

12610/2024

I-12315/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is a valid and genuine document. The signature, date and the statement of facts are correct and true and the document is the part of this document.

28/11/2024
CS-2002990180/2024



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, MISS SWASTIKA GUPTA, Daughter of Pradip Gupta, by faith-Hindu, by occupation-Student, having Permanent Account No.ETIPG0032H & Aadhaar No.5601 5166 7373, residing at Boral Govt. Colony, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, SEND GREETINGS :-

Contd.....pg/2

17 SEP 2024

18934

No..... ₹ 100/- Date.....

Name :

Bijay Shaw

Advocate

Address :

ALIPORE JUDGE COURT

Kolkata - 700 027

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



Mina Brahma

W/o. Late Monin Braham
Bord. Gond. Alug
P.S. Nazendipar
P.O. Bord.
Brahma m. Tr 187



WHEREAS I, the Constituent alongwith other co-owners are jointly seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of homestead land measuring 4 Cottahs be the same a little more or less together with tile shed structure standing thereon measuring about 500 square feet be the same a little more or less lying and situated at Mouza-Sripur Bagharghole, J. L. No. 59, in L.O.P. No.1082 in C. S. Plot No. 113(P), P. S. Sonarpur and being known as Municipal Holding No. 211, Street Name Sripur Bagherghole, Kolkata-700 154, now within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 34, in the District of South 24-Parganas, hereinafter referred to as the "said property" which is morefully and particularly mentioned and described in the Schedule hereunder written.

NOW KNOW I ALL AND THESE PRESENTS WITNESSETH that I, do hereby appoint, nominate, constitute and authorise SRI SUSANTA KUMAR DAS, Son of Late Surendra Nath Das, by faith-Hindu, by occupation-Business, having Permanent Account No.AHBPD4053E, residing at 1/18, Prince Golam Mohammad Shah Road, Kolkata-700 095, P. S. Jadavpur, in the District of South 24-Parganas, as my true and lawful ATTORNEY for me, in my name, on my behalf and in my place to do or commit or cause to be done or committed the following acts, deeds and things in respect of the aforesaid ALL THAT piece and parcel of homestead land measuring 4 Cottahs be the same a little more or less together with tile shed structure standing thereon

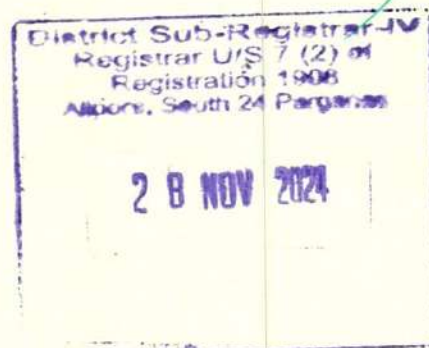


District Sub-Registrar-IV
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measuring about 500 square feet be the same a little more or less lying and situated at Mouza-Sripur Bagharghole, J. L. No. 59, in L.O.P. No.1082 in C. S. Plot No. 113(P), P. S. Sonarpur and being known as Municipal Holding No. 211, Street Name Sripur Bagherghole, Kolkata-700 154, now within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 34, in the District of South 24-Parganas, that is to say :-

1. To apply for and to obtain temporary and/or permanent connections of filtered and unfiltered water, electricity, sewerage, drainage and/or other inputs and facilities required from the appropriate bodies and/or authorities.
2. To supervise, manage, maintain and superintend the affairs in relation to the said property or ancillary thereto.
3. To appear and represent me for all concern and to produce, give inspection and file any documents and deeds before all Courts of Law, Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, The Rajpur-Sonarpur Municipal Corporation, K.I.T., K.M.D.A., Fire Brigade, W.B. S.E.B. Ltd., Land Acquisition Department or any other appropriate authority or authorities.
4. To institute, commence and file all suits and other actions and legal proceedings in any Court in Civil, Criminal, Revenue or Original, Revisional or Appellate Jurisdiction including special Jurisdiction



of the High Court under Article 226/227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities, to execute Warrant of Attorney, Vokatnama and other authorities, to act and plead; to sign and verify all complaints, written statements, verifications, petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce Judgements and to lodge execution proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of documents or payments of any money or moneys from and Court, Office or Opposite Party either in execution of decree or order or otherwise our said Attorney shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

5. To appoint, engage on my behalf Advocates, Solicitors or Counsel whenever my said Attorney shall think proper to do so and to discharge and/or terminate his or their appointment.
6. To enter into Agreement for Sale in respect of the said premises or any part or portion thereof with any intending Purchaser or Purchasers on such terms as my said Attorney in his absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or repudiate the same.



