

06570/23

I-6399/23

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 266307

29/05/2023  
2001363768/2023

Warning that the document is voidable in registration. The signature sheets attached with the instrument are the part of this instrument.

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
29 MAY 2023

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, (1) SMT. SIKHA SINHA, (PAN - CVFPS2860E), (Aadhaar No. 7167 2365 2088), wife of Sri Nirmal Chandra Sinha, by Occupation - Housewife, by Faith - Hindu, by Nationality - Indian, residing at Brijji, Paschim Para, Garia, Kolkata - 700084 and (2) SMT. SIMA GHOSH, (PAN - AZSPG2427N), (Aadhaar No. 3560 2375 8460), wife of Sri Partha Pratim Ghosh, by occupation-Housewife, both by Faith-Hindu, both by Nationality- Indian, both residing at 9/2A, Nepal Bhattacharjya Street, Kolkata - 700026, hereinafter jointly called and referred to as the "PRINCIPALS (OWNERS)" SEND GREETINGS :

*Niloy Prokash Gangoli*  
*Gautam Dey*

NILOY PROKASH GANGOLI  
& GAUTAM DEY  
As a Constitute Attorney of  
SMT. SIKHA SINHA  
SMT. SIMA GHOSH

NS CONSTRUCTION  
*Niloy Prokash Gangoli*  
Partner

NS CONSTRUCTION  
*Gautam Dey*  
Partner



35645

22 MAY 2023

Sr. No. \_\_\_\_\_ Date \_\_\_\_\_  
Re \_\_\_\_\_  
Name S.K. Mishra  
Address CALCUTTA HIGH COURT, KOL.

SMRITI BIKASH DAS  
Govt. Licence Stamp Vender  
Alipore Police Court  
Kot-27



Identified by:  
Abhejot Kumar Mishra  
Son of Late Neerajam Mishra  
Vill. Nij Maitana  
P.O. Battala  
Dist. Purba Medinipur  
Pin Code - 721433  
Law Clerk

District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
29 MAY 2023  
SMRITI BIKASH DAS  
YEO MATUAG &  
As a Constable Attorney of  
AHNIS AHNIS TMS  
HSOHQ AMIS TMS

WHEREAS by virtue of a Deed of Sale dated 16.05.2003, registered at DSR III, Alipore and recorded into Book No.1, Volume No.6, at Pages 8037 to 8057, Deed No.3193 for the year 2004, the LAND OWNERS herein purchased one plot of land measuring an area of 03 (Three) Cottahs more or less situated at Mouza-Nayabad, J.L. No.25, Touzi No.56, R.S. No.3, comprising in R.S. Dag No.194 (measuring land area 01 Kh. 02 Ch. 08 Sft.) and also in R.S. Dag No.197 measuring land area 01 Kh. 13 Ch. 37 Sft.), both under R.S. Khatian No.115, Scheme Plot No.36, within the presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, within the K.M.C. Ward No.109, Kolkata - 700094, from the previous Owner namely Smt. Tunu Roy, wife of Sri Sitanath Roy, residing at 5/2, Roypur Mondal Para Road, Kolkata - 700047.

AND WHEREAS after purchase the present OWNERS No. 1 and 2 herein recorded their plot of land in the record of the Ld. B.L. & L.R.O. vide Mutation Case Nos.3097 of 2004 and 3096 of 2004 respectively and thereafter the land owners herein muted and recorded their names in the record of the KMC known as **KMC Premises No.3891, Nayabad**, within the Ward No.109, Assessee No.31-109-08-9923-9, within the P.S. Panchasayar, Kolkata - 700094 and thereafter the name of the OWNERS No. 1 and 2 herein was recorded and published in the during L.R. Operation vide L.R. Khatian Nos.585 and 584 respectively in L.R. Dag Nos.194 and 197, of Mouza-Nayabad, J.L. No.25, which is more fully mentioned and described in the **SCHEDULE** hereunder written, by virtue of Inheritance.

AND WHEREAS the present OWNERS now decided to develop the **SCHEDULE** mentioned property by constructing multi-storied building with lift facility comprising of a number of residential flats on the different floors and Car parking Spaces.

*NiLOY Prokash Gangoli*  
*Gautam DeY*  
**NILOY PROKASH GANGOLI**  
**& GAUTAM DEY**  
 As a Constitue Attorney of  
**SMT. SIKHA SINHA**  
**SMT. SIMA GHOSH**

*NiLOY Prokash Gangoli*  
**NS CONSTRUCTION**

**Partner**

*Gautam DeY*  
**NS CONSTRUCTION**

**Partner**



AND WHEREAS accordingly by a registered Development Agreement alongwith Development of Power of Attorney dated 03.03.2022, registered in the office of District Sub-Registrar- IV, Alipore and entered into Book No.1, Volume No.1604-2022, at Pages 86731 to 86774, Being No.2092 for the year 2022 the present OWNERS have given the right and authority to construct a multi-storied building with lift facility in favour of the Developer i.e. the Attorney herein. The K.M.C. authority at present desires to get separate Power of Attorney for doing all the acts relating to the K.M.C. matter only and in the said Power of Attorney any sale matter as regards the Developer's Allocation shall not be inserted and so the OWNERS and the DEVELOPER are compelled to register the separate General Power of Attorney in connection with the promotion work of the Owners' property as described in the SCHEDULE below.

