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21.02.23

- (1) **GUNANKA CHURN LAW**, son of Late Murari Churn Law, having PAN: ABAPL9468L and Aadhar No.: 667059151251 and permanently residing at 2A, Bidhan Sarani, Beadon Street SO, Kolkata 700006, P.O. – Beadon Street & P.S. – Amherst Street;
- (2) **DEBANKA CHURN LAW**, son of Late Murari Churn Law, having PAN: AAWPL6339B and Aadhar No.: 880568813262 and permanently

11322

13 FEB 2023

No.....Rs.100/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24 Pgs. 19

SUBHANKAR

STAMP

Alipore P.O.

SAMYAKX ATTORNEYS  
85A, SARAT BOSE ROAD  
Kolkata-26

Minu



2168

Minu



2169

Uttam



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Minu

Minanka Churn Law



2172



DISTRICT SUB REGISTRAR III  
SOUTH 24 PGS., ALIPORE  
17 FEB 2023

Minanka Churn Law

P.T.O



residing at 2A, Bidhan Sarani, Beadon Street SO, Kolkata 700006, P.O. – Beadon Street & P.S. – Amherst Street; and

- (3) **MINANKA CHURN LAW**, son of Late Murari Churn Law, having PAN: AAWPL6338A and Aadhar No.: 632534668543 and permanently residing at 2A, Bidhan Sarani, Beadon Street SO, Kolkata 700006, P.O. – Beadon Street & P.S. – Amherst Street,

hereinafter collectively referred to as "**the Appointors**" **SEND GREETINGS:**

**WHEREAS:**

- A. The Appointers are the sole and absolute owners of **ALL THAT** the piece and parcel of land containing an area of 1 (one) Bigha 9 (nine) Cottahs 7 (seven) Chittacks 32 (thirty two) sq.ft. more or less appertaining thereto together with the structures standing thereon and lying situate at premises No. 3, Dover Park within the Municipal limits of Calcutta, PS Ballygunge, Registration District Alipore, Sub-Registry Sealdah in the District of 24 Parganas comprised in holding Nos. 5 and 6 and Sub-Division 0, Division VI at Gudsali Khas Mahal Dahi Panchannagram (hereinafter referred to as the "**said Property**" and more fully and particularly described in the Schedule hereunder written).
- B. The Appointers are desirous of selling the said Property and in this regard, have agreed to appoint the Attorney named below as their true and lawful attorney to assist the Appointers in the sale and transfer of the said Property.
- C. The Attorney has agreed to assist the Appointers as above and the Appointers have agreed that the Attorney may finalise the terms, sell,



2170

Guranka Churn Lal



2173

Pravakar Das

PRAVAKAR DAS

S/o Mr. S. Das

Vill- Nabagram, Shyampur

P.O.- Nabagram, P.S.-Shyampur

Dist.- Howrah, Pin- 711315



transfer, convey and assign the said Property in favour of any person/ entity, nominee or itself in accordance with applicable law. The Appointers have also agreed that notwithstanding anything contained herein, any advance/ earnest money paid by the Attorney to the Appointers shall be reimbursed/ adjusted in favour of the Attorney upon conclusion of the sale, in the manner mutually agreed between the Appointers and the Attorney.

**NOW KNOW YE BY THESE PRESENTS, WE,** the Appointers named above do hereby nominate, constitute and appoint, **GNB MOTORS PRIVATE LIMITED**, having PAN: AAACG9149H, a private limited company existing under the laws of India and having its office at P-15, India Exchange Place Extn., Kolkata 700 073 P.S. Bowbazar and P.O. Chittaranjan Avenue represented by any of its Directors, **(1) Mr. Rishi Todi** having PAN: ABUPT6543N and Aadhar No.: 3923 5587 1048, son of Pawan Kumar Todi, by religion Hindu, by nationality Indian, by occupation Business residing at 2, Queens Park, Kolkata - 700019, P.O. Ballygunge & P.S. Ballygunge, and **(2) Mr. Chetan Todi** having PAN: AFTPT0425J and Aadhar No.: 6579 2536 8200, son of Pawan Kumar Todi, by religion Hindu, by nationality Indian, by occupation Business residing at 2, Queens Park, Kolkata - 700019, P.O. Ballygunge & P.S. Ballygunge as our true and lawful Attorneys to act for us in our name and on our behalf to do, execute and perform the following acts, deeds, matters and things in connection with **ALL THAT** the piece and parcel of land containing an area of 1 (one) Bigha 9 (nine) Cottahs 7 (seven) Chittacks 32 (thirty two) sq.ft. more or less appertaining thereto together with the structures standing thereon and lying situate at premises No. 3, Dover Park within the Municipal limits of Calcutta, PS Ballygunge, Registration District Alipore, Sub-Registry Sealdah in the District of 24 Parganas comprised in holding Nos. 5 and 6 and Sub-Division 0, Division VI at Gudsali Khas Mahal Dahi Panchannagram (hereinafter referred to as the



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"said Property" and more fully and particularly described in the Schedule hereunder written).

