring about **03 (Three)** Cottahs & **02 (Two)** Chittacks be the same a little more or less, together with three storied building standing thereon, measuring about 1200 Square Feet more or less, lying and situated at Mouza – Naktala, J.L. No. 32, L.O.P. No. 288, C.S. Plot Nos. 162(P) & 164(P), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 34E, Durgaprasanna Paramhansha Road (Mailing Address 283, Ganguly Bagan), under Ward No. 100, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of D.S.R. at Alipore, in the District South 24 – Parganas, which is butted and bounded as follows:-

ON THE NORTH	:	H.S. Plot No. 284;
ON THE SOUTH	:	H.S. Plot No. 282;
ON THE EAST	:	20' Feet Wide K.M.C. Road;
ON THE WEST	:	20' Feet Wide K.M.C. Road.

IN WITNESS WHEREOF we execute this power on this 9th day of November, 2022.

SIGNED AND DELIVERED

In presence of:-

WITNESSES:

1. Rahul Dhor
Kyari Nayar
Kol - 75
2. Ajoy Sengupta
Nekkela
283, Nekkela
Kol - 47.

Ajoy Sengupta

SIGNATURE OF THE EXECUTED

BHOWMICK ENTERPRISE
Indrajit Bhowmick
Proprietor.

SIGNATURE OF ATTORNEY

Drafted by me:

Debyan N
NK
5-11/16/03

Printed In:

PRINT ZONE,
Alipore Police Court,

Sarfaraz Ahmed.

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

Name

Signature



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

Name

Signature *Arjun Sengupta*



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

Name

Signature *Indrajit Bhownick*

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

Name

Signature



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2003162887/2022	Office where deed will be registered
Query Date	07/11/2022 12:48:35 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status : Deed Writer	
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. 66,79,687/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Prasanna Paramhansa Road, Premises No: 34E, Ward No: 100, Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land UseROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 2 Chatak	1/-	66,79,687/-	Width of Approach Road: 20 Ft.,
	Grand Total :				5.1563Dec	1 /-	66,79,687 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri Arun Sengupta Son of Late Harsha Nath Sengupta, 283 Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. blxxxxxx6g, Aadhaar No.: 58xxxxxxxx4127, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	Bhowmick Enterprise 4/105 Vidyasagar, City:- , P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 PAN No. bzxxxxxx3g, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri Indrajit Bhowmick Son of Late Haripada Bhowmick 4/105 Vidyasagar Upanibesh, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. bzxxxxxx3g, Aadhaar No.: 60xxxxxxx4615	Bhowmick Enterprise (as proprietor)

Identifier Details :

Name & address
Mr Rahul Dhar Son of Late R Dhar Ajoy Nagar, 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: India, Identifier Of Shri Arun Sengupta, Shri Indrajit Bhowmick

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 211000415563 Premises No. : 34E Ward No. : 100 Street Name : DURGAPRASANNA PARAMHANSHA ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI ARUN SEN GUPTA Owner Address : 283, GANGULY BAGAN, SCHEME, PO- NAKTALA, PS-NETEJI NAGAR, , KOLKATA-47 Pin No. : 700047	Character of Premises: Total Area of Land: 3 Cottah, 2 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 07-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 07-12-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.



6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any registration office of west bengal.



Major Information of the Deed

Deed No :	I-1604-12928/2022	Date of Registration	09/11/2022
Query No / Year	1604-2003162887/2022	Office where deed is registered	
Query Date	07/11/2022 12:48:35 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar,Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status :Deed Writer		
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. 66,79,687/-	
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: Durga Prasanna Paramhansa Road, , Premises No: 34E, , Ward No: 100 Pin Code : 700047

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 2 Chatak	1/-	66,79,687/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.1563Dec	1 /-	66,79,687 /-	

Principal Details :



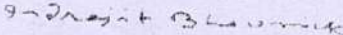


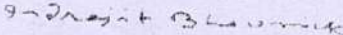


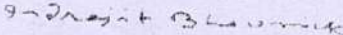
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Arun Sengupta (Presentant) Son of Late Harsha Nath Sengupta Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office			
		09/11/2022	LTI 09/11/2022	09/11/2022

283 Ganguly Bagan, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: blxxxxxx6g, Aadhaar No: 58xxxxxxxx4127, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022
 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Bhowmick Enterprise 4/105 Vidyasagar, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: bzxxxxxx3g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Shri Indrajit Bhowmick Son of Late Haripada Bhowmick Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office</td><td> Nov 9 2022 1:11PM</td><td> LTI 09/11/2022</td><td> 09/11/2022</td></tr></table>	Name	Photo	Finger Print	Signature	Shri Indrajit Bhowmick Son of Late Haripada Bhowmick Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office	 Nov 9 2022 1:11PM	 LTI 09/11/2022	 09/11/2022
Name	Photo	Finger Print	Signature						
Shri Indrajit Bhowmick Son of Late Haripada Bhowmick Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office	 Nov 9 2022 1:11PM	 LTI 09/11/2022	 09/11/2022						
4/105 Vidyasagar Upanibesh, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bzxxxxxx3g, Aadhaar No: 60xxxxxxxx4615 Status : Representative, Representative of : Bhowmick Enterprise (as proprietor)									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late R Dhar Ajoy Nagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
	09/11/2022	09/11/2022	09/11/2022
Identifier Of Shri Arun Sengupta, Shri Indrajit Bhowmick			

On 09-11-2022

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 13:06 hrs on 09-11-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Arun Sengupta ,Executant.

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

Execution is admitted on 09/11/2022 by Shri Arun Sengupta, Son of Late Harsha Nath Sengupta, 283 Ganguly Bagan, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

Indetified by Mr Rahul Dhar, , Son of Late R Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 09-11-2022 by Shri Indrajit Bhowmick, proprietor, Bhowmick Enterprise, 4/105 Vidyasagar, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Rahul Dhar, , Son of Late R Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 71870, Amount: Rs.50.00/-, Date of Purchase: 19/10/2022, Vendor name: Jaydeep Chatterjee


Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

