

03088/24

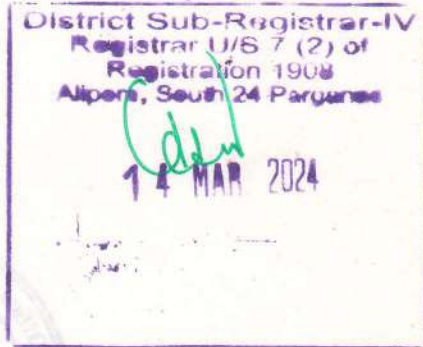
T-03022/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 467194

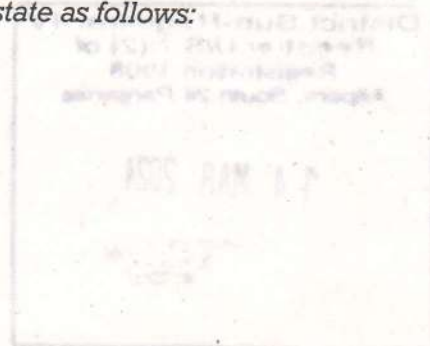
14/03/2024.
OS-2000699320/2024



Confirm that the document is submitted the
Registrar. The signature shows and the
document is the part of this document.

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, SMT. RITA SETH,
(PAN: BDGPS6022L), Aadhaar No. 9873 5084 3390 daughter of Late
Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality
– Indian, residing at 162A/146, Prince Anwar Shah Road, P.O. Lake
Gardens, Police Station - Lake, Kolkata – 700045, District – 24 Parganas
(South), state as follows:



09 FEB 2024

10647

No..... ₹ 100/- Date.....

Name : P. K. Chatterjee

Address : ALIPORE POLICE COURT Advocate
Kolkata - 700 027

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



Swapn Sasan
Smt. Sasan
Awarant
Koi - 70027
2aw - Ghan



WHEREAS I along with my brothers and sisters namely Manohar Lal Ahuja, Kailash Kumar Ahuja, Ajay Ahuja, Arun Kumar Ahuja, Dilip Kumar Ahuja, Shobha Mandhyan and Rita Seth respectively became the joint owners of ALL THAT piece and parcel of bastu land containing an aggregate area of 11 (eleven) cottahs 4 (four) chittacks and 33 (thirty three) sq.ft. be the same a little more or less, lying and situated in portion of C.S. Plot Nos. 3427 and 3429, appertaining to C.S. Khatian No.1130, Revisional Settlement Khatian No.3416 and 3417, in Mouza – Ariadaha- Kamarhati, J.L. No.1, Pargana – Kalikata, Touzi No.173, Police Station – Belghurria, Sub-Registration Office Cossipore-Dum Dum, in Holding No. 1868, being also premises No.44, Behari Lal Ghose Road, within the limits of Kamarhati Municipality, being Holding No. 704, B.L. Ghosh Road, Ward No.8, District – 24 Parganas (North) and jointly seized and possessed by paying rates and taxes thereto, morefully described in the Schedule hereunder written.

AND WHEREAS at present I am residing out of West Bengal and as such I am unable to attend the registration office at the time of registration of Deed of Conveyance and sign and execute agreement for sale in respect of Developer's Allocated flats and car parking spaces and other spaces in favour of the intending purchaser and for which it is expedient for me to appoint nominate and constitute **SRI VINAY PURI, (PAN: AFWPP2859R), Aadhaar No. 2523 8586 5287, Mob: 9831023135**, son of Sri Vinod Puri, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 162/B/324 Lake Gardens, P.O. – Lake Gardens, Police Station–Lake, Kolkata-700045, Director of **PENTARCH DESIGNS PRIVATE LTD. (PAN: AAEC7215R)** a Private Limited Company incorporated under the Companies Act, 1956 having its registered office at 162/B/324, Lake Gardens, P.O. Lake Gardens, Police Station – Lake, Kolkata – 700045, 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 **I, SMT. RITA SETH, (PAN: BDGPS6022L), Aadhaar No. 9873 5084 3390** daughter of Late Bhagchand Ahuja, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 162A/146, Prince Anwar Shah Road, P.O. Lake Gardens, Police Station - Lake, Kolkata – 700045, District – 24 Parganas (South), do hereby and hereunder nominate Constitute, authorize, empower and appoint **SRI VINAY PURI, (PAN: AFWPP2859R), Aadhaar No. 2523 8586 5287, Mob: 9831023135**, son of Sri Vinod Puri, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 162/B/324 Lake Gardens, P.O. – Lake Gardens, Police Station–Lake, Kolkata-700045, Director of **PENTARCH DESIGNS**

