SISO SINDIA SIND

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

AD 301414

JUDICIAL

ertified that the document is admitted for registration. The signature sheet(s) at the endorsement sheet(s) attached with the elocument are the part of the document.

District Sub-registrat Raiganj, Utter Binajput.

ASTIC STOR

GENERAL POWER OF ATTORNEY

THIS POWER OF GENERAL POWER OF ATTORNEY is made on this - 02ND APRIL, 2024

Anup Kumar Kundu

Raiganj District Judges Co...
Uttar Dinajpur at Raiganj
En. No.-F/824/739 of 2004
Email-anupkumarkundu20016@gmail.com
Mob. No. \$47443683

Page | 1

ক্রমিক সংখ্যা- 2 সূল্য প্রতিকা মাত্র।
ক্রেন্ডার নাম- শিক্ষা পর শিক্ষা শিক্ষা পর শিক্ষা শিক্ষা

HAD IN THE

AD BORGES



District Sub-Registrat Uttar Dinajpur, Raigant

0 2 APR 2024

MOUNT INTO THE STATE

Kalisard Kermon Kalyami (3) Kalisard Kalyami

BY:

Mr. Kshirod Kumar Kalyani @ Kshirod Kalyani, (having PAN AEOPK8146BandAadhaar No. 4719 8229 4246) Son of Sri Nanda Kishore Kalyani, Indian by Nationality, Hindu by faith, Service by occupation, Resident of P.O. & P.S. Raiganj, Bandar (Barindrapara), District – Uttar Dinajpur, PIN 733134, in the State of West Bengal (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, representatives, administrators, assigns)hereinafter referred and called the "PRINCIPAL"

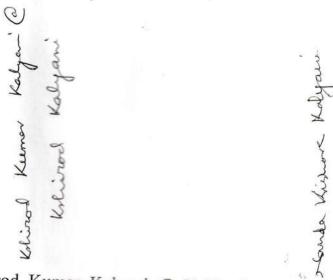
TO:

Mr. Nanda Kishore Kalyani, (having PAN AIEPK7636E and Aadhaar No. 6643 0415 1675) Son of Late Kishori Chand Kalyani, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of P.O. & P.S. Raiganj, Bandar (Barindrapara), District – Uttar Dinajpur, PIN 733134, in the State of West Bengal (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, representatives, administrators, assigns) herein after referred and called the "ATTORNEY"

KNOW ALL MEN BY THESE PRESENTS that the abovenamed Principal is the sole, absolute and recorded owner in possession of all that piece or parcel of land measuring 0.0586 Acres, recorded in L.R. Khatian No.10980, situated within Mouza- Mohanbati, J.L. No. 151. Classification- Dokan, P.S.-Raiganj, Ward No. 5. of Raiganj Municipality, N.S Road (Siliguri More to Asha Talkies More), in the District of Uttar Dinajpur, being Municipal Holding No.1349A/43A, (Said Property)more particularly described in the Schedule given herein below.

Ahup Kumar Kundu

Raiganj District Judges Court
Uttar Dinajpur at Raiganj
En. No.-F/824/739 of 2004
Email-anupkumarkundu20016@gmail.com
Mob. No 947443683

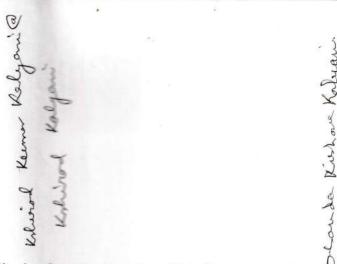


Whereas Mr. Kshirod Kumar Kalyani @ Kshirod Kalyani (the Principal herein) residing outside of India and it is not possible for him to look after and manage the above mentioned schedule property for the day to day affairs of his property.

NOW THEREFORE BY THESE PRESENTS, the Principal do hereby nominate, constitute and appoint his father Mr. Nanda Kishore Kalyani (the Attorney herein) to do the following acts and things and deeds on his behalf:

- 1) To represent the Principal before all Courts and Offices Civil and Criminal and Revenue, Regional, of anywhere and offices of the Collectorate District Magistrate Offices, L.A. Collector office, Judge Court, Munsef Court, Honorable High Court and in all other Government Offices, Court and Offices both Provincial and Central including Original and Appellate Jurisdiction and in the Municipal Offices, Thana or PoliceStation, Block Development Offices, B.L. & L.R.O., S.D.L. & L.R.O., D.L. & L.R.O., Income Tax, GST and all other Government offices which are now existing or which will be established in future within the Indian Union in connection of my said property.
- 2) To represent the principalby his name or on his behalf, to defend or prosecute all suits, cases or proceedings in all Courts of Justice in any place of India and verify plaints, written statements or applications on principal's behalf and in name appoint Advocate or Advocates Vakils, Pleaders, Solicitors, Revenue Agents or other legal practitioners for me to sign and execute all retainers, vakalatnamas, power of attorney, memorandum and other papers in name and on my behalf necessary to be signed and verified to continue or discontinue or adjust or compromise and suits, cases, Pleading, to settle, compromise any dispute to withdraw money in deposit in any Court or Revenue Offices or L.A. Collector or

Anup Kumar Kundu
Raigani District Judges Court
Ultar Dinajpur at Raigani
En. No. F/824/739 of 2003



elsewhere in India in fact to do all which became necessary for proper conducts cases or proceedings on my behalf and in my name in connection with my scheduled property.

