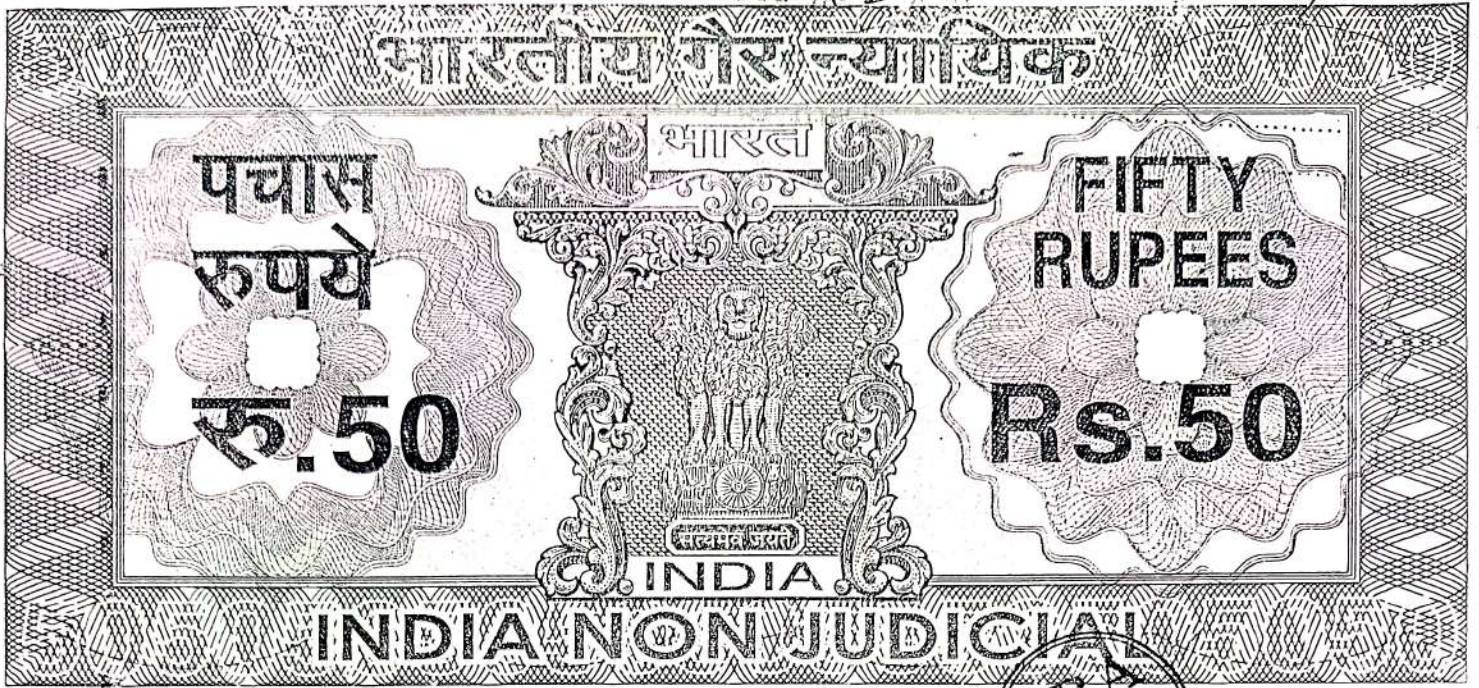


9578/9822

1

8616/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/2283979/22



AA 983565

11-40
27/07/22

Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration. This is the
endorsement of the part of the document
admitted to registration.

