

1457/25

2-01217/25

873200

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

भारत

FIFTY  
RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Notified that the Document is admitted to  
Registration The Signature Sheet and the  
endorsement sheets attached to this document  
are the part of this Document.

2/343710/25

AM 350003

-5 FEB 2025

A.R.A.  
IIADDITIONAL REGISTRAR OF  
ASSURANCES-II, KOLKATAAdditional Registrar  
of Assurances II Kolkata**GENERAL POWER OF ATTORNEY**

**KNOWN ALL MEN** by these present, We, **1. SRI JAGADISH DEBNATH** son of Late Khetra Mohan Debnath, **PAN: BFFPD4931N, AADHAAR No: 8362 4952 9638**, by occupation: Retired, **2. SRI SURAJIT KUMAR DEBNATH** son of Late Khetra Mohan Debnath, **PAN: IDNPD8746L, AADHAAR No: 5763 2728 3278**, by occupation: Business, **3. SRI SUBHASH DEBNATH** son of Late Khetra Mohan Debnath, **PAN: BCMPD6659P, AADHAAR No: 5134 2989 3242**, by occupation: Tutor all are residing at 4/74, Vidyasagar Colony, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047 hereinafter referred to as the "OWNERS / EXECUTANTS" do hereby SEND GREETINGS:



009274

19.12.24

No. .... Date: .....  
Sold to .....  
of .....  
Rupees .....

SURAJIT NANDAN  
Advocate, Alipore Police Court  
Kolkata-27

*Samiran Das*  
Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

AM 350003

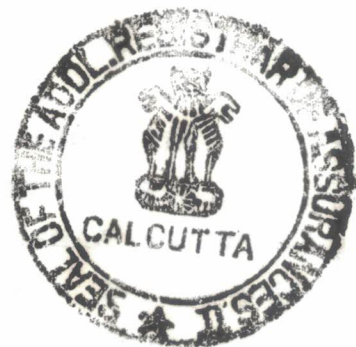
2/19/10/25  
- 2 FEB 2025



ATTORNEY

DEBNATH son of late  
Khatra Mohan  
by occupation  
PAN  
Kolkata  
SEND

*f*



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

- 5 FEB 2025

**WHEREAS** we the Executants namely **SRI JAGADISH DEBNATH, SRI SURAJIT KUMAR** and **SRI SUBHASH DEBNATH** herein are joint owners of **ALL THAT** piece and parcel of homestead land measuring about 3 Cottahs 13 Chittaks be little more or less lying and situated at E/P No: 316, S/P No: 547/1, C.S. Plot No: 1089(P) under Mouza: Raipur, J. L. No: 33, at Premises No: 69/1/4/127, Raja S. C. Mullick Road (Postal Premises No: 4/74 Vidyasagar Colony), Ward No: 99, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047. That we have already appointed **BOSE CONSTRUCTION**, a Partnership Firm having its office at 4/61, Vidyasagar Colony, P.S: Netaji Nagar, Kolkata: 700047 represented by its Partner **SRI SOURAV BARDHAN** son of Amal Kanti Bardhan, **PAN: ATUPB4395A, AADHAAR No: 8897 8414 4923** by religion: Hindu, by Nationality: Indian, by Occupation: Business, residing at 4/41C, Vidyasagar Upanibesh, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047 **SRI SAJAL BOSE** son of Late Satyaranjan Bose, **PAN: AINPB4406E, AADHAAR No: 6728 0970 1966** by religion: Hindu, by Nationality: Indian, by Occupation: Business, residing at C/1A, Ramgarh, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047, hereinafter called and referred to as the **DEVELOPER** to developer our aforesaid property as mentioned herein above and herein below by constructing a new building thereon and therefore we are committed to execute a general power of attorney in favour of the said Company or it delegated person or persons to look after the day to day affairs, management of the subject property and as such we feel it necessary and urgent to appoint attorneys in our names and on our behalf and as such we the Owners/Executants, do hereby nominate constitute and appoint our well-wisher **SRI SOURAV BARDHAN and SRI SAJAL BOSE**, by faith Hindu, by occupation: Business, as **Delegates** of **BOSE CONSTRUCTION**, as our True and lawful **Attorneys** for us in our names and on our behalf to do and execute and perform or cause to be done, executed and performed either solely or jointly all or any of the following acts, deeds and things:

1. To enter, possess, look after, manage control, and supervise our property more fully mentioned in the schedule hereunder written.
2. 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.

