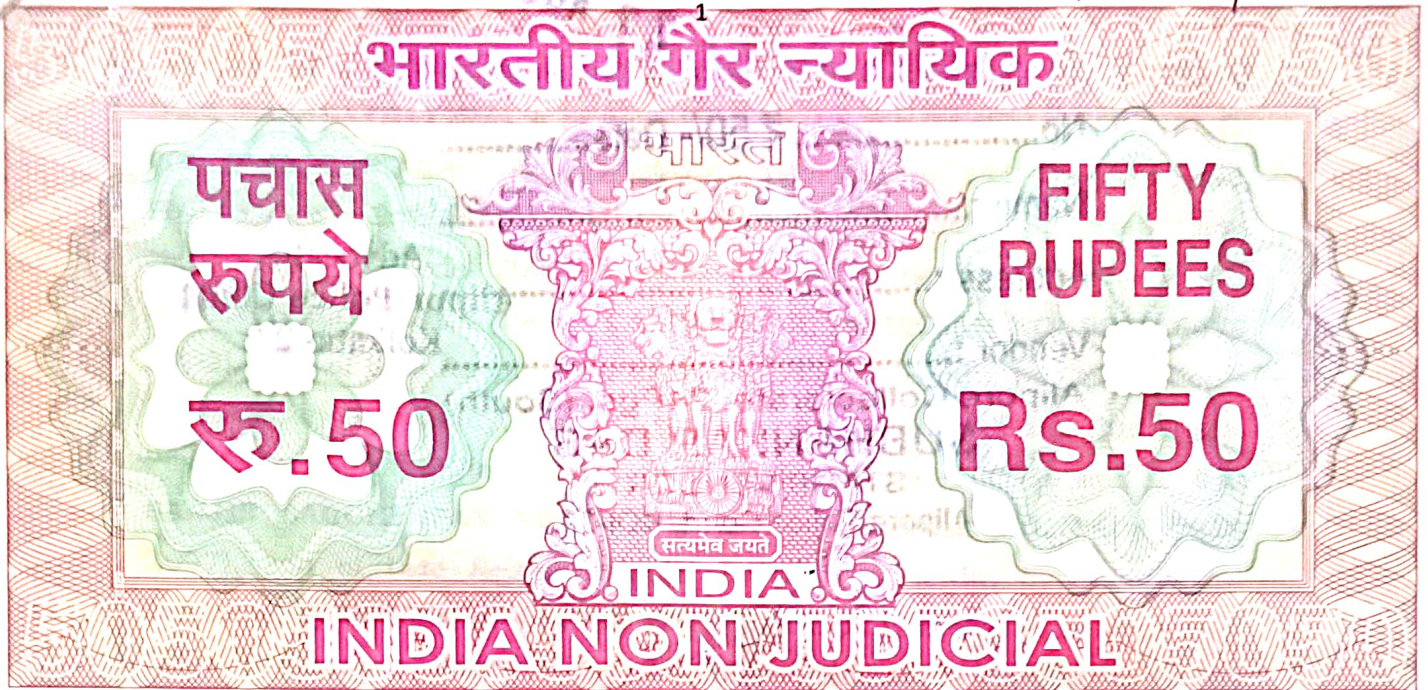


15084/24

I-14691/24



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

certified that the document is admitted for registration. The signature sheets and the endorsement sheet attached with the document are the part of this document.

Q-2/2258704/24
28/08/24

28 AUG 2024

District Sub-Registrar-II
Medinipur, South 24-parganas

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, SRI RAKESH CHAKI (PAN NO. APDPC4043B) (AADHAAR NO. 6212 6378 7434), son of Late Paritosh Chaki, by faith -Hindu, by occupation -Service, by Nationality-Indian, permanently residing at 46/3, Ashoknagar, Post Office and Police Station Ashoknagar, Pincode-743222, District-North 24 Parganas, and presently residing at Flat 4B, Sun View Apartment, 58, Satyen Roy Road, Post Office and Police Station Behala, Kolkata-700034, the hereinafter called and referred to as the "PRINCIPAL/ONE PARTY", do hereby jointly and / or severally give and grant this

25195

27 AUG 2024

No..... ₹ 50/- Date.....