Additional Registrar
of Assurances II Kolkata

27 JUL 2022

GENERAL POWER
OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that WE 1) PABITRA MITRA (PAN NO- EBUPM6772A) Adhar No.- 2869 0369 2008, S/O Late Hridaypada Mitra, by faith-Hindu, by Occupation- Retired Person, residing at :- 9E, Sahanagar Road, P.O.- Kalighat, P.S.- Tollygunge, Kolkata- 700026 2) BANDANA DUTTA (PAN NO- AIEPD6754A) Adhar No.- 9421 4153 6531, D/O Late Hridaypada Mitra, by faith-Hindu, by Occupation- Retired Person, residing at :- 104/5B, Netaji Subhash Road, P.O.- Parnashree, P.S.- Parnashree, Kolkata- 700034, 3) SOMA GON CHAUDHURI (PAN NO- BVAPC6943C) Adhar No.- 6865 2897 5550, D/O Late Kamalranjan Gon Chaudhuri, by faith-Hindu, by Occupation- Self Employed, residing at :- 10A, Gopal Banerjee Lane Sahanagar, P.O.- Kalighat, P.S.- Tollygunge, Kolkata- 700026, AND 4) BIRESWAR MITRA (PAN NO- BKKPM6085N) Adhar No.- 9713 9772 3388, S/O Late Shyamapada Mitra, by faith-Hindu, by Occupation- Service, residing at :- 9E, Sahanagar Road, P.O.- Kalighat, P.S.- Tollygunge, Kolkata- 700026 hereinafter referred to as the OWNERS PRINCIPALS SEND GREETINGS:

WHEREAS We are the absolute Owners of ALL THAT the piece and parcel of land measuring about 4Kh - 0Ch - 0Sft. More or less of Premises No.- 9E, Shahnagar Road, P.S.- Tollygunge, P.O.- Kalighat, Kolkata- 700026, Ward No.88, Borough No.- VIII.

AND WHEREAS due to our ill health and also engaged in our service and other work, it is/will not possible for us to look after, manage, control our said property in proper manner/way, so it is necessary to appoint a Constituted Attorney for the same. Therefore we are appointing and nominating AR GROUP CONSTRUCTION (PAN NO ABXFA4909L) having its registered office at 14/1/H/3, Kabitirtha Saranee, P.O. Babubazar, P.S.- Watgunge, Kolkata :- 700023, represented by its Partners 1) MD. AFTAB HUSSAIN (PAN NO- ABSPH4756P) Adhar No.- 6788 9784 8368, S/O Md. Tahir Hussain, by

Occupation- Business, by faith-Islam, residing at- 11J, Kabitirtha Saranee, P.O. Babubazar, P.S.- Watgunge, Kolkata :- 700023, 2) RASHID IQBAL (PAN NO- AAKPI0643P) Adhar No.- 8331 3228 7046, S/O Mohammed Israil, by Occupation- Business, by faith-Islam, residing at- 45/H/1, Dr. Sudhir Basu Road, P.O. Babubazar, P.S.- Watgunge, Kolkata :- 700023, as our TRUE LAWFUL ATTORNEY to do the following deeds, things, acts in our name and on our behalf.

1. To look after, manage and supervise the below schedule property in our name and on our behalf.
2. To appear before any offices or departments of Govt. of West Bengal or Semi Govt. including B.L. & L.R.O. Collectorate office of the District - Kolkata, K.M.C. and revenue office on behalf of me and to do the necessary acts in respect of the below schedule property before the said offices and departments in our name and on our behalf.
3. To represent as and to sign and verify all papers, forms, applications, petitions, receipts, etc. in respect of the below schedule property on our behalf.
4. To initiate any Civil cases, Civil Court and High Court at Calcutta against any person or persons, firm, association, company in connection with the below schedule property on behalf of us and to appoint the Advocates & Solicitors for filing this case or suit and to sign the Vakalatnama, application, petition, affidavit, verification, objection etc. for the same.
5. To defend, contest and prosecute all cases, suits, and proceedings if instituted by any person, firm, association or any authority in respect of the below schedule property and to appoint Advocates, Solicitors to

- defend or contest the suits & cases and to sign Vokatnama, written statement, show-cause application, petition, verification, affidavit, and any necessary documents for the same on behalf of us and in our name.
6. To prefer appeal, motion, revision etc. before any Court against any order or judgment passed by any Court below.
 7. To apply for taking of water connection and sewerage connection before the KMC and to submit petition, application etc. and sign other necessary documents for the same in our name and on our behalf.
 8. To sign Building Plan or Plans form, paper and application for obtaining permission/sanction for building plan from the Kolkata Municipal Corporation and to do the needful for such purpose in respect of the said property.
 9. To sign, execute and present various Agreements, Agreement for Sale, Deed of Conveyance or conveyances or lease or other, document/s, declaration/s, instrument or document for the purpose of registration before competent Registrar and to do all acts, deeds, and things which will be necessary for such registration as if we are present there and to receive all kind of earnest/advance/consideration money from the intending purchaser/s provided that all such sale proceeds to be deposited in the Principal's Bank Account.
 10. All the sale proceeds and interest will be deposited in the Principal's Bank Account.
 11. Be it noted that this Power is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this

Power of Attorney shall hereby obtain or have Power to make construction Development work on the said property.

