

3691/22

A - 3657/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certify that the document is authentic
to registration. The signature sheet
and the endorsement sheets attached
with this documents are the part
of this document.

3
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
- 2 SEP 2022

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, **M/S L.N. MULTIPLEX PRIVATE LIMITED (PAN: AABCL3698M)** incorporated under the Companies Act, 1956 having its registered office at Premises No. 1, Amalangshu Sen Road, Natun Pally, P.O. Sreebhumi & P.S. – Lake Town, Kolkata – 700 048, being represented by its director namely **SRI ABHIRAM DAS (PAN: ADLPD0136E & Aadhaar No. 6201 2100 2511)** son of Nagen Chandra Das, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 85A, Amalangshu Sen Road, Natun Pally, P.O.

38929

Uttam Singh (Adv.)

Sealdah Court

1 MAR 2022

PARTHA SARATHI CHOWDHURY

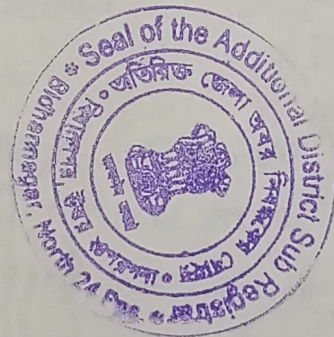
Kolkata

P-7, Chowringhee Square

Kolkata - 68

Date

[Signature]



[Signature]

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

2 SEP 2022

Uttam ar. Singh.
Adv.
Shri Shri Shankar Singh
Sealdah court complex
Room no 101, 1st floor
PO and PS- Entally
Kolkata-700014

Sreebhumi & P.S. – Lake Town, Kolkata – 700 048, (by a board of resolution hereinafter called and referred to as the Principals do hereby send greetings in favour of :-

SRI SANJAY KANSAL, (PAN: ACKPA0003H & AADHAR NO. 727065005794), son of Late Mahabir Prasad Kansal, by faith-Hindu, by occupation-Business, residing at 403/1, Dakshindari Road, Alcove Gloria, Tower – 2, Flat No. 9H, Post Office – Sreebhumi, P.S. – Lake Town, Kolkata – 700048, hereinafter called and referred to as the **ATTORNEY**.

WHEREAS we are the owners of **ALL THAT** piece or parcel of bastu land measuring 24 Cottahs 5 Chittacks 2 sq. ft. more or less together with tiles shed structure measuring about 1000 sq. ft. lying and situated at Mouza – Dakshindari, J.L. no. 25, R.S. No. 6, Touzi No. 1298/2833 comprised R.S. Dag No. 769, 770, 765, 766, 767, 768, 769, 771 and 773 appertaining to R.S. Khatian No. 794, 205, 210 and 207, being municipal Premises No. 34, S.K. Deb Road 5th Bye Lane and two another Premises being No 51 & 20 S.K. Deb Road 5th Bye Lane, being municipal Holding No. 86, 87 and 88, S.K. Deb Road 5th Bye Lane, under Ward No. 31, within the area of South Dum Dum Municipality, Police Station – Lake Town, Kolkata – 700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas mentioned in the schedule below and other common facilities and amenities attached thereto and we got the same by way of various purchased deed.

AND WHEREAS owing to our personal difficulty we are not in a position to look after, manage and supervise in respect of the schedule mentioned property conveniently and therefore it has become necessity on our part to appoint, nominate and constitute one person on our behalf in our names as our Constituted Attorney to do act and caused to be done the following acts, deeds and things with regard to the said property mention in the schedule, we accordingly nominate, constitute and appoint, the said **SRI SANJAY KANSAL, (PAN: ACKPA0003H & AADHAR NO. 727065005794)**, son of Late Mahabir Prasad Kansal, by faith-Hindu, by occupation-Business, at 403/1, Dakshindari Road, Alcove Gloria, Tower – 2, Flat No. 9H, Post Office – Sreebhumi, P.S. – Lake Town, Kolkata – 700048, as our Constituted Attorney in our name on our behalf to do and perform and caused to be done the following acts, deeds and things-

1. To look after all affairs relating to the said property as described in the schedule hereunder.
2. To sign, execute and admit any documents, statements, papers, undertakings, declarations as may be required for necessary permission by the appropriate authorities.
3. To swear any affidavits, declarations and indemnity bond etc. according to the necessity as arises from time to time in respect of the property on our behalf.

4. To appoint any Advocate, Solicitors, etc. on our behalf and to sign complaints, pleadings, written statements, deeds, drafting etc. as our lawful attorney.
5. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money and to issue good, valid receipt and discharge for the same which will protect the purchaser or purchasers and to deposit the same in our respective bank accounts.
6. To sign and present the deeds of sale, conveyance or conveyances or other documents or documents for registration and to admit thereof and receipt of consideration on our behalf before the any District Registrar, or Sub-Divisional office, Registrar of Assurances or any other registration office having authority for and to have the same registered according to law in respect of the schedule property and to do all other acts, deeds and things which our attorney shall consider necessary for the transferring and/or conveying the property as mentioned in the schedule hereunder to the purchasers.
7. The Attorney does not obtain any power to develop the property by any means.