AND WHEREAS so WE the PRINCIPALS herein, do hereby nominate appoint and constitute M/S. N S CONSTRUCTION, (PAN - AAKFN3030H), a Partnership firm, having its office address at 70(23A/2), Purbachal Main Road, Police Station - Garfa, (formerly P.S. Kasba), Kolkata - 700 078 and having its local mailing address 70/3, Purbachal Main Road, Police Station - Garfa, (formerly P.S. Kasba), Kolkata - 700 078, represented by its partners namely (1) SMT. SUCHISMITA MUKHERJEE, (PAN - AKIPM3299D), (Aadhar No.630197887352), daughter of Sri Surajit Tagore, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, Post Office - E.K.T.P., Police Station - Anandapur, Kolkata - 700 107, (2) SRI NILOY PROKASH GANGOLI, (PAN - AIQPG8947G), (Aadhaar No. 6574 5543 8957), son of Late Jaso Prokash Gangoli, by faith - Hindu, by Occupation - Business, by Nationality Indian, residing at 27, Dehi Serampur Road, P.O. Linton Street, P.S. Beniapur, Kolkata -

*Niloy Prokash Gangoli*  
*Gautam Deu*  
 NILOY PROKASH GANGOLI  
 & GAUTAM DEY  
 As a Constitute Attorney of  
 SMT. SIKHA SINHA  
 SMT. SIMA GHOSH

*NS CONSTRUCTION*  
*Niloy Prokash Gangoli*  
 Partner

*NS CONSTRUCTION*  
*Gautam Deu*  
 Partner

700 014 and (3) SRI GAUTAM DEY, (PAN – AHPPD1990G ), (Aadhaar No. 6092 6127 3043), son of Sajit Kumar Dey, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Bosepukur Road, Rajpur, Sonarpur, Kolkata – 700 149, as per terms and conditions of the Deed of Partnership any two partners out of three partners are hereby representing the FIRM, i.e. the **Partner Nos.2 and 3** herein namely **SRI NILOY PROKASH GANGOLI** and **SRI GAUTAM DEY** are representing the Firm herein, as our Lawful Attorney, on our behalf, on our names to do the following acts, deeds and things:-

1. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices, and in any other Office of Government, in the Office of Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayet or any other office or Local Authority on behalf of me and for such purpose my said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.
2. To sign verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
3. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever my said Attorney shall think proper to do so and to discharge and/or terminate their appointments.

*Niloy Prokash Gangoli*  
*Gautam Dey*  
**NILOY PROKASH GANGOLI  
 & GAUTAM DEY**  
 As a Constitute Attorney of  
**SMT. SIKHA SINHA  
 SMT. SIMA GHOSH**

*[Signature]*  
**NS CONSTRUCTION**  
*Niloy Prokash Gangoli*  
**Partner**

**NS CONSTRUCTION**  
*Gautam Dey*  
**Partner**



4. To cause mutation of our Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
5. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. Kolkata and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. Kolkata as and when necessary on our behalf for the said B.L. & L.R.O. Mutation and also thereafter to do all the acts and sign all the papers in respect of the Conversion matter in respect of our property.
6. To demarcate or delineate our said property that be necessary for the said purpose by virtue of Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered and to sewer any affidavit thereto.
7. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
8. Our Attorney shall sign plans before the concerned authority/authorities

*Niloy Prakash Gangoli*  
*Partner*  
 NILOY PROKASH GANGOLI  
 & GAUTAM DEY  
 As a Constituted Attorney of  
 SMT. SIKHA SINHA  
 SMT. SIMA GHOSH

*MS*  
 NS CONSTRUCTION  
*Niloy Prakash Gangoli*  
 Partner

NS CONSTRUCTION  
*Gautam Dey*  
 Partner

for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things and sign all the papers and drawings as may be deemed fit and proper by the said Attorney on our behalf related to the connection of water, drainage and sewerage of our premises.

9. To take electric connection for our said property from the Calcutta Electric Supply for installation of main electric meter and all other sub meters and to do all acts and deeds and things for the said purpose and sign all the papers related thereto.
10. To sign, execute and submit all building Plans, revised plan, D- Sketch plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan to be sanctioned and approved by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowner/Principal and to sign completion plan.
11. To take lift connection for our said property and to do all acts and deeds and things for the said purpose and sign all the papers related thereto
12. To look after control, manage and supervise the said property on our behalf.