Name :..... Bodhisatwa Bose.....

Address :..... Advocate
Alipur Police Court
Kolkata- 27

Vendor :.....
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27

[Handwritten signature]



DISTRICT SUB REGISTRAR
SOUTH 24 PGS. ALIPORE
28 AUG 2024

Identified by me:-

Moumita Chowdhury
A/o late Rossanta Chowdhury
occupation- student

Radindrapally, Brahmapur,
Kolkata- 700096

General Power of Attorney to and in favour of **M/S BASUDHA ENTERPRISE (PAN NO. ABAFB1127A)**, a partnership firm, having its office at Flat No. G-001, Block-G, SU CASA WOOD-PHASE-II, Holding No. 124, Daspara Road, Post Office Narendrapur, Police Station Previously Sonarpur now Narendrapur, Pincode- 700103, represented by its partners namely **1. SRI AMITAVA BANERJEE (PAN - CAAPB8535R) (AADHAAR NO. 9027 6479 5702)**, son of Late Ramkrishna Banerjee, by faith- Hindu, by Occupation - Business, by Nationality - Indian, residing at Q/42, Kamdahari Purbapara, Post Office Garia, Police Station Bansdrone, Kolkata -700084 and **2. SRI SANJIB BAGCHI (PAN NO. BKJPB2454F) (AADHAAR NO. 5608 9516 2097)**, son of Late Ranjan Bagchi, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at C-111, Brahmapur More, Post Office Brahmapur, Police Station Bansdrone, Kolkata - 700096, to be my true and lawful **"ATTORNEY/ OTHER PART"**.

AND WHEREAS due to various of his problems, the above named Principal is facing difficulties to look after, manage, maintain and execute the various required acts and jobs in respect of the above mentioned property and it has become next to impossible for him to present himself physically whenever and wherever required for the purpose of various acts and jobs required to look after, manage, maintain and execute the various day to day requirement for peaceful and better use, enjoyment and execution of various acts and / or deeds in respect of the Schedule mentioned property and hence he is hereby authorizing, nominating and constituting the above named **M/S BASUDHA ENTERPRISE (PAN NO. ABAFB1127A)**, a partnership firm, having its office at Flat No. G-001, Block-G, SU CASA WOOD-PHASE-II, Holding No. 124, Daspara Road, Post Office Narendrapur, Police Station Previously Sonarpur now Narendrapur, Pincode- 700103, represented by its partners namely **1. SRI AMITAVA BANERJEE (PAN - CAAPB8535R) (AADHAAR NO. 9027 6479 5702)**, son of Sri Ramkrishna Banerjee, by faith- Hindu, by Occupation - Business, by Nationality - Indian, residing at Q/42, Kamdahari Purbapara, Post Office Garia, Police Station Bansdrone, Kolkata -700084 and **2. SRI SANJIB BAGCHI (PAN NO. BKJPB2454F) (AADHAAR NO. 5608 9516 2097)**, son of Sri Ranjan Bagchi, by faith - Hindu, by occupation- Business, by Nationality - Indian, residing at C-111, Brahmapur More, Post Office Brahmapur, Police Station

Bansdroni, Kolkata – 700096, to be his true and lawful Attorney to act for him and in his name and on his behalf to do, execute and/or perform all or any of the following acts, deeds, matters and things:

- 1) To represent the Principal before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.
- 2) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of respective fees and charges.
- 3) To approach and/or make applications before various Concerned Departments of KMC, like Building assessment, water supply, drainage, etc. including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration, addition, verification, modification to get the plan sanctioned and to get connections like water, electric supply, drainage, etc. in the name of the Principal and/or on behalf of him and to take delivery of the said permission, sanction, re-sanction, alteration, addition, verification, modification, etc. from the Concerned Departments and/or Authorities of the Kolkata Municipal Corporation. The Attorney is hereby authorized to sign on the Building Plan and/or any deviation / addition / alteration of the same for submitting the same before the Kolkata Municipal Corporation or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of regularizing the deviations / alterations / addition plan as also any matter related with the Commencement Certificate and the Completion Certificate, on behalf of the Principal / Land Owner. ✓
- 4) To make various deposits / apply for getting connection / sign / dis-connection into the various Concerned Department/s of the WBSEDCL in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric bills and also to get refund for any excess payment and to issue proper and valid receipt for the same. ✓

5) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including the KMC, KMDA, B.L. & L.R.O., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.

6) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc., of the property, before the Competent Authority of the B.L. & L.R.O. and sign and / or receive necessary certificate for the same.

7) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here below and to represent the Principal before the Concerned Authorities and if necessary make correspondences with those Authorities for any of the matters relating to the property under the Schedule here below.

8) To do and/or perform any necessary and required acts, deeds, matters, etc. for the purpose of further better use and enjoyment of the property under the Schedule herein.

9) To execute any necessary Declaration and/or Documents in relation to the property under the Schedule herein or any part thereof and if required make the same registered with the Concerned Authority/ies and to receive the consideration and to issue receipt for the same.

10) To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual in all intents and purposes according to laws and Custom of India and particularly of West Bengal.

11) That this power of attorney is being granted in favour of the said attorney without any consideration and no interest or right of attorney is created on the property which is the subject matter of this power of attorney and that further the said attorney shall have no power to make any construction, development work on my scheduled mentioned property.

12) AND THE PRINCIPAL HEREIN DO HEREBY DECLARE that this Revocable Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon them by this Power in respect of the matters related with the schedule mentioned property.

13) AND THE PRINCIPAL HEREIN DO HEREBY DECLARE to ratify and confirm whatsoever that the said Attorney shall do for the betterment of the property by virtue of these presents.

14) BE IT EXPRESSLY STATED that this Revocable Power of Attorney does not create, constitute or assure any kind of transfer, enjoyment and/or making profit in favour of the Attorney and the expenses to be incurred by the Attorney herein — named in respect of or for the Schedule mentioned property, the same will be reimbursed by the Principal herein — named.

15) BE IT SPECIFICALLY STATED THAT the schedule mentioned property is not situated within the Notified and cantonment area and no embargo and / or restriction has been imposed by the Local Authority / Competent Authority / Government Authority for transferring the land / flat in question and if restrictions prevails, in that event principal will be held responsible for that.

SCHEDULE
(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of Bagan land measuring more or less an area of 03 (Three) Cottahs 1 (One) Chittak 15 (Fifteen) Sq.ft. equivalent to 5 (Five) Decimals, **TOGETHER WITH** a two storied pucca building measuring about 794 sq.ft. covered area (450 sq.ft. covered area on the Ground Floor and 344 sq.ft. covered area on the First Floor) standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, comprised in R.S. Khatian No. 471, appertaining to R.S. Dag No. 286, being **KMC Premises No. 2, Brahmapur, under Police Station - Regent Park now Bansdroni, Post Office Brahmapur, Kolkata - 700096, within the limits of Ward No. 111 vide KMC Assessee No. 31-111-06-0002-5 of the Kolkata Municipal Corporation, A.D.S.R. at Alipore, D.S.R. at Alipore in the District South 24 Parganas**, the land is butted and bounded as follows:

ON THE NORTH: 20 ft. wide Road,

ON THE SOUTH: Land of Sri Phani Bhusan Pan,

ON THE EAST: Land of Sri Ashutosh Pan,

ON THE WEST: Land of Sri Phani Bhusan Pan.

