

04747/2025

1V-0191/2025



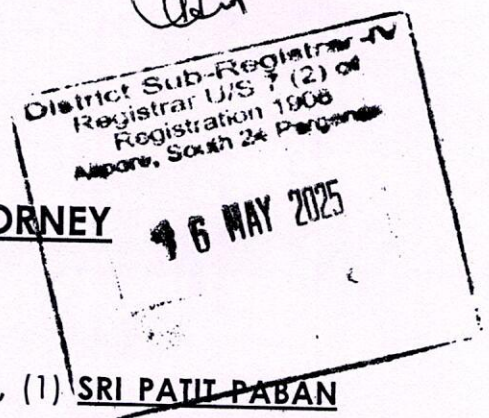
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 265591

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document

16/05/2025
9-3001278039/2025

GENERAL POWER OF ATTORNEY



KNOW ALL MEN BY THESE PRESENTS that We, (1) SRI PATIL PABAN BANERJEE, (PAN- AGSPB3998G, & Aadhaar No. 2221 1197 2831) son of Late Gopal Chandra Banerjee, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Narayan Roy Road, P.O.

Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, and (2) **SMT. CHANDANA HALDER**, (PAN- **AATPH7012G**, & Aadhaar No. 3761 5126 8800) wife of Sri Samir Halder, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 39/5/3, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, hereinafter called and referred to as the "**OWNERS/EXECUTANTS**", **SEND GREETINGS: -**

WHEREAS We, the executants herein, are the absolute rightful joint owners of **ALL THAT** piece and parcel of 2(two) self contained residential flats and one Open Car-parking space, i.e. (i) one self contained residential flat, Being **Flat No. 'C'**, on the **First floor**, South-west-north side, (ii) one self contained residential flat, Being **Flat No. 'E'**, on the **Second floor**, South-west-north side, and (iii) one open car-parking space, Being **Car-Parking No. '1'**, on the **Ground floor**, north-west side, of proposed new Building, together with all fittings, fixtures and appurtenances etc. attached therein and thereto at **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District:- South 24-Parganas, and every part thereof, rights and properties appurtenant thereto, **TOGETHER WITH** undivided impartible proportionate share or interest in the land at the said premises, including all user, easement and quasi-easement rights and all common rights, benefits, privileges, amenities, facilities etc. on the common parts and service areas including common user right on common paths and passages, stair-case, stair landing, sanitary pipe line, septic tank, water

reservoir, water tank, electrical installations, wiring, fittings and fixtures, drainage and sewerage lines and connection etc. along with obligations to bear common expenses proportionately with other flat owners/occupiers of the building, as more fully and particularly mentioned and described in the **schedule** hereunder written. **And Whereas** due to our busy daily works and inconvenience, it is now not being possible for us to properly look after, manage, control and supervise of our aforesaid flats and car-parking space and for which We do hereby nominate, constitute, authorized and empower our well wisher **M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED** (PAN-**AAKCR1883K**), a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24-Parganas, represented by its Director **SRI ARNAB ROY** (PAN-**DWXP7469Q** & Aadhaar No. 4359 5620 2542), son of Sri Subrata Roy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24-Parganas, to be our true and lawful **ATTORNEY** in respect of the said 2(two) self contained flats and one Open Car-parking space, for us in our names and on our behalf to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things, that is to say:-

- (1) To look after, manage, control, and supervise our aforesaid property, as more fully and particularly mentioned and described in SCHEDULE hereunder written in our names and on our behalf.

(2) To appear and represent us before the K.M.C. authority for any affairs, relating to our said 2(two) self contained flats and one Open Car-parking space, and before the CESC Ltd. or before any Govt. or semi-Govt. offices/Authority and to apply for and receive and/or obtain all necessary permission in our names and on our behalf in connection with the property, as mentioned in the SCHEDULE below.

(3) To initiate any case or cases, suit or suits or any legal proceeding against any person or persons or unauthorized occupiers and also to defend any such case or cases, suit or suits in connection with our said property in our names and on our behalf and to receive and acknowledge any notice/summons from any court of law or office/authority concerned.