AND to do all lawful acts necessary for the above mentioned purpose and WE hereby agree that all acts and deeds and things shall be lawfully done by our said Attorney in conformity with law. WE further undertake to ratify and

*Niloy Prokash Gangoli*  
*Gautam De*  
 NILOY PROKASH GANGOLI  
 & GAUTAM DEY  
 As a Constituted Attorney of  
 SMT. SIKHA SINHA  
 SMT. SIMA GHOSH

*NS CONSTRUCTION*  
*Niloy Prokash Gangoli*  
 Partner

*NS CONSTRUCTION*  
*Gautam De*  
 Partner



confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for our by virtue of this Power given by us.

Be it expressly stated that this Power of Attorney does not create constitute or assume any kind of transfer or enjoyment or making profit in favour of the Attorney. All the receivables will be paid to the Principals and all the payables will be borne by the Principals. This Power of Attorney shall always revocable in nature.

### SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of homestead land measuring an area of 03 (Three) Cottahs more or less togetherwith one tile shed building having cemented flooring measuring an area of 100 (One hundred) Sq.ft. whereon a multi-storied building with lift facility shall be erected after demolishing the existing old building as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation situated at Mouza-Nayabad, J.L. No.25, Touzi No.56, R.S. No.3, comprising in R.S. Dag No.194 (measuring land area of 01 Kh. 02 Ch. 08 Sft.) and also in R.S. Dag No.197 (measuring land area of 01 Kh. 13 Ch. 37 Sft.), both under R.S. Khatian No.115, corresponding to L.R. Dag Nos.194 and 197, under L.R. Khañian Nos.585 and 584, known as KMC Premises No.3891, Nayabad, within the Ward No:109, Assessee No.31-109-08-9923-9, within the P.S. Panchasayar, Kolkata - 700094, and the entire property is butted and bounded by :

ON THE NORTH : Property of others;  
ON THE SOUTH : Property of others;  
ON THE EAST : Property of others;  
ON THE WEST : 17'-0" wide Road.

*Niloy Prakash Gangoli*  
*Gautam De*  
 NILOY PROKASH GANGOLI  
 & GAUTAM DEY  
 As a Constitute Attorney of  
 SMT. SIKHA SINHA  
 SMT. SIMA GHOSH

*MS*  
 NS CONSTRUCTION  
*Niloy Prakash Gangoli*  
 Partner

NS CONSTRUCTION  
*Gautam De*  
 Partner



IN WITNESS WHEREOF, WE the PRINCIPALS herein have hereto signed this Power of Attorney on this the 29th day of May, 2023.

WITNESS:

~~Somesh Mishra~~  
~~High Court~~  
~~Calcutta~~

1. Sikha Sinha
2. Sima Ghosh

\_\_\_\_\_  
SIGNATURE OF THE PRINCIPALS

2. Abhejit Kumar Mishra  
vill Nij Maitena  
P.O. Battala  
Dist - Purba Midnapur

NS CONSTRUCTION  
Niloy Prokash Ganguli  
Partner

NS CONSTRUCTION  
Gautam Deu  
Partner

\_\_\_\_\_  
SIGNATURE OF THE ATTORNEY

PREPARED & DRAFTED BY :

Debes Kumar Misra (Signature)

(DEBES KUMAR MISRA)  
ADVOCATE [Enrolment No.F/364/329/1989]  
HIGH COURT, CALCUTTA  
Resi-cum-Chamber :69/1, Baghajatin  
Place, Kolkata-86  
PH-9830236148(D.K.M.),  
Email:debeskumarmisra@gmail.com  
9051446430(Somesh),  
Email:mishrasomesh08@gmail.com  
9836115120(Tapesh),  
Email:tapesh.mishra85@gmail.com

Niloy Prokash Ganguli  
Gautam Deu  
NILOY PROKASH GANGULI  
& GAUTAM DEY  
As a Constitute Attorney of  
SMT. SIKHA SINHA  
SMT. SIMA GHOSH

NS CONSTRUCTION  
Gautam Deu  
Partner

NS CONSTRUCTION  
Niloy Prokash Ganguli  
Partner



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .. S.I.K.H.A. .... S.I.N.H.A  
 Signature .. *Sikha* ..... *Sinha*



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .. SIMA GHOSH  
 Signature .. *Sima Ghosh* ..



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .. NILAY PROKASH GANGOLI  
 Signature .. *Nilay Prakash Gangoli*



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .. GAUTAM DEY  
 Signature .. *Gautam Dey*

NS CONSTRUCTION

*Nilay Prakash Gangoli*  
 Partner

*Nilay Prakash Gangoli*  
*Gautam Dey*  
 NILAY PROKASH GANGOLI  
 & GAUTAM DEY  
 As a Constitute Attorney of  
 SMT. SIKHA SINHA  
 SMT. SIMA GHOSH

NS CONSTRUCTION

*Gautam Dey*  
 Partner