

GENERAL POWER OF ATTORNEY

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KNOW ALL MEN BY THESE PRESENTS that I, MISS NIMISHA MUKHERJEE (PAN- CLSPM4798Q), daughter of Bidhan Chandra Mukherjee, by caste Hindu, by Nationality Indian, by occupation Business, residing at B-247, Survey Park, P.O.- Santoshpur, P.S.- Purba Jadavpur, now Survey Park, Kelkata-700075 do hereby Solemnly affirm and state as follows:-

ASSISSION AND SERVICE REPORT OF THE PARTHA SARATING CHOW DHURY

ABY THE A TRACT

P-7, Chambridge Square

Kellet 18

25 JUL 25

Adentified by me Chandan Mandal Slo- Thanter Mandal L, No. Grovt. Colony P.O. - Hadia L.S. - K.L.C Kolnda- 700150 Lawclerk



whereas I, the executant herein, am the owner in possession (by way of Gift) regarding all that piece of parcel Danga Land measuring about 18 Cottahs 5 Chittacks 4.8 sq.ft. more or less, equivalent ti 30.28 Decimals more or less, comprised in Mouza-Kusumba, J.L. No. 50, R.S. No. 138, Touzi No. 255, 258, 259 and 283, R.S. Dag No. 2314 corresponding to L.R. Dag No. 2422 appertaining to R.S. Khatian No. 1072, corresponding to L.R. Khatian No. 2877 and 2878, now under L.R. Dag No. 2422, appertaining to L.R. Khatian No. 5138 as per L.R. Records under P.S.- Sonarpur, in the District of South 24 Parganas, together with all easement rights on the adjoining paths and passages and appurtances attached thereto, being Municipal Holding No. 3666, Mouza – Kusumba, Under P.S.- Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. -8, in the District South 24 Parganas along with R.T Shed measuring about 300 sq.ft. more or less along with G+IV Storyed Building hereinafter jointly called and referred to as the "SAID PROPERTY".

AND WHEREAS due to various reason, I am personally unable in maintain the aforesaid property and also incapable to attend to my day to day affairs relating to the same and for reasons of convenience it in necessary that I should appoint an attorney and confer the powers upon the attorney hereinafter stated.

NOW I, the OWNER/ EXECUTANT herein, do hereby nominate, constitute and appoint my father namely SHRI BIDHAN CHANDRA MUKHERJEE (PAN- AKOPM1945Q), son of Shri Nripendra Nath Mukherjee, by faith Hindu, by occupation- Service, by nationality Indian, residing at B-247, Survey Park, P.O.- Santoshpur, P.S.- Purba Jadavpur, now Surbey Park, Kolkata- 700075 West Bengal, India to be my "TRUE AND LAWFUL ATTORNEY" for me in my name and on my behalf to do, execute and perform or cause to be done, executed and performed all necessary acts,



deeds, matters and things on my "SAID PROPERTY" or any of the following acts, deeds and things, that is to say:-

- 1) To appear before any court and/ or represent me before any authority and /or before any court of law in India and also to sign vakalatnama and to initiate legal proceedings if necessary on our behalf.
- Judicial Offices, Notary Public, all Government, Semi-Government and Public Officers including registration and Sub-Registration Offices, Office and Court of the Executive Magistrate, Rent Control Offices or Courts, Banks, all kinds of Government and Semi-Government firms, factories Cooperative Societies etc., all Municipalities & Corporations, Companies Private or Public under Companies Act and every concern Public or Private within the Union of India whether Central or State or Local.
- 3) To engage and appoint pleaders, solicitors and advocates wherever necessary in any legal actions, suits, or proceedings relating to said property in the Office of the B.L.L.R.O., S.D.L.R.O., and D.L.L.R.O. Concerned Municipality.
- 4) To sign, seal, execute, deliver and register and present for registration if and when necessary all conveyances, agreements, deeds and documents of transfer by way of Sale, Lease, Exchange, Mortgage or any other deed or document, Settlement or Indenture relating to my said property.
- 5) To deposit all money and payments or proceeds or usufructs to be received or derived from Sale of any of my said property, in my Bank account and to maintain the said account.
- 6) To do, look after and file plaints, written statements, affidavits, petitions, verification relating to all forms of suits, legal actions and litigations be it civil, criminal, judicial, quasi-judicial, Tribunal matters, industrial matters, matters related to labour laws, revenue matters and every other matter