(4) To sign, and execute all petition, application, forms, written statements, appeals, vokatnama and to appear and represent us before the court concerned and to take all necessary steps at the absolute discretion of our said attorney.

(5) To entered into any agreement for sale, mortgage or any other kind of transaction with any person and persons, purchaser or purchasers, Bank or Banks authority or authorities and for such sale of the 2(two) self contained flats and one Open Car-parking space or any part and portion thereof, to receive advance or earnest money or booking money and any part payment including the entire sale proceeds from such intending purchaser

or purchasers and to give valid receipt and discharge for the same and all sale proceeds shall be deposited and/or be credited to our Bank Account i.e. Principals' Account and upon receipt of consideration money from the intending purchaser or purchasers, in our names and on our behalf, to sign, execute and deliver any Conveyance or Conveyances of the said Schedule below Property in favour of the said Purchaser or Purchasers or his/her/their nominee or assignee, as the case may be.

(6) To sign and execute all such Agreements, Deed of Conveyance(s), any Declaration, Deed of Gift, Deed of Partition and to admit execution and present all such Deeds and Documents before the concerned registration offices and to that effect to sign and execute all necessary papers and documents for completion of Registration works and deliver the peaceful possession thereof unto and in favour of such intending Purchaser or Purchasers in our names and on our behalf.

(7) To engage appoint and discharge pleader, Advocate, lawyer or any other legal practitioner in connection of our said 2(two) self contained flats and one Open Car-parking space as our said Attorney shall think fit and proper.

(8) That by virtue of this power of Attorney our said appointed attorney shall have the absolute right and liberty to sell our aforesaid 2(two) self

contained flats and one Open Car-parking space, including all other rights and properties attached therein and thereto, or any part or portion thereof at any price or consideration as our said Attorney think fit and better.

(9) Our said Attorney shall take all initiative to mutate the said property in our names before the Kolkata Municipal Corporation or before any other appropriate authority concerned, and also to obtain necessary permission, consent and no-objection in any matter relating to our property from the Kolkata Municipal Corporation, K.M.D.A., K.I.T., CESC. Ltd., B.L. & L.R.O. concerned, any other Govt. or Semi-Govt. office/authority concerned etc. for all purposes relating to our said 2(two) self contained flats and one Open Car-parking space.

(10) To engage Engineer and/or Architect and thereby to prepare Revised and/or Regularized*Building plan through Engineer and sign & submit the same for necessary sanction before the Kolkata Municipal Corporation in respect of B.P. No. 2023160022, dated 13/04/2023 and also to sign in the modified plan, completion Building plan and other necessary papers as would be required and to submit the same to the Kolkata Municipal Corporation, in our names and on our behalf for obtaining necessary sanction and for that purpose to deposit any fees and also to sign all other necessary papers and documents in respect thereof.

AND GENERALLY to do all acts, deeds, things and matters which are in the opinion of our said Attorney ought to be done and all acts, deeds and things

lawfully done by our said Attorney shall be construed as acts, deeds and things done by us as if We were present and done the same by ourselves.

AND FURTHER We do hereby ratify and confirm and agreed all act or acts, deed or deeds of our said Attorney which he shall lawfully do, execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney.

(i) Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no right, title and interest is created in favour of the Attorney on the property which is the subject matter of this Power of Attorney and that the said Attorney shall not hereby obtain any right to make any construction or development work on the said property and further that the entire sale proceeds, if any, arising out of any part of the schedule property, shall be deposited in the Bank Account of the Principals irrespective of any condition. All the receivable will be paid to the Principals & and all payable will be borne by the Principals.

(ii) 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 Principals herein-named.

(iii) 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/ Govt. Authority for transferring the property in question and if restriction prevails, in that event Principals will be held responsible for that.