PRIVATE LTD. (PAN: AAECPT215R) a Private Limited Company incorporated under the Companies Act, 1956 having its registered office at 162/B/324, Lake Gardens, P.O. Lake Gardens, Police Station – Lake, Kolkata – 700045, to execute all or any of the following acts, deeds, things and matter in respect of my undivided share of the 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 their appointment.
- 2) To sign, execute, register, affirm and verify any petitions applications, affidavit, to Kamarhati Municipality, Declarations and gift to Kamarhati Municipality etc. and to sign on building Plan or Plans, revised sanctioned plan and other necessary documents of the Kamarhati Municipality 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 us 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 WBSEDCL/C.E.S.C. Ltd./Kamarhati Municipality/ West Bengal Fire and Emergency Services, Kolkata Police, the Component Authority under the Urban Land (Ceiling and Regulation) Act, 1976 in connection with the sanction, Government authorities for permission to transfer and all other purposes 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 Developer's allocation 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 in respect of the said property.
- 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 enter into agreement for sale and to receive from the intending Purchaser or Purchasers any earnest money and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will protect the Purchaser or Purchasers and to appear before the A.D.S.R., D.S.R. 24 Parganas (South) and A.R.A. Kolkata and to sign, execute and register the Deed of Conveyance in favour of the Purchaser or purchasers in respect of the said property.

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.

Be it expressly stated that this power of attorney does not create constitute or assume any kind of transfer enjoyment or making profit in favour of the attorney and further declare that the said Attorney shall not hereby obtain or have power for development work on such property. All the receivable will be paid to the principal and the sale proceeds shall be deposited to the principal Bank A/c and all the payables will be borne by the Principal and no monetary transaction is made between me and attorney.

SCHEDULE ABOVE REFERRED TO

ALL THAT undivided share of my land out of total bastu land containing an aggregate area of 11 (eleven) cottahs 4 (four) chittacks and 33 (thirty three) sq.ft. be the same a little more or less, lying and situated in portion of C.S. Plot Nos. 3427 and 3429, appertaining to C.S. Khatian No.1130, Revisional Settlement Khatian No.3416 and 3417, in Mouza - Ariadaha- Kamarhati, J.L. No.1, Pargana - Kalikata, Touzi No.173, Police Station - Belghurria, Sub-Registration Office Cossipore- Dum Dum, in Holding No. 1868, being also premises No.44, Behari Lal Ghose Road, within the limits of Kamarhati

Municipality, being Holding No. 704, B.L. Ghosh Road, Ward No.8, District - 24 Parganas (North), the entire property butted and bounded as follows:-

ON THE NORTH : By C.S. Plot No.3431;
ON THE SOUTH : By 24ft. wide Behari Lal Ghosh Road;
ON THE EAST : By land belonging to Sm. Pritam Kaur & Others;
ON THE WEST : By Baranagore Jute Mill Railway Siding;

IN WITNESSES WHEREOF I the above named have set and subscribed my hands on the ...14th... day of ...March... 2024.

SIGNED, SEALED AND DELIVERED

In the presence of:

1. Maheshwar Bhagat,
162/B/324 Lake Gardens,
Kol- 700045.

2. Swapna Sarkar
Alipore Court
Kol- 700027

Rita Seth
SIGNATURE OF EXECUTANT

Pentarch Designs Pvt. Ltd.

Umesh
Director
SIGNATURE OF ATTORNEY

Drafted by :
P.R. Chatterjee
 Advocate
 (WB/48/88)
 Alipore Court,
 Kolkata - 700 027.

Printed by :
Subhojama
 Alipore Court,
 Kolkata - 700 027.



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : ...RITA SETH...

SIGNATURE : ...Rita Seth...



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : ...VINAY PURI...

SIGNATURE : ...Vinay Puri...