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7. To receive from the intending Purchaser or Purchasers any money that would be paid to my said Attorney by them as consideration money or part thereof and to give and grant good, valid receipt to such person or persons for the purpose thereof and the consideration money will be deposited in my Bank Account.
8. To sign and execute all agreement for sale, deed of conveyance in favour of the intending Purchaser or Purchasers in respect of the said property or any part or portion thereof receiving the consideration money and admit execution thereof on my behalf and present such agreements, deeds, papers, writings and documents for registration before the appropriate Registering Officer or Authority having jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for the registration of those deeds and documents and obtain return of the registered documents from the registry office which my said Attorney shall consider necessary for the transferring and/or conveying the said property or any part or portion thereof to the Purchaser or Purchasers.
9. To ask for demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of the said property from any person or persons, company or association, authority or authorities, firm, government or semi-government



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concern or concern including any statutory, local or public body for the purpose thereof.

10. To appoint and arrange from time to time architects, engineers, contractors, supervisors and/or other person or persons on such terms as my said Attorney shall deem fit and proper to do so and to discharge and/or terminate his or their appointments.
11. All payable borne by the executants and all the receivables paid to the Principle and this Power of Attorney revocable in nature.
12. Be it expressly state that this Power of Attorney does not create, constitute, assume any transfer or enjoyment or making profit in favour of the Attorney and further declare that the said attorney shall not hereby obtain or have Power for developement work on such property.
13. AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectually as we ourselves could have done the same if we were personally present.



AND I hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power in that behalf is hereunder provided.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of homestead land measuring 4 Cottahs be the same a little more or less together with tile shed structure standing thereon measuring about 500 square feet be the same a little more or less lying and situated at Mouza-Sripur Bagharghole, J. L. No. 59, in L.O.P. No.1082 in C. S. Plot No. 113(P), P. S. Sonarpur and being known as Municipal Holding No. 211, Street Name Sripur Bagherghole, Kolkata-700 154, now within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 34, in the District of South 24-Parganas, which is butted and bounded in the manner following :-

On the North : By Road;

On the South : By L.O.P. No. 1081;

On the East : By L.O.P. No. 1083

On the West : By Road.



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28 NOV 2024

(8)

IN WITNESS WHEREOF we have set and subscribe our hands here-
unto this the 28th day of November, 2024.

SIGNED AND DELIVERED BY THE
WITHIN NAMED EXECUTANT AT
KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Aban Banerjee
Alipore Ct
1127

2. Ritika Gupta
Batal Groceries
MN 700154

Swastika Gupta

SIGNATURE OF THE EXECUTANT

Susanta Kr. Bar.

SIGNATURE OF THE CONSTITUTED

ATTORNEY

DRAFTED BY :

B. Shaw
(BIJOY SHAW)

ADVOCATE
JUDGES' COURT, ALIPORE,
KOLKATA - 700 027
WB.725/1999.

TYPED BY :

Jharna Chowdhury
JHARNA CHOWDHURY
JADAVPUR, KOLKATA - 32

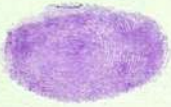
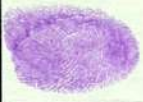
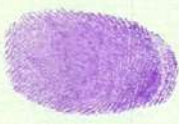
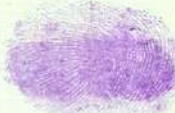


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28 NOV 2024

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Left Hand :					
Right Hand :					

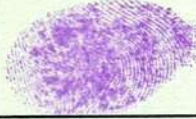
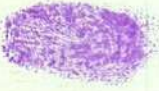
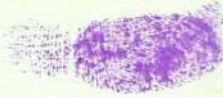
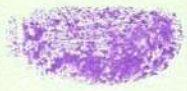
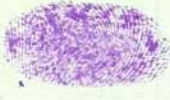
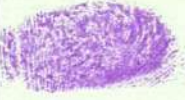
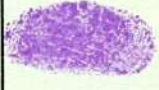
Name:

Signature

	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					

Name: SUSANTA KUMAR DAS

Signature *Susanta kr. Das*

	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					

Name: SWASTIKAGUPTA

Signature *Swastika Gupta*

	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					

Name:

Signature



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

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Major Information of the Deed

Deed No :	I-1604-12315/2024	Date of Registration	28/11/2024
Query No / Year	1604-2002990180/2024	Office where deed is registered	
Query Date	25/11/2024 9:30:10 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Bapan Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status :Solicitor firm		
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. 47,75,002/-		
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 :