- 3) To make, sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent, etc., required by law in connection with the management and development of the scheduled property.
- 4) To sign and execute sale, lease, gift, mortgage, development agreement, development power of attorney and/or any other documents related to and for the said scheduled property in favour of any person in my name and/or my behalf.
- 5) That the attorney is bound to deposit any consideration money to my bank account and taken money receipt from me.
- 6) This Power of Attorney is revocable.

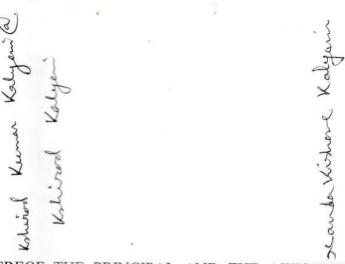
And all acts deeds matters and things done by my said attorney during in continuance of these presents shall be constructed as acts, deeds, matters and things done by me personally and I do hereby ratify and confirm all acts, deeds and matters and things so done by my said attorney.

SCHEDULE (Said Property)

All that piece or parcel of vacant Dokan land measuring 0.0586 Acres, recorded in L.R. Khatian No.10980, situated within Mouza- Mohanbati, J.L. No. 151. Classification- Dokan, P.S.- Raiganj, Ward No. 5. of Raiganj Municipality, N.S Road (Asha Talkies More to Dehashri More), in the District of Uttar Dinajpur, being Municipal Holding No.1349A/43A.

Plot No. - R.S. - 1096 & L.R. 782/871.

Raiganj District Judges Court
Uttar Dinajpur at Raiganj
En, No.-F/824/739 of 2000:



IN WITNESSES WHEREOF THE PRINCIPAL AND THE ATTORNEY HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS DEVELOPMENT POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

THE CONTENTS OF THIS DOCUMENT HAVE BEEN PERSONALLY GONE THROUGH AND UNDERSTOOD BY THE PRINCIPAL AND THE ATTORNEY HERETO.

WITNESSES:

1. Gebinde Kalyan

S/c In Narda Krishore Kalyan

Responsible Sandar

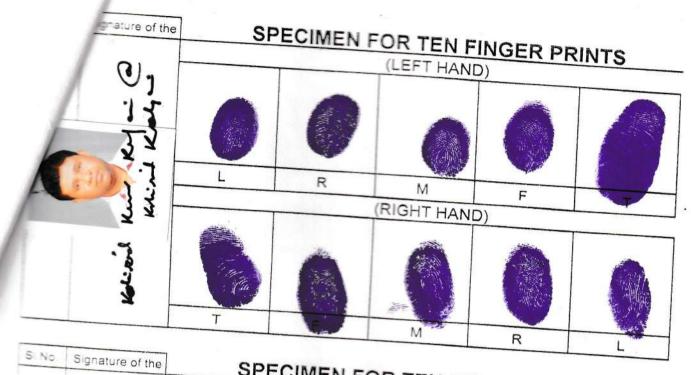
2. Biswanath Sankan

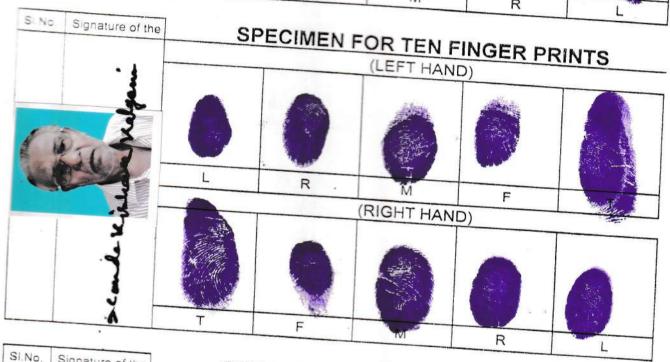
Copal Sankan

Ukilpana

Drafted as per the instructions of the parties hereto and printed in my Office. Read over and explained by me.

Anup Kumar Kundu Advocate, Raiganj Court Enrollment No. - F-824/739/2004.