	THUMB FINGER	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :



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

Query No / Year	2000699320/2024	Office where deed will be registered
Query Date	13/03/2024 8:07:25 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, 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. 1,49,44,386/-	
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
		Rs. 50/-
Remarks		

Land Details :

District: North 24-Parganas, Thana: Belgharia, Municipality: ARIADHA KAMARHATI, Road: Beharilal Ghosh Road, Mouza: Ariadaha, Premises No: 44, , Ward No: 8, Holding No:704 JI No: 0, , Pin Code : 700057

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3427	RS-1130	Bastu	Bastu	11 Katha 4 Chatak 33 Sq Ft		1,49,44,386/-	Width of Approach Road: 24 Ft.,
Grand Total :					18.6381Dec	0 /-	149,44,386 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt Rita Seth Daughter of Late Bhagchand Ahuja, 162A/146, prince Anwa Saha Road, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. bdxxxxxx2l, Aadhaar No.: 98xxxxxxx3390, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2000699320 of 2024, Printed On : Mar 13 2024 10:12AM, Generated from wbregistration.gov.in

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	Pentarch Designs Private Limited (Private Limited Company) ,162/B/324, Lake Gardens, City:- , P.O:- Lake Gardens, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 PAN No. aaxxxxxx5r, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri Vinay Puri Son of Vinod Puri162/B/324, Lake Gardens, City:- , P.O:- Lake Gardens, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. afxxxxxx9r, Aadhaar No.: 25xxxxxxxxx5287	Pentarch Designs Private Limited

Identifier Details :

Name & address
Mr Swapan Sardar Son of Late M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Smt Rita Seth, Shri Vinay Puri

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 12-04-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 12-04-2024)
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
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.



Query No: 2000699320 of 2024, Printed On : Mar 13 2024 10:12AM, Generated from wbregistration.gov.in

11.

This eAssessment Slip can be used for registration of respective deed in any registration office of west bengal.



Query No: 2000699320 of 2024, Printed On : Mar 13 2024 10:12AM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-03022/2024	Date of Registration	14/03/2024
Query No / Year	1604-2000699320/2024	Office where deed is registered	
Query Date	13/03/2024 8:07:25 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	P R Roy Aliporer Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748348206, 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. 1,49,44,386/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 46/- (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:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Beharilal Ghosh Road, Mouza: Ariadaha, Premises No: 44, , Ward No: 8, Holding No:704 JI No: 0, Pin Code : 700057

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-3427	RS-1130	Bastu	Bastu	11 Katha 4 Chatak 33 Sq Ft	1,49,44,386/-	Width of Approach Road: 24 Ft.,
Grand Total :				18.6381Dec	0 /-	149,44,386 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Rita Seth Daughter of Late Bhagchand Ahuja Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office	Photo  14/03/2024	Finger Print  LTI 14/03/2024	Signature  14/03/2024
162A/146,prince Anwa Saha Roadr, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bdxxxxxx2l, Aadhaar No: 98xxxxxxxx3390, Status :Individual, Executed by: Self, Date of Execution: 14/03/2024 , Admitted by: Self, Date of Admission: 14/03/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pentarch Designs Private Limited 162/B/324, Lake Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 , PAN No.:: aaxxxxxx5r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Vinay Puri (Presentant) Son of Vinod Puri Date of Execution - 14/03/2024, , Admitted by: Self, Date of Admission: 14/03/2024, Place of Admission of Execution: Office	 Mar 14 2024 1:15PM	 Captured LTI 14/03/2024	 14/03/2024
	162/B/324, Lake Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx9r, Aadhaar No: 25xxxxxxxx5287 Status : Representative, Representative of : Pentarch Designs Private Limited			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Swapan Sardar Son of Late M Sardar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	14/03/2024	14/03/2024	14/03/2024
Identifier Of Smt Rita Seth, Shri Vinay Puri			

Endorsement For Deed Number : I - 160403022 / 2024

On 14-03-2024

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 12:50 hrs on 14-03-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Vinay Puri ,.

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

Execution is admitted on 14/03/2024 by Smt Rita Seth, Daughter of Late Bhagchand Ahuja, 162A/146,prince Anwa Saha Roadr, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business

Indetified by Mr Swapan Sardar, , , Son of Late M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-03-2024 by Shri Vinay Puri,

Indetified by Mr Swapan Sardar, , , Son of Late M Sardar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

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 10647, Amount: Rs.100.00/-, Date of Purchase: 09/02/2024, Vendor name: S 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 87731 to 87746
being No 160403022 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.03.15 13:20:45 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 15/03/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.