which may arise or may be deemed necessary in connection with any matter relating to our affairs, in the Supreme Court of India, or in any of the State High Courts and Tribunals in any state within the Union of India or in any of the District Courts and in all subordinate courts, and quasi-judicial offices in all States within the Union of India.

- 7) To receive postal money orders, insured covers, registered letters, parcels, bills of lading, warrants for delivery of goods, bank drafts or drafts issued by any person or financial institution, and all forms of Railway Receipts and documents relating to delivery of goods and to receive summons and notices in all legal suits and proceedings in our name.
- 8) PROVIDED THAT my said lawful Attorney is not permitted to conduct, arrange, supervise, promote or else execute any property development works as a property or real estate developer or promoter under the presents of this General Power of Attorney.
- 9) The sale proceed and/or any other sum received by the attorney will be deposited on the Bank account of the principal.
- 10) To enter into any agreement and/or to execute any deed sale including Deed of Conveyances in favour of any purchaser or anybody and to execute, sign, enter into, acknowledge, do and perform all such deeds, mortgage, instruments, contracts agreement, acts and things and to represent me in all respects and /or transfer in favour of the purchaser or purchasers of my said property.
- 11) Be it specifically stated that the schedule mentioned properties are not situated within the Notified and Cantonment area and no embargo and/or restriction has been imposed by the local Authority/Competent Authority/Govt. Authority for transferring the land in question and if restriction prevails, in that event principal will be held responsible for that.



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- 12) That this power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created on the property which is the subject matter of this power of attorney and that further the said attorney shall not hereby obtain or have power to make any construction, Development work or apply for sanctioning plan on the said property.
- 13) That this power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created on the tenancy and other rights of the above property and which is the subject matter of this power of attorney and that further the said attorney shall not hereby obtain or have power to make any construction, Development work on the said property.
- 14) This Power of Attorney is revocable in nature.

AND generally for me in my name and on my behalf to do and perform all acts and things as may be required fully to give effect to these presents according to us true substantive meaning and intent.

AND I do hereby undertake from time to time and at all times to ratify and further agree to ratify and confirm all the lawful acts, deeds and things whatsoever my said Attorney **Bidhan Chandra Mukherjee** shall lawfully do or cause to be done by virtue of these presents.

AND We do hereby state and declare that I have hereby nominated, made, constituted and appointed my father **Bidhan Chandra Mukherjee** as my said lawful Attorney in utmost good faith and trust and not in lieu of any monetary payment or transaction or benefit received or to be received by me from my said lawful Attorney.



PROVIDED ALWAYS THAT it shall be lawful for me at any time to revoke this present General Power of Attorney by issuing prior notice in writing to the said ATTORNEY.

THAT the paper sheet bearing the photographs of the said EXECUTANT and the fingerprints of her ten fingers of both the hands AND the photographs and the fingerprints of ten fingers of both the hands of the said ATTORNEY have been annexed herewith this General Power of Attorney being a part and parcel of this General Power of Attorney.

IN WITNESS WHEREOF we (the Executant & the Constituted Attorney) have hereunto set and subscribed our hands, seals and signatures and executed these presents in sound health and mind and in free will knowing and understanding the full contents of these presents on this 27th day of July, 2022.

EXECUTED AND DELIVERED by us at Kolkata.