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	(e)				
			-		





ভারত সরকার Unique Identification Authority of India Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1062/50206/05583



আপনার আধার সংখ্যা / Your Aadhaar No. :

4719 8229 4246

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার Government of India



ন্ধীরোদ কুমার কল্যানী Kshirod Kumar Kalyani শিতা : নন্দ কিশোর কল্যানী Father : NANDA KISHORE KALYANI জন্ম সাল / Year of Birth : 1973

4719 8229 4246

পুরুষ / Male

আধার – সাধারণ মানুষের অধিকার

INCOME TAX DEPARTMENT S GOVT. OF INDIA

KSHIROD KUMAR KALYANI

NANDA KISHORE KALYANI
02/03/1973

Permanent Account Number
AEOPK8146B

KM KM KM
Signature





ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভূত্তির আই ডি / Enrollment No. : 2189/68766/73095

Nanda Kishore Kalyani নন্দ কিশোর কল্যানী S/O Late Keshari Chand Kalyani Bandar Raiganj Raiganj Raigani Raiganj, Raiganj, Uttar Dinajpur, West Bengal - 733134 9434513534



44717504



আপনার আধার সংখ্যা / Your Aadhaar No. :

6643 0415 1675

আমার আধার, আমার পরিচয়



Government of India

লন্দ কিশোর কল্যানী

Nanda Kishore Kalyani Piজা: মৃত কেশরী চাঁদ কল্যানী Father: Late KESHARI CHAND KALYANI

জন্মভারিখ / DOB: 03/01/1946

পুরুষ / Male

6643 0415 1675



আমার আধার, আমার পরিচয়

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AIEPK7636E

नाम /NAME

NANDA KISHORE KALYANI

पिता का नाम /FATHER'S NAME KESHARI CHAND KALYANI

जन्म तिथि /DATE OF BIRTH 03-01-1946

ETTINY /SIGNATURE

scanda kirkene Kelyaf

COMMISSIONER OF INCOME-TAX, W.B. - III

5132

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

Query No / Year	2000843527/2024	Office whore dead will be			
Query Date	01/04/2024 5:13:35 PM	Office where deed will be registered			
上基本并列码 美国	01/04/2024 5:13:35 PM	Deed can be registered in any of the offices mentioned on Note: 11			
Applicant Name, Address & Other Details	Anup Kumar Kundu Purba Netaji Pally Thana: Raiganj, District: Uttar Dinajpur, WEST BENGAL, Mobil 8927122842, Status: Advocate				
Transaction		Additional Transaction			
[1401] Power of Attorney related to immovable properties General Power of Attorney related to immovable properties		Additional Transaction			
Set Forth value		ModerNet			
Rs. 1,00,000/-		Market Value			
		Rs. 52,35,642/-			
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		Rs. 50/-			

Land Details:

District: Uttar Dinajpur, Thana: Raiganj, Municipality: RAIGANJ, Road: N S Road, Road Zone: (Asha Talkies More -- Dehashree More), Mouza: Mohanbati, Jl No: 151, Pin Code: 733134

Number	Khatian Number	Land Proposed	UseROR		SetForth Value (In Rs.)	Market	Other Details
LR- 782/871 (RS :- 1096)	LR- 10980	COMMER CIAL	Dokan	5.86 Dec	1,00,000/-	52,35,642/-	Width of Approach Road: 40 Ft., Adjacent to Metal
Grand	Total:			5.86Dec	1,00,000 /-	52,35,642 /-	Road,

Principal Details:

SI No		Status	Execution Admission
	Mr Kshirod Kumar Kalyani, (Alias: Mr Kshirod Kalyani) Son of Mr Nanda Koshore Kalyani, Village:- Bandar Barindrapara, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx6B, ,Aadhaar No Not Provided by UIDAIStatus:!ndividual, Executed by: Self To be Admitted by: Self	Individual	Details : Executed by: Self To be Admitted by: Self



Details:

Name & address	Status	Execution Admission Details :
Nanda Kishore Kalyani on of Late Kishori Chand Kalyani, Village:- Bandar Barindra Para, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. aixxxxxxx6e, ,Aadhaar No Not Provided by UIDAIStatus:Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Land Details as per Land Record

District: Uttar Dinajpur, Thana: Raiganj, Municipality: RAIGANJ, Road: N S Road, Road Zone: (Asha Talkies More -- Dehashree More), Mouza: Mohanbati, Jl No: 151, Pin Code: 733134

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant	
	LR Plot No:- 782/871, LR Khatian No:- 10980	Owner:ফিরোদ কুমার কল্যানী , Gurdian:নন্দ কিশোর কল্যানী, Address:নিজ , Classification:দোকান, Area:0.0586 Acre,	Mr Kshirod Kumar Kalyani	

Identifier Details:

Name & address
Gobinda Kalyani n of Mr Nanda Kishore Kalyani age:- Bandar Barindrapara, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, k: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Kshirod Kumar Kalyani, Mr Nanda hore Kalyani

Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 01-05-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 01-05-2024)
- 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.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- 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.
- 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
- 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.