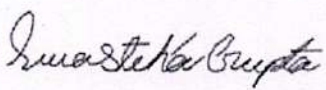
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagharghole, , Ward No: 034, Holding No:211 JI No: 59, Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-294 (RS :-)	LR-1082	Bastu	Bastu	4 Katha		44,00,002/-	Property is on Road
Grand Total :					6.6Dec	0 /-	44,00,002 /-	

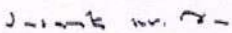
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	500 sq ft	0 /-	3,75,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Miss SWASTIKA GUPTA Daughter of Mr PRADIP GUPTA Executed by: Self, Date of Execution: 28/11/2024 , Admitted by: Self, Date of Admission: 28/11/2024 ,Place : Office	 28/11/2024	 Captured LTI 28/11/2024	 28/11/2024
BORAL GOVT.COLONY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India Date of Birth:XX-XX-2XX6 , PAN No.: ETxxxxxx2H, Aadhaar No: 56xxxxxxxx7373, Status :Individual, Executed by: Self, Date of Execution: 28/11/2024 , Admitted by: Self, Date of Admission: 28/11/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUSANTA KUMAR DAS (Presentant) Son of Late SURENDRA NATH DAS Executed by: Self, Date of Execution: 28/11/2024 , Admitted by: Self, Date of Admission: 28/11/2024 ,Place : Office	 28/11/2024	 Captured LTI 28/11/2024	 28/11/2024
Son of Late SURENDRA NATH DAS 1/18,PRINCE GOLAM MOHAMMAD SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AHxxxxxx3E, Aadhaar No: 82xxxxxxxx7119, Status :Individual, Executed by: Self, Date of Execution: 28/11/2024 , Admitted by: Self, Date of Admission: 28/11/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Smt MINA BRAHMA Wife of Late MANIK BRAHMA BORAL GOVT COLONY, City:- Not Specified, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154	 28/11/2024	 Captured 28/11/2024	 28/11/2024
Identifier Of Miss SWASTIKA GUPTA, Mr SUSANTA KUMAR DAS			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagharghole, , Ward No: 034, Holding No:211 JI No: 59, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 294, LR Khatian No:- 1082		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160412315 / 2024

On 28-11-2024

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 11:50 hrs on 28-11-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SUSANTA KUMAR DAS ,Claimant.

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

Execution is admitted on 28/11/2024 by 1. Miss SWASTIKA GUPTA, Daughter of Mr PRADIP GUPTA, BORAL GOVT.COLONY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Student, 2. Mr SUSANTA KUMAR DAS, Son of Late SURENDRA NATH DAS, 1/18,PRINCE GOLAM MOHAMMAD SHAH ROAD, P.O: GOLF GREEN, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession Business

Indetified by Smt MINA BRAHMA, , , Wife of Late MANIK BRAHMA, BORAL GOVT COLONY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by profession House wife

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 18934, Amount: Rs.100.00/-, Date of Purchase: 17/09/2024, Vendor name: Subhankar Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 364665 to 364681
being No 160412315 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.12.09 13:46:57 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 09/12/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



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

Query No / Year	2002990180/2024	Office where deed will be registered
Query Date	25/11/2024 9:30:10 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Bapan Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status : Solicitor firm	
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. 47,75,002/-	
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: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagharghole, , Ward No: 034, Holding No:211 JI No: 59, , Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-294 (RS :-)	LR-1082	Bastu	Bastu	4 Katha		44,00,002/-	Property is on Road
Grand Total :					6.6Dec	0 /-	44,00,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total : 500 sq ft			0 /-	3,75,000 /-	



Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Miss SWASTIKA GUPTA Daughter of Mr PRADIP GUPTA, BORAL GOVT. COLONY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, Date of Birth:XX-XX-2XX6, PAN No. ETxxxxxx2H, Aadhaar No.: 56xxxxxxxx7373, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr SUSANTA KUMAR DAS Son of Late SURENDRA NATH DAS, 1/18, PRINCE GOLAM MOHAMMAD SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. AHxxxxxx3E, Aadhaar No.: 82xxxxxxxx7119, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Smt MINA BRAHMA Wife of Late MANIK BRAHMA BORAL GOVT COLONY, City:- Not Specified, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Identifier Of Miss SWASTIKA GUPTA, Mr SUSANTA KUMAR DAS

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 25-12-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 25-12-2024)
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