WITNESS WHEREOF the parties hereby execute this General Power of Attorney on this the 28th day of August 2024.

WITNESSES:

1. Smita Mondal
Alipore Judges Court.
KOI-27.

2. Moumita Chowdhury
d/o late Proscanta Chowdhury
Rabindrapally, Brahmapur
Kolkata - 700026

Rakesh Chaw

SIGNATURE OF THE
PRINCIPAL/ONE PARTY

BASUDHA ENTERPRISE

A. Banerjee
Partner

BASUDHA ENTERPRISE

Sanjib Bagchi
Partner

SIGNATURE OF ATTORNEY/
OTHER PARTY

Drafted and Typed at my office as per documents, information and instruction are given by all parties & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

- Bodhisatwa Dasu.

Advocate
Enrolment No. WB 2138/09
Alipore Police Court,
Kolkata - 700027

SPECIMEN FORM FOR TEN FINGER PRINTS



Rakesh Chavli

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



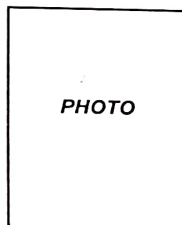
A. Bangia

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



Sanjib Bagchi

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



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

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
ZZC2525269



নির্বাচকের নাম : মোমিতা চৌধুরী
Elector's Name : Moumita Chowdhury
পিতার নাম : প্রশান্ত চৌধুরী
Father's Name : Prosanta Chowdhury
লিঙ্গ/Sex : স্ত্রী / F
জন্ম তারিখ : 11/08/1996
Date of Birth

ZZC2525269

ঠিকানা:

A-8, রবীন্দ্র পল্লী, কোলকাতা মিউ: কর্পোরেশন,
বংশীচৌধুরী, কোলকাতা-700084

Address:

A-8, RABINDRA PALLY, KMC, BANSDRONI,
KOLKATA-700084

Date: 09/01/2017

152 - টলিগঞ্জ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

152 - Tollyganj Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
গোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No
on the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

293 / 494

Moumita Chowdhury

Major Information of the Deed

Deed No :	I-1603-14691/2024	Date of Registration	28/08/2024
Query No / Year	1603-2002258704/2024	Office where deed is registered	
Query Date	23/08/2024 10:31:27 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, 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. 2/-	Rs. 42,95,501/-		
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:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur, , Premises No: 2, , Ward No: 111 Pin Code : 700096

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 1 Chatak 15 Sq Ft	1/-	37,00,001/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.0875Dec	1 /-	37,00,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	794 Sq Ft.	1/-	5,95,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 344 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		794 sq ft	1 /-	5,95,500 /-	



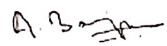
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAKESH CHAKI Son of Mr PARITOSH CHAKI Executed by: Self, Date of Execution: 28/08/2024 , Admitted by: Self, Date of Admission: 28/08/2024 ,Place : Office	Photo  28/08/2024	Finger Print  LTI 28/08/2024	Signature  28/08/2024
FLAT 4B, SUN VIEW APARTMENT, 58, SATYEN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: APxxxxxx3B, Aadhaar No: 62xxxxxxxx7434, Status :Individual, Executed by: Self, Date of Execution: 28/08/2024 , Admitted by: Self, Date of Admission: 28/08/2024 ,Place : Office				



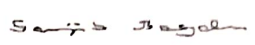
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BASUDHA ENTERPRISE FLAT NO. G-001, BLOCK-G, SU CASA WOOD PHASE-II, HOLDING NO.124, DASPARA ROAD, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Date of Incorporation:XX-XX-2XX2 , PAN No.: ABxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