12. The Power of Attorney has been granted without any consideration i.e. there is no monetary transaction has been occurred between the principals and attorney and it does not created any right, title or interest of the attorney on the said property.

13. All money received by the attorney in respect of the said property will have to deposit immediately in our bank account and all expenditures incurred by the attorney will be borne by us/ourself.

14. This power of attorney revocable at any points of time.

AND GENERALLY to do all other acts, deeds and things which will be required in connection of the management and supervision of the below schedule property.

AND we do hereby declare that all lawful acts, deeds and things of the said Attorney which will be done by virtue of this Power of Attorney, will be treated and considered as our own work, as if we are personally present.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring about 4Kh - 0Ch - 0 Sft. More or less of Premises No.- 9E, Shahnagar Road, P.S.- Tollygunge, P.O.- Kalighat, Kolkata- 700026, Ward No.88, Borough No.- VIII.

IN WITNESS WHEREOF we, the abovenamed Principals have hereunto set and subscribed our own hands and seal on this ^{27th} day of July 2022.

SIGNED, SEALED & DELIVERED
by the PRINCIPALS at Kolkata in
the Presence of :

1. Joydeep Mondal
15, B.F. Row.
Kol-27.

✓ Palash Mishra

✓ Bandana Dutta

✓ Soma Gon Chandhuri.

✓ Anitra

2. Md. Jawaid
184, B.F. Row.
Kol-27

Signature of the Executants

✓ MD Afzal Hossain

✓ Rohan Ugal

M/S: AR GROUP CONSTRUCTION

- MD Afzal Hossain
Partner

Accepted by attorneys M/S: AR GROUP CONSTRUCTION

Rohan Ugal
Partner

Drafted by me
Pallab Bera
Advocate

F-560/660/2019

Alipore Police Court,

Kol-27,

SPECIMEN FORM FOR TEN FINGERPRINTS



Pelito Mito

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



Randana Bhatta

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



Soma Gon Chaudhury

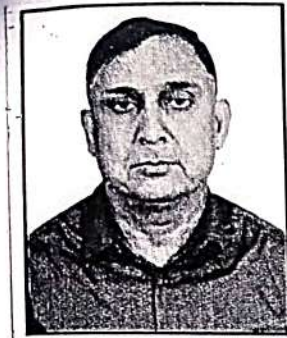
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Mittra

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

SPECIMEN FORM FOR TEN FINGERPRINTS



MD Aftab Hossain

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



Rahimul Karim

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

PHOTO

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

PHOTO

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

REGIONAL REGISTRAR
KOLKATA
27 JUL 2022

Major Information of the Deed


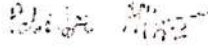
Deed No.:	I-1902-08616/2022	Date of Registration	27/07/2022
Query No / Year	1902-2002283979/2022	Office where deed is registered	
Query Date	26/07/2022 10:30:44 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	A Bagchi S C Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 7001449174, Status : Solicitor firm		
Transaction	Additional Transaction		
[401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,33,55,948/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(d))	Rs. 73/- (Article:E)		
Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)			

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sahanagar
Road, Promises No: 9E, Ward No: 088 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	(RS)		Bastu	4 Katha 0 Chatak 0 Sq Ft	1/-	1,33,55,948/-	Property is on Road
Grand Total :				7.1215Dec	1 /-	133,55,948 /-	



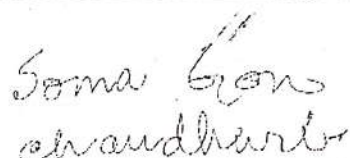
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Pabitra Mitra Son of Late Hridaypada Mitra Executed by: Self, Date of Execution: 27/07/2022 Admitted by: Self, Date of Admission: 27/07/2022, Place Office			
		27/07/2022	L11 27/07/2022	27/07/2022




9E, Sahanagar Road, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South24-
Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Others,
Citizen of: India, PAN No.:: Ebxxxxxx2a, Aadhaar No: 28xxxxxxxxx2008, Status :Individual,
Executed by: Self, Date of Execution: 27/07/2022
, Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Bandana Dutta Daughter of Late Hiridaypada Mitra Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office	 27/07/2022	 LTI 27/07/2022	 27/07/2022