Be it specifically stated that we are the Owners of the schedule property free from all encumbrance and have the right to sell, convey and transfer the right, title interest of the property by appointing such attorney to do that acts in our names and on our behalf and the

schedule mentioned property is not situated within the Notified Area, Cantonment area leasehold Property and Thika Tenancy Property and no embargo and/or restriction has been imposed by the local Authority/ Competent Authority/Govt. Authority for transferring the land with structure in question/ no violation of the section 22/A of Indian Registration Act 1908 and if restriction prevails, in that event principal will be held responsible for that.

Be it noted 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 change of Nature and character of land any Construction, Development Work, apply for sanctioning plan and enter into any development agreement with any one on the said property.

The sale proceeds and or any other sum received by the said attorney will be deposited in the Bank account of the principal and all expenses incurred by the attorney will be borne by the principals.

This power of attorney is always Revocable in nature at our will.

AND we do hereby agree and undertake to ratify approve and confirm all and whatsoever our said attorney under this power for us in our names and on our behalf herein before contained shall lawfully do execute or perform in exercise of the power as authorities and

liberties, conferred upon, under and by virtue of these presents for our interest.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of bastu land measuring 24 Cottahs 5 Chittacks 2 sq. ft. more or less together with tiles shed structure measuring about 1000 sq. ft. lying and situated at Mouza – Dakshindari, J.L. no. 25, R.S. No. 6, Touzi No. 1298/2833 comprised R.S. Dag No. 769, 770, 765, 766, 767, 768, 769, 771 and 773 appertaining to R.S. Khatian No. 794, 205, 210 and 207, being municipal Premises No. 34, S.K. Deb Road 5th Bye Lane and two another Premises being No 51 & 20, S.K. Deb Road 5th Bye Lane, and being municipal Holding No. 86, 87 and 88, S.K. Deb Road 5th Bye Lane, under Ward No. 31, within the area of South Dum Dum Municipality, Police Station – Lake Town, Kolkata – 700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas and which is butted and bounded as follows:-

ON THE NORTH	:	By 16 ft wide Municipal Road
ON THE SOUTH	:	By Other Land & 12 ft Municipal Road
ON THE EAST	:	By Other Land
ON THE WEST	:	By Other Land

IN WITNESS WHEREOF the Executants hereof doth hereunto set and subscribe hand and seal in presence of the witnesses named below on this the 2nd day of September 2022.

WITNESSES :-

1. Anur Kumar Pal
P-890, Lake City Block-A
Kolkata - 700089

For L.N. MULTIPLEX PRIVATE LIMITED

Anur Kumar Pal

Director

Signature of the Executant/
Principal

2. Anwarul Karim Akbar
P-12 New City Road
Kolkata - 700073

ACCEPTED BY ME ~

Sanjay Kumar

SIGNATURE OF THE
CONSTITUTED ATTORNEY

Drafted by me:

Uttam K. Singh

UTTAM KUMAR SINGH

Advocate

Sealdah Court

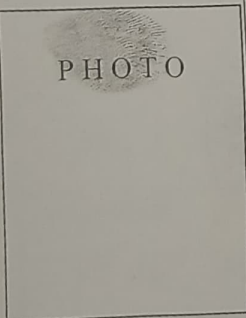
Kolkata - 700 014

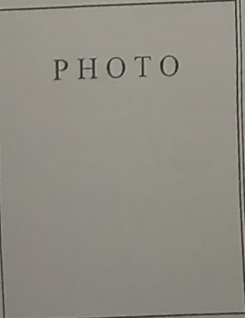
Enrolment No. F/26/199/07

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Sanjay Rans</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

 <i>Ashu Kaul</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

 PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

 PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1504-03657/2022	Date of Registration	02/09/2022
Query No / Year	1504-2002582809/2022	Office where deed is registered	
Query Date	26/08/2022 10:24:55 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	UTTAM KUMAR SINGH Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830079802, 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. 5,22,34,263/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb 5th By Lane., Mouza: Dakshindari, Premises No: 34, , Ward No: 031 JI No: 25, Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-769	RS-794	Bastu	Bastu	9 Katha		1,92,33,930/-	Width of Approach Road: 16 Ft.,
L2	RS-770	RS-205	Bastu	Bastu	2 Katha 13 Chatak 8 Sq Ft		60,34,350/-	Width of Approach Road: 16 Ft.,
L3	RS-765	RS-794	Bastu	Bastu	3 Katha		64,11,310/-	Width of Approach Road: 16 Ft.,
L4	RS-766	RS-794	Bastu	Bastu	2 Katha		42,74,207/-	Width of Approach Road: 16 Ft.,
L5	RS-767	RS-794	Bastu	Bastu	4 Katha		85,48,413/-	Width of Approach Road: 16 Ft.,
L6	RS-768	RS-794	Bastu	Bastu	2 Katha		42,74,207/-	Width of Approach Road: 16 Ft.,
L7	RS-779	RS-210	Bastu	Bastu	14 Chatak 15 Sq Ft		19,14,488/-	Width of Approach Road: 16 Ft.,
L8	RS-771	RS-207	Bastu	Bastu	9 Chatak 24 Sq Ft		12,73,358/-	Width of Approach Road: 16 Ft.,
		TOTAL :			40.1202Dec	0 /-	519,64,263 /-	
		Grand Total :			40.1202Dec	0 /-	519,64,263 /-	