3. To enter into the said Premises and to hold and possess the said premises and take all actions and developing the said premises, soil testing, making the boundary walls, to construct building, etc.,
4. To appoint engineers, architects, LBS, 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.
5. 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 no his behalf 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 deviation/alteration/addition plan as also any matter related with the commencement certificate and the Completion Certificate, on behalf of the Principal / Land Owner.
6. To make various deposits/apply for getting connection/sign/dis-connection into the various Concerned Department/s of the CESC 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.
7. To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including the KMC, KMDA, CESC, 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.

8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

**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 him by this Power in respect of the matters related with the schedule mentioned property.

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

**BE IT SPECIFICALLY STATED THAT** the scheduled 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 prevail in that event Principal will be held responsible for that.

AND We, do hereby ratify and confirm and agree all act or acts, deed or deeds of our said Attorneys, which they shall jointly and or severally lawfully, do execute or perform or cause to be done, executed and / or performed in terms of this Power of Attorney, which we could do ourselves if we were personally present.

#### **SCHEDULE OF PROPERTY**


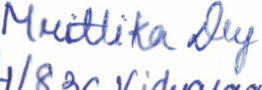
**ALL THAT** piece and parcel of homestead land measuring about **3 Cottahs 13 Chittaks** be little more or less together with **500 Square Feet old dilapidated house** lying and situated at **E/P No: 316, S/P No: 547/1, C.S. Plot No: 1089(P) under Mouza: Raipur, J. L. No: 33 at Premises No: 69/1/4/127, Raja S. C. Mullick Road (Postal Premises No: 4/74 Vidyasagar Colony), Assessee No: 231000805730, Ward No: 99, P.S: Netaji Nagar, P.O: Naktala, Kolkata: 700047** as delineated on the Plan annexed hereto and bordered in color **RED** thereon and butted and bounded as follows:

On the North	:	By S.P. No: 546/1;
On the South	:	By Colony Road;
On the East	:	By E.P. No: 317;
On the West	:	By E.P. No: 315.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hand seal on this 5th day of February, 2025.

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:

**WITNESS:**

1.   
4/40 Vidyasagar, KOL-47
2.   
4/8 SC Vidyasagar, KOL-47



1. Jagadish Debnath



2. Surajit Kumar Debnath



3. Subhash Debnath

Drafted by me based on the available documents and prepared in my office



Pitam Dutta  
Advocate  
High Court at Kolkata  
Enrolment No: F/1122/1343 of 2009

-----  
**SIGNATURE OF THE OWNERS**

**BOSE CONSTRUCTION**



Partner

**BOSE CONSTRUCTION**




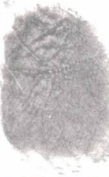


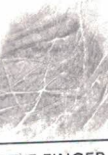















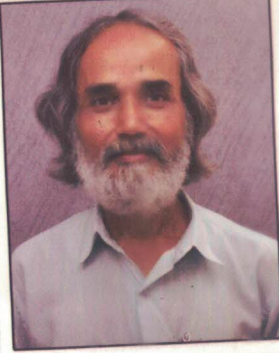























Partner

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**SIGNATURE OF THE ATTORNEY**














# SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Jagadish Deb Nath</i>	<b>LEFT HAND</b>	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
							
<b>RIGHT HAND</b>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
							
	<i>Srijit Kumar Deb Nath</i>	<b>LEFT HAND</b>	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
							
<b>RIGHT HAND</b>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
							
	<i>Subhash Deb Nath</i>	<b>LEFT HAND</b>	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
							
<b>RIGHT HAND</b>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
							
	<i>Soumit Bandhan</i>	<b>LEFT HAND</b>	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
							
<b>RIGHT HAND</b>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
							



## SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Sajin Bose</i>	<b>LEFT HAND</b>	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
							
		<b>RIGHT HAND</b>	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
							
		<b>LEFT HAND</b>	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		<b>RIGHT HAND</b>	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		<b>LEFT HAND</b>	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		<b>RIGHT HAND</b>	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		<b>LEFT HAND</b>	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		<b>RIGHT HAND</b>	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

### Major Information of the Deed

Deed No :	I-1902-01217/2025	Date of Registration	05/02/2025
Query No / Year	1902-2000343710/2025	Office where deed is registered	
Query Date	04/02/2025 10:52:50 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PITAM DUTTA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7980520784, 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. 1,33,71,560/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :












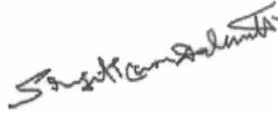


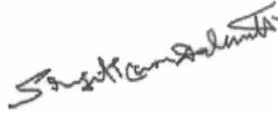


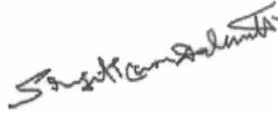


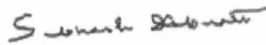


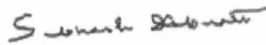


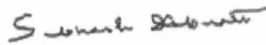
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 69/1/4/127, , Ward No: 099 Pin Code : 700047