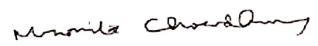
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AMITAVA BANERJEE (Presentant) Son of Late RAMKRISHNA BANERJEE Date of Execution - 28/08/2024, , Admitted by: Self, Date of Admission: 28/08/2024, Place of Admission of Execution: Office	Photo  Aug 28 2024 11:46AM	Finger Print  LTI 28/08/2024	Signature  28/08/2024
Q/42, KAMDAHARI PURBAPARA, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: CAxxxxxx5R, Aadhaar No: 90xxxxxxxx5702 Status : Representative, Representative of : BASUDHA ENTERPRISE (as PARTNER)				

2

Name	Photo	Finger Print	Signature
Mr SANJIB BAGCHI Son of Late RANJAN BAGCHI Date of Execution - 28/08/2024, , Admitted by: Self, Date of Admission: 28/08/2024, Place of Admission of Execution: Office		 Captured	
Aug 28 2024 11:47AM	LTI 28/08/2024	28/08/2024	
C-111, BRAHMAPUR MORE, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: BKxxxxxx4F, Aadhaar No: 56xxxxxxxx2097 Status : Representative, Representative of : BASUDHA ENTERPRISE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Miss MOUMITA CHOWDHURY Daughter of Late PROSANTA CHOWDHURY RABINDRAPALLY, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700096		 Captured	
	28/08/2024	28/08/2024	28/08/2024
Identifier Of Mr AMITAVA BANERJEE, Mr SANJIB BAGCHI, Mr RAKESH CHAKI			

Endorsement For Deed Number : I - 160314691 / 2024

On 28-08-2024

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 10:57 hrs on 28-08-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr AMITAVA BANERJEE .

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

Execution is admitted on 28/08/2024 by Mr RAKESH CHAKI, Son of Mr PARITOSH CHAKI, FLAT 4B, SUN VIEW APARTMENT, 58, SATYEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service

Indetified by Miss MOUMITA CHOWDHURY, , , Daughter of Late PROSANTA CHOWDHURY, RABINDRAPALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

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

Execution is admitted on 28-08-2024 by Mr AMITAVA BANERJEE, PARTNER, BASUDHA ENTERPRISE (Partnership Firm), FLAT NO. G-001, BLOCK-G, SU CASA WOOD PHASE-II, HOLDING NO.124, DASPARA ROAD City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Miss MOUMITA CHOWDHURY, , , Daughter of Late PROSANTA CHOWDHURY, RABINDRAPALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

Execution is admitted on 28-08-2024 by Mr SANJIB BAGCHI, PARTNER, BASUDHA ENTERPRISE (Partnership Firm), FLAT NO. G-001, BLOCK-G, SU CASA WOOD PHASE-II, HOLDING NO.124, DASPARA ROAD, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Miss MOUMITA CHOWDHURY, , , Daughter of Late PROSANTA CHOWDHURY, RABINDRAPALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

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 25195, Amount: Rs.50.00/-, Date of Purchase: 27/08/2024, Vendor name: S DAS

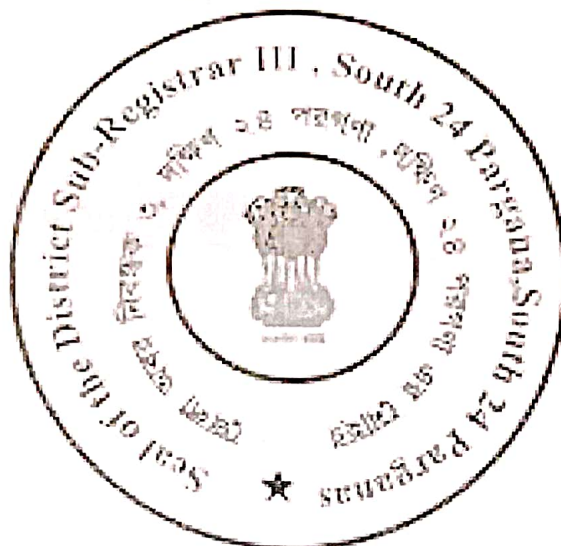


Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 379147 to 379160
being No 160314691 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.08.28 15:07:23 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 28/08/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.