9E, Sahanagar Road, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South24-
Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House
wife, Citizen of: India, PAN No.:: Aixxxxxx4a, Aadhaar No: 94xxxxxxxxx6531, Status :Individual,
Executed by: Self, Date of Execution: 27/07/2022
, Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office



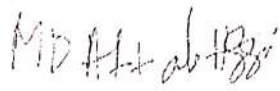



Name	Photo	Finger Print	Signature
Soma Gon Chaudhuri Daughter of Late Kamal Ranjan Gon Choudhuri Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office	 27/07/2022	 LTI 27/07/2022	 27/07/2022

9E, Sahanagar Road, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South24-
Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House
wife, Citizen of: India, PAN No.:: Bvxxxxxx3c, Aadhaar No: 68xxxxxxxxx5550, Status :Individual,
Executed by: Self, Date of Execution: 27/07/2022
, Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office




Name	Photo	Finger Print	Signature
Bireswar Mitra Son of Late Shyma Pada Mitra Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office	 27/07/2022	 LTI 27/07/2022	 27/07/2022

9E, Sahanagar Road, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South24-
Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Others,
Citizen of: India, PAN No.:: Bkxxxxxx5n, Aadhaar No: 97xxxxxxxxx3388, Status :Individual,
Executed by: Self, Date of Execution: 27/07/2022
, Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office

Attorney Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Md Aftab Hussain (Presentant) Son of Md Tahir Hussain Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office	 27/07/2022	 LTI 27/07/2022	 27/07/2022
Son of Md Tahir Hussain 11J, Kabitirtha Sarani (Wattgunge St.), City:- Not Specified, P.O:- Babu Bazar, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: Abxxxxxx6p, Aadhaar No: 67xxxxxxxx8368, Status :Individual, Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office			
Rashid Iqbal Son of Mohammed Israil Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office	 27/07/2022	 LTI 27/07/2022	 27/07/2022
Son of Mohammed Israil City:- Not Specified, P.O:- Babu Bazar, P.S:-Wattgunge, District:-South24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: Aaxxxxxx3p, Aadhaar No: 83xxxxxxxx7046, Status :Individual, Executed by: Self, Date of Execution: 27/07/2022 , Admitted by: Self, Date of Admission: 27/07/2022 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Md Jawaid Son of Md T NAWAB 1811, BT ROW, City:- Not Specified, P.O:- ALIPORE, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 27/07/2022	 27/07/2022	 27/07/2022
Identifier Of Pabitra Mitra, Bandana Dutta, Soma Gon Chaudhuri, Bireswar Mitra, Md Aftab Hussain, Rashid Iqbal			

Endorsement For Deed Number : I - 190208616 / 2022

On 27-07-2022

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 12:21 hrs on 27-07-2022, at the Office of the A.R.A. - II KOLKATA by Md Aftab Hussain , one of the Claimants.

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

Execution is admitted on 27/07/2022 by 1. Pabitra Mitra, Son of Late Hridaypada Mitra, 9E, Road: Sahanagar Road, , P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 2. Bandana Dutta, Daughter of Late Hridaypada Mitra, 9E, Road: Sahanagar Road, , P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 3. Soma Gon Chaudhuri, Daughter of Late Kamal Ranjan Gon Choudhuri, 9E, Road: Sahanagar Road, , P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 4. Bireswar Mitra, Son of Late Shyma Pada Mitra, 9E, Road: Sahanagar Road, , P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 5. Md Aftab Hussain, Son of Md Tahir Hussain, 11J, Road: Kabilirtha Sarani (Wattgunge St.), , P.O: Babu Bazar, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Muslim, by Profession Business, 6. Rashid Iqbal, Son of Mohammed Israil, P.O: Babu Bazar, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Muslim, by Profession Business

Indetified by Md Jawaid, , Son of Md T NAWAB, 18H,B F ROW, P.O: ALIPORE, Thana: Ekbalpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- , M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 36606, Amount: Rs.50/-, Date of Purchase: 08/03/2022, Vendor name: M GHOSH



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 1902-2022, Page from 316462 to 316476

being No 190208616 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.08.01 10:30:19 -07:00
Reason: Digital Signing of Deed

Satyajit Biswas) 2022/08/01 10:30:19 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)