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 13 Chatak		1,30,38,748/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :				6.2906Dec	0 /-	130,38,748 /-	

### 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/-	3,32,812/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	3,32,812 /-	

# Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Mr Jagadish Debnath</b>  Son of Late Khetramohan Debnath  Executed by: Self, Date of Execution: 05/02/2025  , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office </td><td>  </td><td>   Captured </td><td>  </td></tr> <tr> <td>05/02/2025</td><td></td><td>LTI 05/02/2025</td><td>05/02/2025</td></tr> </tbody> </table> <p>4/74, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: bfxxxxxx1n, Aadhaar No: 83xxxxxxxx9638, Status :Individual, Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Jagadish Debnath</b> Son of Late Khetramohan Debnath Executed by: Self, Date of Execution: 05/02/2025 , Admitted by: Self, Date of Admission: 05/02/2025 ,Place : Office		 Captured		05/02/2025		LTI 05/02/2025	05/02/2025
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05/02/2025		LTI 05/02/2025	05/02/2025										



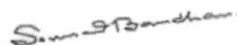





**Attorney Details :**




SI No	Name,Address,Photo,Finger print and Signature
1	<b>BOSE CONSTRUCTION</b> 4/61, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX0 , PAN No.:: ABxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Sourav Bardhan</b> Son of Mr Amal Kanti Bardhan Date of Execution - 05/02/2025, , Admitted by: Self, Date of Admission: 05/02/2025, Place of Admission of Execution: Office	 Feb 5 2025 2:05PM	 Captured LTI 05/02/2025	 05/02/2025
4/41C, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: atxxxxxx5a, Aadhaar No: 88xxxxxxxx4923 Status : Representative, Representative of : BOSE CONSTRUCTION (as Partner)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Sajal Bose (Presentant )</b> Son of Late Satyaranjan Bose Date of Execution - 05/02/2025, , Admitted by: Self, Date of Admission: 05/02/2025, Place of Admission of Execution: Office	 Feb 5 2025 2:07PM	 Captured LTI 05/02/2025	 05/02/2025
C/IA, RAM GARH COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: aixxxxxx6e, Aadhaar No: 67xxxxxxxx1966 Status : Representative, Representative of : BOSE CONSTRUCTION (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ayan Sen</b> Son of Late Asim Sen 4/40, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	 05/02/2025	 Captured 05/02/2025	 05/02/2025
Identifier Of Mr Jagadish Debnath, Mr Surajit Kumar Debnath, Mr Subhash Debnath, Mr Sourav Bardhan, Mr Sajal Bose			



**Endorsement For Deed Number : I - 190201217 / 2025**

On 05-02-2025

**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 13:58 hrs on 05-02-2025, at the Office of the A.R.A. - II KOLKATA by Mr Sajal Bose ,.

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

Execution is admitted on 05/02/2025 by 1. Mr Jagadish Debnath, Son of Late Khetramohan Debnath, 4/74, Road: VIDYASAGAR COLONY, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mr Surajit Kumar Debnath, Son of Late Kshetramohan Debnath, 4/74, Road: VIDYASAGAR COLONY, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Mr Subhash Debnath, Son of Late Kshetra Mohan Debnath, 4/74, Road: VIDYASAGAR COLONY, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Mr Ayan Sen, , Son of Late Asim Sen, 4/40, Road: VIDYASAGAR COLONY, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

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

Execution is admitted on 05-02-2025 by Mr Sourav Bardhan, Partner, BOSE CONSTRUCTION (Partnership Firm), 4/61, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Ayan Sen, , Son of Late Asim Sen, 4/40, Road: VIDYASAGAR COLONY, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Execution is admitted on 05-02-2025 by Mr Sajal Bose, Partner, BOSE CONSTRUCTION (Partnership Firm), 4/61, VIDYASAGAR COLONY, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Ayan Sen, , Son of Late Asim Sen, 4/40, Road: VIDYASAGAR COLONY, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**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 9274, Amount: Rs.50.00/-, Date of Purchase: 19/12/2024, Vendor name: S Das

  
**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1902-2025, Page from 50163 to 50179**

**being No 190201217 for the year 2025.**



Digitally signed by SATYAJIT BISWAS  
Date: 2025.02.08 14:24:33 +05:30  
Reason: Digital Signing of Deed.

**(Satyajit Biswas) 08/02/2025**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - II KOLKATA**

**West Bengal.**