1. To approve, finalise and execute the agreement for sale, deed of conveyance (subject to payment of full consideration), deed of surrender of lease, deed of cancellation, and any other document, instrument, letter, undertaking etc. on our behalf as well as in the capacity of a confirming party, in favour of any person and/or entity.
2. To represent us before all authorities or police, courts of law and all Govt. office or offices of the local bodies, Kolkata Municipal Corporation and before other appropriate authorities wherever our personal presence is necessary and to sign all application, declarations relating to the said Property and to deposit rents and taxes and also fees in respect of the said Property before the appropriate authorities on our behalf.
3. To appear before the Registration Authority having jurisdiction in the matter and present the agreement for sale, deed of conveyance (subject to payment of full consideration), deed of surrender of lease, deed of cancellation, and any other document, instrument, letter, undertaking etc. for registration, admit execution on our behalf as well as in the capacity of a confirming party, and to lodge the documents for registration with the Registration Authority.
4. To discharge the lodgement receipt issued by the Registration Authority in this connection.
5. To sign all agreement for sale, deed of conveyance, deed of surrender of lease, deed of cancellation, and any other document, instrument, letter, undertaking etc. as may be necessary in connection with the transfer of the right, title and



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interest in respect of all or part of the said Property in favour of any person and/or entity.

6. To sign all such papers as may be necessary in connection with the mutation of the name of purchaser(s) in the records of Kolkata Municipal Corporation (KMC) in respect of all or part of the said Property.
7. To receive consideration amount on sale of all or part of the said Property and grant official receipt in respect thereof.
8. To deal with, negotiate, settle with and execute any deeds, documents, papers, receipts, letters etc. with any lessee/ sub-lessee/ assignee/ tenant occupying any part or portion of the said Property and to pay any monetary consideration such any such lessee/ sub-lessee/ assignee/ tenant and to grant receipt thereof.
9. To appoint Advocates, Counsels whatsoever and to discharge or dismiss them whenever necessary on our behalf.
10. To sign and execute all necessary papers, Deeds, complaints, petitions, written statements, verifications, vakalatnamas and all other writings whatsoever in connection with the said Property on our behalf.
11. To defend any suit or suits in respect of the said Property and/or to file any suit or suits in any court of law against the offenders as our abovenamed Attorneys may deem fit and proper.
12. Be it noted that this power of attorney is given in favour of the Attorney without any consideration.



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13. Be it noted that no interest or right of the Attorneys is/ will be created on the said Property which is the subject matter of this power of attorney and that further the said Attorneys shall not hereby obtain or have power to make any construction, or development work or apply for sanctioning plan or enter into any development agreement.
14. All sale proceeds and or any other sum received by the Attorneys will be deposited in our Bank accounts and all expenses incurred by the Attorneys will be borne by us.
15. Be it specially stated that premises No. 3, Dover Park, Police Station: Ballygunge, Post Office: Ballygunge 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 land/flats/car parks in question/no violation of the Section 22A of the Registration Act, 1908 and if restriction prevails, in that event we will be held responsible.
16. Be it further specially stated:
- a) that neither we are selling nor transferring any ownership right, title and interest of the said Property, by way of this General Power of Attorney and the Attorneys cannot mortgage the said Property and cannot claim any ownership right, title and interest;
  - b) that by dint of this General Power of Attorney the Attorneys cannot withdraw money from our bank accounts; and
  - c) that the Attorneys cannot change the nature and character of the said Property and the Attorneys cannot develop the said Property by virtue of this Power of Attorney.





17. This power of attorney is always Revocable in nature at our will without servicing any notice to Attorneys.

**AND WE HEREBY** ratify confirm agree and undertake to allow, ratify and confirm all and whatsoever the Attorneys shall do or purport to do or cause to be done by virtue of these presents.

**AND** Generally to do all acts, deeds, matters and things as may be necessary in connection with the aforesaid purpose as effectively as we could do if personally present.

**THE SCHEDULE ABOVE REFERRED TO :**

(said Property)

**ALL THAT** the land measuring 1 (one) Bigha 9 (nine) Cottahs 7 (seven) Chittacks and 32 (thirty two) square feet, more or less, situate lying at and being premises no. 3 Dover Park together with building structures and dwelling units [admeasuring about 10,000 Square Feet] constructed thereon, within the municipal limits of Kolkata Municipal Corporation, PS. Ballygunge, in Holding No.5 and 6 , Sub Division O, Division VI at Gudsali Khasmahal, Dihi Panchannogram and the said Property is butted and bounded as follows:

ON THE **NORTH:** By Premises No. 2, Dover Park  
 ON THE **SOUTH:** By Public road known as Dover Park  
 ON THE **EAST:** By Public road known as Dover Park  
 ON THE **WEST:** Party by Premises No. 1, Dover Road and partly by Dover Road.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.



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**IN WITNESS WHEREOF**, the Appointors have executed this Power of Attorney on this 17<sup>th</sup> day of February, Two Thousand Twenty Three.

**SIGNED & DELIVERED** by the within named Appointors at Kolkata in the presence of:

1. *[Signature]*  
Advocate High  
Court Calcutta

2. Ujjay Singh Baid  
64 B. S. C. Road  
Kolkata - 700019

*[Signature]*  
Debauxa Choudhury Law  
*[Signature]*  
Minanka Choudhury Law.