Major Information of the Deed

Deed No:	I-1801-05273/2024	Date of Registration	02/04/2024	
Query No / Year 1801-2000843527/2024		Office where deed is registered		
Query Date	01/04/2024 5:13:35 PM	D.S.R. UTTAR DINAJPU	JR, District: Uttar Dinajpur	
Applicant Name, Address & Other Details	Anup Kumar Kundu Purba Netaji Pally,Thana : Raiganj, 8927122842, Status :Advocate	District : Uttar Dinajpur, WE	ST BENGAL, Mobile No. :	
Transaction		Additional Transaction		
	elated to immovable properties, related to immovable properties			
Set Forth value		Market Value		
Rs. 1,00,000/-		Rs. 52,35,642/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 50/- (Article:48(d))		Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) frarea)	om the applicant for issuing	the assement slip.(Urban	

Land Details:

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: N S Road, Road Zone: (Asha Talkies More -- Dehashree More), Mouza: Mohanbati, Jl No: 151, Pin Code: 733134

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	LR-782/871 (RS:-1096)		COMMER CIAL	Dokan	5.86 Dec	1,00,000/-		Width of Approach Road: 40 Ft., Adjacent to Metal Road,
	Grand	Total:			5.86Dec	1,00,000 /-	52,35,642 /-	

Principal Details:

SI No	Name,Address,Photo,Finger p	orint and Signat	ture	
1	Name	Photo	Finger Print	Signature ·
	Mr Kshirod Kumar Kalyani, (Alias: Mr Kshirod Kalyani) (Presentant) Son of Mr Nanda Koshore Kalyani Executed by: Self, Date of Fxecution: 02/04/2024 , Admitted by: Self, Date of Admission: 02/04/2024 ,Place : Office		Captured	end kay -
		02/04/2024	LTI 02/04/2024	02/04/2024

Village:- Bandar Barindrapara, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of

Execution: 02/04/2024

Admitted by: Self, Date of Admission: 02/04/2024 Place: Office

Admitted by: Self, Date of Admission: 02/04/2024 ,Place : Office

Attorney Details :

1	Name	Photo	Finger Print	Signature
	Mr Nanda Kishore Kalyani Son of Late Kishori Chand Kalyani Executed by: Self, Date of Execution: 02/04/2024 , Admitted by: Self, Date of Admission: 02/04/2024 ,Place:		Captured	ande whom velgani
	Office	02/04/2024	LTI 02/04/2024	oz/04/2024 a, P.O:- Raiganj, P.S:-Raiganj, District:- lindu, Occupation: Business, Citize

CC-- Detaile

Identifier Details : Name	Photo	Finger Print	Signature
Mr Gobinda Kalyani Son of Mr Nanda Kishore Kalyani Village:- Bandar Barindrapara, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134	3	Captured	G
(3.00) E-0.00	02/04/2024	02/04/2024	02/04/2024

Land Details as per Land Record

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: N S Road, Road Zone: (Asha Talkies More -- Dehashree More), Mouza: Mohanbati, Jl No: 151, Pin Code: 733134

Sch	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
	LR Plot No:- 782/871, LR Khatian No:- 10980	किरात कतानी, Address:निज	
		Classification:লোকান, Area:0.05860000 Acre,	

Endorsement For Deed Number: I - 180105273 / 2024

On 02-04-2024

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Pule 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. Reg stration Rules, 1962)

Presented for registration at 14:15 hrs on 02-04-2024, at the Office of the D.S.R. UTTAR DINAJPUR by Mr. Kshirod Kumar Kalyani Alias Mr. Kshirod Kalyani, Executant.

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

Execution is admitted on 02/04/2024 by 1. Mr Kshirod Kumar Kalyani, Alias Mr Kshirod Kalyani, Son of Mr Nanda Koshore Kalyani, P.O: Raiganj, Thana: Raiganj, Uttar Dinabur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business, 2. Mr Nanda Kishore Kalyani, Son of Late Kishori Chand Kalyani, P.O: Raiganj, Thana: Raiganj, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business

Indetified by Mr Gobinda Kalyani, , , Son of Mr Nanda Kishore Kalyani, P.O: Raiganj, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Business

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 50.00/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 274, Amount: Rs 50.00/-, Date of Purchase: 02/04/2024, Vendor name: B M Sarkar

M---

Bibhuti Bhusan Mandal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
Uttar Dinajpur, West Bengal

istered in Book - I Jume number 1801-2024, Page from 151819 to 151831 Jeing No 180105273 for the year 2024.



M---

Digitally signed by BIBHUTI BHUSAN MANDAL Date: 2024.04.18 14:54:03 +05:30 Reason: Digital Signing of Deed.

(Bibhuti Bhusan Mandal) 18/04/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
West Bengal.