In the presence of:-

1. Chandan Mandal 1, NO. GIOVE, COLONY KOI Kata - 700150

2. January Rahyel 502, yanungo Pary. KM-84

Drafted by me and typed in my office:

DEBRAJ GIRI Advocate

High Court, Calcutta

WB- 246/2001

SIGNATURE OF EXECUTANT (Aadhaan No. 246481549508)

(Hutchery ce

SIGNATURE OF ATTORNEY

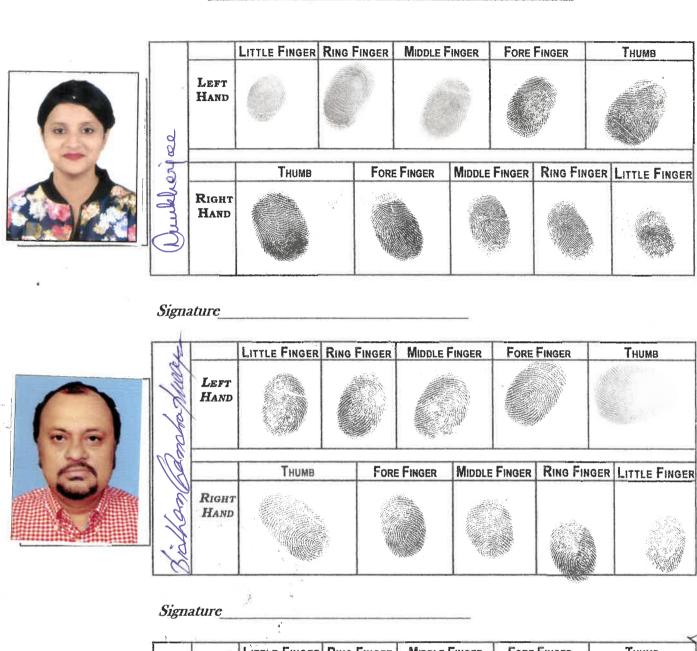
Then Bonaka July -

(Aadhaan no. 716682674901)



PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



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आद्यकर विभाग INCOMETAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

NIMISHA MUKHERJEE

BIDHAN CHANDRA MUKHERJEE

05/01/1995

Permanent Account Number

CLSPM4798Q

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Signatura

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in case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITIST.
Plot No. 3, Sector 11, CBD Belapur;
Navi Mumbai - 400 614.
इस कार्य के खोने/पाने पर कृपया मुख्ति करें/लोटाएं :
आयक पेन पेया दनीट, UTITISI,
पत्तार ने: में स्वरं १५ औ ती तो जानपुर,
पत्ती मुन्दे-पूर्व, १९४

Deutherjee







Unique Identification Authority of India Government of India

তালিকাছুব্লির আই ডি / Enrollment No. . 1040/21227/02535

তি Nimisha Mukherjee নিনিষা নুখাৰ্জী

B 247 SURVEY FARK Santoshpur Santoshpur Kolkata West Bengal - 7000 5

KL864946439FT

86494643



আপনার আধার সংখ্যা / Your Aadhaar No. :

8407 8154 9508

আধার – সাধারণ মানুষের অধিকার



্রিভূতারত সরকার Government of India

নিমিয়া মুখার্জী Nimisha Mukherjee পিতা: বিধান চন্দ্ৰ মুখাৰ্জী

Father: Bidhan Chandra Mukherjee

দ্ৰমতাৰিখ/DOB: 05/01/1995 মহিলা / Female

8407 8154 9508

অধিকার আধার – সাধারণ মানুষের







তেখ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচমের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুল |

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- আধার সারা দেশে মানা।
- আখার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাম্বির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Chr. 1912 Charles HAVAN Unique Identification Authority of India

िकामाः, वि , चारकं नार्क সন্তোষপুর, সভোষণুর, কোলকাতা পশ্চিম বঙ্গ,

Address: 8 247, SURVEY PARK, Santoshour, Kolkata, Santoshpur, West Bengal, 700075