SCHEDULE AS REFERRED TO ABOVE

ALL THAT piece and parcel of 2(two) self contained residential flats and one Open Car-parking space, **i.e.** (i) one self contained residential flat, Being **Flat No. 'C'**, on the **First floor**, South-west-north side, (ii) one self contained residential flat, Being **Flat No. 'E'**, on the **Second floor**, South-west-north side, and (iii) one open car-parking space, Being **Car-Parking No. '1'**, on the **Ground floor**, north-west side, of proposed new Building, together with all fittings, fixtures and appurtenances etc. attached therein and thereto at **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata-700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being **Assessee No. 41-125-14-0241-7**, District:- South 24-Parganas, and every part thereof, rights and properties appurtenant thereto, **TOGETHER WITH** undivided impartible proportionate share or interest in the land measuring 3(three) Cottahs 1(one) Chittaks 0 (zero) Sq. ft. more or less, at the said premises, including all user, easement and quasi-easement rights and all common rights, benefits, privileges, amenities, facilities etc. on the common parts and service areas including common user right on common paths and passages, stair-case, stair landing, lift, lift room, lift accessories, sanitary pipe line, septic tank, water reservoir, water tank, electrical installations, wiring, fittings and fixtures, drainage and sewerage lines and connection etc. along with obligations to bear common expenses, maintenance of the Building & common parts proportionately. The aforesaid entire premises is butted and bounded as follows: -

On the North : Land & House of Samir Halder.

On the South : Land & House of Arun Kumar Roychowdhury.

On the East : Land of Anil Kumar Roychowdhury.

On the West : Narayan Roy Road.

ROAD ZONE :- K.K. Roychowdhury Road to Rest.

IN WITNESS WHEREOF the Owners/Executants hereto have set and subscribed our hands and signatures on this the 16th day of May, 2025 (Two Thousand Twenty Five).

In Presence of
WITNESSES:-

1. Sounav Dhara.
28/2, Narayan Roy Road
Barisha Kol-700008.

Atit Arben Banerjee
Chandana Halder

**SIGNATURE OF THE OWNERS/
EXECUTANTS**

2. Alok Biswas
Advocate
Alipore Police Court
Kolkata-700027

The Power hereby conferred
is gladly accepted by me.

**ROYAN ASSOCIATE (OPC)
PRIVATE LIMITED**

Anand Roy
Director

SIGNATURE OF THE ATTORNEY

Drafted by me as per instructions and documents supplied by the parties hereto:-

Alok Biswas.
Advocate
Alipore Police Court, Kolkata-700027.
Enrolment No. WB- 135/2003.

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- PATIT PABAN BANERJEE

Signature.....*Patit Paban Banerjee*.....

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- CHANDANA HALDER

Signature.....*Chandana Halder*.....

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- ARNAB ROY

Signature.....*Arnab Roy*.....



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	3001278039/2025	Office where deed will be registered
Query Date	08/05/2025 5:09:34 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9748887252, Status : Advocate	
Transaction	Additional Transaction	
[4002] Power of Attorney, General Power of Attorney		
Set Forth value	Market Value	
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
Remarks		

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Patit Paban Banerjee (Presentant) Son of Late Gopal Chandra Banerjee32, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 22xxxxxxx2831, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 16/05/2025	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 16/05/2025
2	Smt Chandana Halder Wife of Shri Samir Halder39/5/3 Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 37xxxxxxx8800, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 16/05/2025	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 16/05/2025



Query No: 3001278039 of 2025, Printed On :
May 16 2025 3:28PM, Generated from
Registration office

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.

1.