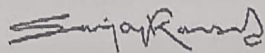
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8	1000 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	2,70,000 /-	

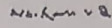
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	L N MULTIPLEX PRIVATE LIMITED 1, Amalangshu Sen Road, Natun Pally, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: AAxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

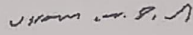
Attorney Details :

Attorney Details :				
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SANJAY KANSAL (Presentant) Son of Late M P KANSAL Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office			
	02/09/2022	LTI 02/09/2022	02/09/2022	
Son of Late M P KANSAL 403/1, DAKSHINDARI ROAD, ALCOVE GLORIA, TOWER-2, FLAT NO. 9H, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx3H, Aadhaar No: 72xxxxxxxx5794, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri ABHIRAM DAS Son of Mr Nagen Chandra Das Date of Execution - 02/09/2022, , Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office			
	Sep 2 2022 12:40PM	LTI 02/09/2022	02/09/2022	
85A, Amalangshu Sen Road, Natun Pally, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6E, Aadhaar No: 62xxxxxxx2511 Status : Representative, Representative of : L N MULTIPLEX PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UTTAM KUMAR SINGH Son of Late Shiv Sankar Singh Sealdah Court Complex, City:- , P.O:- Entally, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014			
	02/09/2022	02/09/2022	02/09/2022
Identifier Of Mr SANJAY KANSAL, Shri ABHIRAM DAS			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb 5th By Lane., Mouza: Dakshindari, Premises No: 34, , Ward No: 031 JI No: 25, Pin Code : 700048

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 769, RS Khatian No:- 794		
L2	RS Plot No:- 770, RS Khatian No:- 205		
L3	RS Plot No:- 765, RS Khatian No:- 794		
L4	RS Plot No:- 766, RS Khatian No:- 794		
L5	RS Plot No:- 767, RS Khatian No:- 794		
L6	RS Plot No:- 768, RS Khatian No:- 794		
L7	RS Plot No:- 779, RS Khatian No:- 210		

L8

RS Plot No:- 771, RS Khatian
No:- 207

On 02-09-2022

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 12:25 hrs on 02-09-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SANJAY KANSAL ,Claimant.

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

Execution is admitted on 02/09/2022 by Mr SANJAY KANSAL, Son of Late M P KANSAL, 403/1, DAKSHINDARI ROAD, ALCOVE GLORIA, TOWER-2, FLAT NO. 9H, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Indetified by Mr UTTAM KUMAR SINGH, , , Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-09-2022 by Shri ABHIRAM DAS, Director, L N MULTIPLEX PRIVATE LIMITED, 1, Amalangshu Sen Road, Natun Pally, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr UTTAM KUMAR SINGH, , , Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

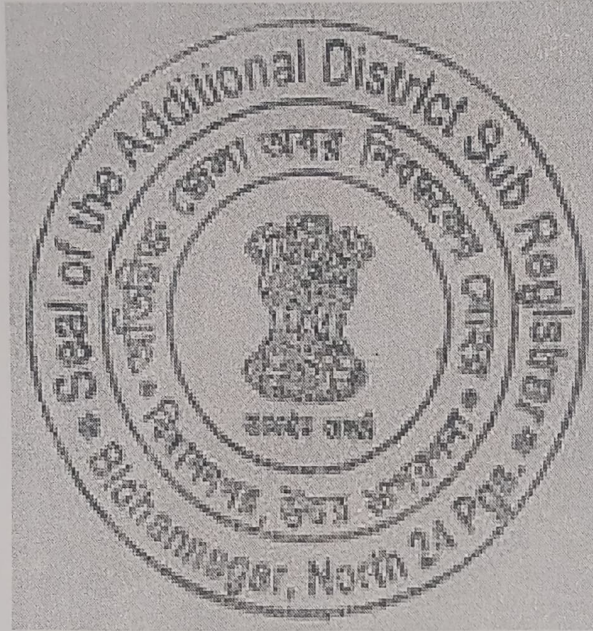
1. Stamp: Type: Impressed, Serial no 38929, Amount: Rs.100/-, Date of Purchase: 01/03/2022, Vendor name: Partha Sarathi Chowdhury


Rita Lepcha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 154479 to 154495
being No 150403657 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.09.05 15:00:54 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/09/05 03:00:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)