8407 8154 9508











भारत सरकार GOVERNMENT OF INDIA



Bidhan Chandra Mukherjee

DOB: 24/06/1972 MALE



7166 8267 4901

আমার আধার, আমার পরিচয়



UNIQUE DENTIFICATION AUTHORITY OF INDIA

Address

S/O: Nripendra Nath Mukherjee, B/247, Survey Park, Santoshpur, Kolkata, West Bengal - 700075

7166 8267 4901 help@uldai.gov.in 7ww.uldai.gov.in P.O. Box No. 1947, Bengaluru-560 001

1947 1800 300 1947

Billon Canaha Mepo

आयकर विभाग INCOMETAX DEPARTMENT



भारत सरकार GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड Permanent Account Number Card ÁKOPM1945Q

BIDHAN CHANDRA MUKHERJEE

िता का भाष / Father's Name NRIPENDRA NATH MUKHERJEE

or Blots - Asilo Assight



In case this card is lost / found, kindly inform / return to : Income Tax PAN Services Unit, UTITISL Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614. इस कार्ड के खोने/पाने पर कृषण पृचित करें/लोटाएँ : आवक्त पेन सेता प्रतिर, UTITISL

जायकार पर पान कुना है। प्लाट में: वें, सेकटर ११ , सी बी हो बसापर

Sinthan Common Hollye



ভারত সরকার

Government of India



চন্দন মন্ডল Chandan Mandal দিতা : ঝদ্টু মন্ডল

Father : Jhantu Mandal জন্মভারিখ / DOB : 02/05/1982

পুরুষ / Male



5403 3159 8891

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ Unique Identification Authority of India

ঠিকানা: । নং গভঃ কলোনী, ধাপা মানপুর, দক্ষিণ ২৪ পরগনা, হাদিয়া, দক্ষিম বঙ্গ, 700150 Address: 1 NO GOVT COLONY, Dhapa Manpur, South 24 Parganas, Hadia, West Bengal, 700150

5403 3159 8891



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Major Information of the Deed

Jeed No: I-1902-08649/2022		Date of Registration 27/07/2022				
Query No / Year 1902-2002277352/2022		Office where deed is registered				
Query Date	26/07/2022 2:29:22 PM	A.R.A II KOLKATA, District: Kolkata				
Applicant Name, Address & Other Details	DEBRAJ GIRI 12/2, OLD POST OFFICE STREET, BENGAL, PIN - 700001, Mobile No.	Thana : Hare Street, Distric : 9051328432, Status :Adv	et : Kolkata, WEST ocate			
Transaction		Additional Transaction				
[1401] Power of Attorney re General Power of Attorney	elated to immovable properties, related to immovable properties					
Set Forth value		Market Value				
		Rs. 3,92,39,184/-				
Stampouty Paid(SD)		Registration Fee Paid				
Rs. 50/- (Article:48(d))		Rs. 73/- (Article:E, M(a), M(b), I)				
Romarks	Received Rs. 50/- (FIFTY only) fro					

Land Details:

Oistrict. South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kusumba Road, Mouza: Kusumba., Ward No: 008, Holding No:3666 Jl No: 50, Pin Code: 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
	RS-2314	RS-1072	Bastu	Danga	18 Katha 5 Chatak 4.8 Sq Ft		1,81,35,984/-	Property is on Road
	Grand	Total:			30.2266Dec	0 /-	181,35,984 /-	

Structure Details:

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
51	On Land L1	31264 Sq Ft.	0/-	2,11,03,200/-	Structure Type: Structure

Gr. Floor, Area of floor :6432 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 6208 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 6208 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 3, Area of floor : 6208 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 5, Area of floor : 6208 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

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Total:	31264 sq ft	0.7	044 00 000 /	
i Otai .	31204 SQ IL	0 /-	211,03,200 /-	
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Principal Details:

Name,Address,Photo,Finger print and Signature							
Name	Photo	Finger Print	Signature				
Miss NIMISHA MUKHERJEE (Presentant) Daughter of Shri BIDHAN CHANDRA MUKHERJEE Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office			Quilhorie				
	27/07/2022	LTI 27/07/2022	27/07/2022				

, β-247, SURVEY PARK, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxxx8Q, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 27/07/2022, Admitted by: Self, Date of Admission: 27/07/2022, Place: Office

Attorney Details:

	Name,Address,Photo,Finger print and Signature						
	Name	Photo	Finger Print	Signature			
	Shri BIDHAN CHANDRA MUKHERJEE Son of Shri NRIPENDRA NATH MUKHERJEE Executed by: Self, Date of Execution: 27/07/2022 Admitted by: Self, Date of Admission: 27/07/2022 ,Place: Office	(4) (A)		Bidhan Wander			
-		27/07/2022	LTI 27/07/2022	27/07/2022			

Son of Shri NRIPENDRA NATH MUKHERJEE, B-247, SURVEY PARK, City:- Not Specified, P.O:-SANTOSHPUR, P.S:-Purba Jadabpur, District:-South24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx5Q, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 27/07/2022, Admitted by: Self, Date of Admission: 27/07/2022, Place: Office

Identifier Details:

Name	Photo	Finger Print	Signature
Shri CHANDAN MANDAL Son of Shri JHANTU MANDAL , 1, NO. GOVERNMENT COLONY, City:- Not Specified, P.O:- HADIA, P.S:-Kolkata Leather Camp, District:-South 24- Parganas, West Bengal, India, PIN:- 700150			Charlan Mandar
	27/07/2022	27/07/2022	27/07/2022

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kusumba Road, Mouza: Kusumba, , Ward No: 008, Holding No:3666 Jl No: 50, Pin Code : 700150

Sch Plot & Khatian No Number	Details Of Land	Owner name in English as selected by Applicant
L1 * RS Plot No:- 2314, RS Khatian	4,4	ao ociocted by Applicant
No:- 1072		

Endorsement For Deed Number: L-190208649 / 2022

On 27-07-2022

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)

Fresented for registration at 13:59 hrs on 27-07-2022, at the Office of the A.R.A. - II KOLKATA by Miss NIMISHA MUKHERJEE , Executant.

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

Execution is admitted on 27/07/2022 by 1. Miss NIMISHA MUKHERJEE, Daughter of Shri BIDHAN CHANDRA MUKHERJEE, , B-247, SURVEY PARK, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Shri BIDHAN CHANDRA MUKHERJEE, Son of Shri NRIPENDRA NATH MUKHERJEE, , B-247, SURVEY PARK, P.O: SANTOSHPUR, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

indetified by Shri CHANDAN MANDAL, , , Son of Shri JHANTU MANDAL, , 1, NO. GOVERNMENT COLONY, P.O. HADIA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 21510, Amount: Rs.50/-, Date of Purchase: 25/07/2022, Vendor name: P S CHOWDHURY

East

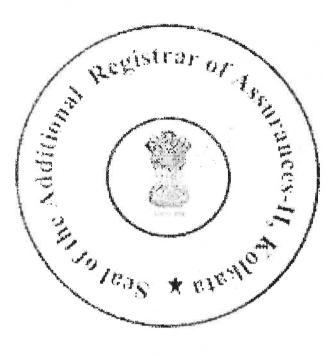
Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Legistered in Book - I

Jolume number 1902-2022, Page from 317167 to 317185

Leing No 190208649 for the year 2022.



Digitally signed by SATYAJIT BISWAS Date: 2022.08.01 10:48:13 -07:00 Reason: Digital Signing of Deed.

hap

Delivajit Biswas) 2022/08/01 10:48:13 AM DOITIONAL REGISTRAR OF ASSURANCE DEFICE OF THE A.R.A. - II KOLKATA West Bengal.

(This document is digitally signed.)