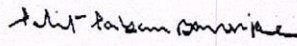
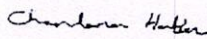


Query No: 3001278039 of 2025, Printed On :
May 8 2025 5:11PM, Generated from
Registration office

Major Information of the Deed

Deed No :	IV-1604-00191/2025	Date of Registration	16/05/2025
Query No / Year	1604-3001278039/2025	Office where deed is registered	
Query Date	08/05/2025 5:09:34 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9748887252, Status :Advocate		
Transaction		Additional Transaction	
[4002] Power of Attorney, General Power of Attorney			
Set Forth value		Market Value	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(d))		Rs. 7/- (Article:E)	
Remarks			

Principal Details :

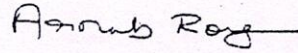
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Shri Patit Paban Banerjee (Presentant) Son of Late Gopal Chandra Banerjee Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office	Photo  16/05/2025	Finger Print  Captured LTI 16/05/2025	Signature  16/05/2025
	32, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 22xxxxxxxx2831, Status :Individual, Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office			
2	Name Smt Chandana Halder Wife of Shri Samir Halder Executed by: Self, Date of Execution: 16/05/2025 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office	Photo  16/05/2025	Finger Print  Captured LTI 16/05/2025	Signature  16/05/2025

39/5/3 Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , Aadhaar No: 37xxxxxxxx8800, Status :Individual, Executed by: Self, Date of Execution: 16/05/2025
 , Admitted by: Self, Date of Admission: 16/05/2025 ,Place : Office

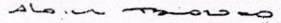
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Royan Associate O P C Private Limited 39/5/6 Narayan Roy Road, Silpara, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Arnab Roy Son of Mr Subrata Roy Date of Execution - 16/05/2025, , Admitted by: Self, Date of Admission: 16/05/2025, Place of Admission of Execution: Office	Photo  May 16 2025 1:27PM	Finger Print  Captured LTI 16/05/2025	Signature  16/05/2025
39/5/6 Narayan Roy Road, Silpara, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX0 , PAN No.: DWxxxxxx9Q, Aadhaar No: 43xxxxxxxx2542 Status : Representative, Representative of : Royan Associate O P C Private Limited (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alope Biswas Son of Mr A. C. Biswas Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured 16/05/2025	 16/05/2025
Identifier Of Shri Patit Paban Banerjee, Smt Chandana Halder, Mr Arnab Roy			

Endorsement For Deed Number : IV - 160400191 / 2025

On 16-05-2025

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 12:45 hrs on 16-05-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Patit Paban Banerjee , one of the Executants.

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

Execution is admitted on 16/05/2025 by 1. Shri Patit Paban Banerjee, Son of Late Gopal Chandra Banerjee, 32, Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. Smt Chandana Halder, Wife of Shri Samir Halder, 39/5/3 Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Indetified by Mr Aloke Biswas, , Son of Mr A. C. Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-05-2025 by Mr Arnab Roy, DIRECTOR, Royan Associate O P C Private Limited, 39/5/6 Narayan Roy Road, Silpara, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr Aloke Biswas, , Son of Mr A. C. Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 15893, Amount: Rs.50.00/-, Date of Purchase: 13/05/2025, Vendor name: Subhankar Das

(Signature)

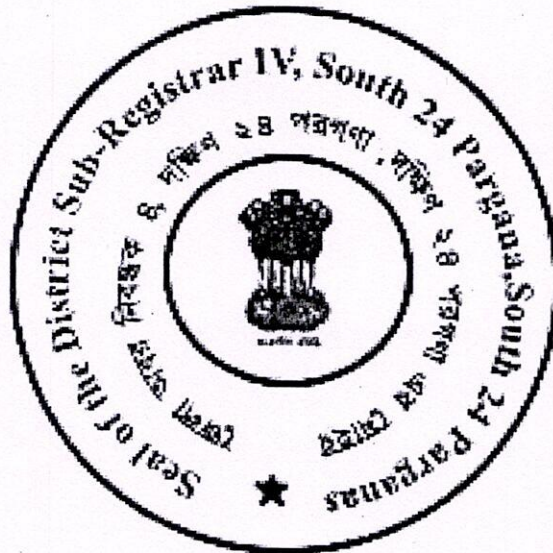
Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1604-2025, Page from 3371 to 3387

being No 160400191 for the year 2025.



Digitally signed by Anupam Halder
Date: 2025.05.16 16:20:14 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 16/05/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.