Drafted by me:

*[Signature]*  
D/5942/2021  
HIGH COURT, CALCUTTA.

GNB MOTORS PVT. LTD.

*[Signature]*  
Director

GNB MOTORS PVT. LTD.

*[Signature]*  
Director



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
**17 FEB 2023**



# SPECIMEN FORM FOR TEN FINGERPRINTS



*Guatemala Chum-Lad*

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



*Delacuba Chum-Lad*

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



*Guatemala Chum-Lad*

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



*Guatemala*

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



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
17 FEB 2023

# SPECIMEN FORM FOR TEN FINGERPRINTS



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

*Wahabadi*



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

*Burawalke Dar*



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



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-1603-02585/2023	Date of Registration	21/02/2023
Query No / Year	1603-2000422427/2023	Office where deed is registered	
Query Date	16/02/2023 12:33:19 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANJAN ROUT 85A, Sarat Bose Road, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 6291414185, Status :Solicitor firm		
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. 19,28,47,115/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 39/- (Article:E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dover Park, , Premises No: 3, , Ward No: 069 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		1 Bigha 9 Katha 7 Chatak 32 Sq Ft		18,60,97,115/-	Property is on Road
Grand Total :					48.6452Dec	0 /-	1860,97,115 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10000 Sq Ft.	0/-	67,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 10000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		10000 sq ft	0 /-	67,50,000 /-	.



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr GUNANKA CHURN LAW</b> Son of Late Murari Churn Law 2A, Bidhan Sarani, City:- , P.O:- Beadon Street, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxxx8L, Aadhaar No: 66xxxxxxxx1251, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence
2	<b>Mr DEBANKA CHURN LAW</b> Son of Late Murari Churn Law 2a, Bidhan Sarani, City:- , P.O:- Beadon Street, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: aaxxxxxx9b, Aadhaar No: 88xxxxxxxx3262, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence
3	<b>Mr MINANKA CHURN LAW</b> Son of Late Murari Churn Law 2a, Bidhan Sarani, City:- , P.O:- Beadon Street, P.S:-Amherst Street, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: aaxxxxxx8a, Aadhaar No: 63xxxxxxxx8543, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GNB MOTORS PRIVATE LIMITED</b> P-15,India Exchange Place Extn., City:- Not Specified, P.O:- Chittaranjan Avenue, P.S:-Bowbazar, District:- Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RISHI TODI (Presentant )</b> Son of Mr PAWAN KUMAR TODI 2, Queens Park, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Abxxxxxx3n, Aadhaar No: 39xxxxxxxx1048 Status : Representative, Representative of : GNB MOTORS PRIVATE LIMITED (as Director)
2	<b>Mr CHETAN TODI</b> Son of Mr Pawan Kumar Todi 2, Queens Park, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx5j, Aadhaar No: 65xxxxxxxx8200 Status : Representative, Representative of : GNB MOTORS PRIVATE LIMITED (as Director)





**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Pravakar Das</b> Son of Mr Shankar Das Nabagram, Shyampur, City:- Not Specified, P.O:- Nabagram, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711315			
Identifier Of Mr GUNANKA CHURN LAW, Mr DEBANKA CHURN LAW, Mr MINANKA CHURN LAW, Mr RISHI TODI, Mr CHETAN TODI			



On 17-02-2023

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 20:05 hrs on 17-02-2023, at the Private residence by Mr RISHI TODI ,

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

Execution is admitted on 17/02/2023 by 1. Mr GUNANKA CHURN LAW, Son of Late Murari Churn Law, 2A, Road: Bidhan Sarani, , P.O: Beadon Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 2. Mr DEBANKA CHURN LAW, Son of Late Murari Churn Law, 2a, Road: Bidhan Sarani, , P.O: Beadon Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 3. Mr MINANKA CHURN LAW, Son of Late Murari Churn Law, 2a, Road: Bidhan Sarani, , P.O: Beadon Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others

Indetified by Mr Pravakar Das, , Son of Mr Shankar Das, Nabagram, Shyampr, P.O: Nabagram, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-02-2023 by Mr RISHI TODI, Director, GNB MOTORS PRIVATE LIMITED, P-15,India Exchange Place Extn., City:- Not Specified, P.O:- Chittaranjan Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr Pravakar Das, , Son of Mr Shankar Das, Nabagram, Shyampr, P.O: Nabagram, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-02-2023 by Mr CHETAN TODI, Director, GNB MOTORS PRIVATE LIMITED, P-15,India Exchange Place Extn., City:- Not Specified, P.O:- Chittaranjan Avenue, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr Pravakar Das, , Son of Mr Shankar Das, Nabagram, Shyampr, P.O: Nabagram, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Law Clerk



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 21-02-2023

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-



**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 11322, Amount: Rs.100.00/-, Date of Purchase: 13/02/2023, Vendor name: Subhankar Das



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 81433 to 81450  
being No 160302585 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.02.22 12:08:11 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/22 12:08:11 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)