

1 STAMP AFFIXED BY
12/4/23
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



CONSULATE GENERAL OF INDIA
BIRMINGHAM (U.K.)

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GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, SMT. PAYEL CHATTERJEE, (Indian Passport No.M5519839,PAN-ALKPC1795P & Aadhaar No.8228 9984 0055) wife of Sri Arijeet Chatterjee & daughter of Late Tripada Chakraborty, by faith Hindu, Nationality-Indian, by occupation-service, presently residing at 6, Cecil Court, Mill Road, Leamington Spa, United Kingdom, Post Code-CV311BH and permanently residing at 19, Usha Pally, 339, Boral Main Road,

Payel
27.03.23



**CONSULATE GENERAL OF INDIA
BIRMINGHAM (U.K.)**

P.O. Garia, P.S. Bansdronei, Kolkata-700084, hereinafter referred to as the PRINCIPAL send Greetings.

WHEREAS the Principal/owner herein along with (1) Sri Sampada Chakraborty, son of Late Kalipada Chakraborty, (2) Smt. Sampa Chakraborty wife of Late Tripada Chakraborty, (3) Smt. Koyel Chakraborty daughter of Late Tripada Chakraborty, are the owners of ALL THAT piece and parcel of Bastu land measuring 4 Cottah 2 Chittak 8 sq.ft. be the same a more or less together with cemented flooring two number of buildings standing thereon, having its total covered area 2424 sq.ft., out of which ground floor measuring 1534 sq.ft. first floor measuring 650 sq.ft. and second floor measuring 240 sq.ft., situated at Mouza-Kamdahari, J.L. No.49, Pargana-Magura, R.S. No.200, Touzi No.14, comprised in R.S.& L.R. Dag No.632, appertaining to Khatian No.774, corresponding to L.R. Khatian No.2344, 2345, 2346, 2347, being K.M.C. Premises No.339, Boral Main Road, having its postal address-19,Usha Pally, Kolkata-700084, under P.S. Tollygunge then Jadavpur thereafter Regent Park now Bansdronei, lying within the limits of the Kolkata Municipal Corporation, Ward No.111,Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written.

AND WHEREAS for the purpose of construction of the proposed multi-storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, the Owner/Principal herein do hereby nominate, constitute, authorise and appoint the said Developer

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SANKAR MAHESHWARI FRAME WORK, (PAN-ADRF8159G) a Partnership firm, having its office at 18, Ram Krishna Nagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084, represented by its Partners (1) **SMT. APARNA CHATTERJEE**, (PAN-AJVPC1975G & Aadhar No.7456 2030 7211), wife of Sri Joydip Chatterjee, by faith Hindu, Indian, by occupation-Business, residing at 80, Ram Krishna Nagar, P.O.Garia, P.S. Bansdrani, Kolkata-700084 & (2) **SMT. VINOLIA CHATTERJEE**, (PAN-BBQPC7314H & Aadhar No.8412 7197 4893) wife of Sri Prabir Chatterjee by faith Hindu, Indian, by occupation-Business, residing at 18, Ram Krishna Nagar, P.O.Garia, P.S. Bansdrani, Kolkata-700 084, as my true and lawful Attorney to do and execute inter alia the following acts, deeds and things:-

- 1 On my behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To sign and execute K.M.C. Declaration, K.M.C. Deed of Gift in favour of the Kolkata Municipal Corporation and to present the said deed or declarations before any Registering authority, having jurisdiction and admit execution thereof and to have the said deed or deeds registered and to sign and verify all such deeds and documents for and on my behalf.
- 3 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing their names on the

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said plan or plans on my behalf and in my name and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.

- 4 To sign, execute and submit the proposed building plan on putting their signature and appear before the Building Department of the K.M.C. and if any deviation is occurred then to sign, execute and submit the building plan for regularization and all the acts for plan sanction purpose and appear before the said Building Department of the K.M.C. and to pay sanction fees and other fees to the Kolkata Municipal Corporation for sanction of such Building plan and other and/or to appear and represent before the Kolkata Municipal Corporation, Tribunal for hearing and to sign and execute such all plans forms, application and papers for submission to the K.M.C. for sanction of proposed building plan or revised/modified building plan and also appear before the Tribunal, K.M.C. Building Department, for hearing on my behalf.
- 5 To sign, execute on the revalidation of plan and to get C.C. Plan and submit the same to the Building Department, Kolkata Municipal Corporation in our names and on my behalf.
- 6 To sign, execute and prepare the internal and external plan or plans for sewerage, drainage, water and submit the same to the Drainage Department, Kolkata Municipal Corporation and sign and execute on the plan or plans in my name and on my behalf and obtain the same from the Kolkata Municipal Corporation, upon payment of all fees, charges etc.

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- 7 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
- 8 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.
- 9 My Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
- 10 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by my Attorney and the said

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intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on my behalf.

11 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

12 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as my acts deeds and things as I was personally present and done the same myself.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which will be done by virtue of this Power of Attorney.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of my respective share in the Bastu land measuring 4 Cottah 2 Chittak 8 sq.ft. be the same a more or less together with cemented flooring two number of buildings

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On the North : Land of Plot No.10,

On the South : Land of Plot No.6,

On the East : 14'ft. Wide K.M.C. Road,

On the West: Land of Dag No.632,

IN WITNESSES WHEREOF I, the Principal named above, have hereunto set and subscribed my hands and signatures on the 21 Day of MARCH, 2023.

SIGNED & DELIVERED

In presence of:-

1. Sitradhar 21.03.23
Madhunita Sitradhar
46 B, Oxford Street
Leamington Spa
CV32 4RA.



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Ariseet Chatterjee
21/03/23
2. ARISEET CHATTERJEE
6 CECIL COURT
MILL ROAD
CV31 1BH



Principal



Payel

PAYEL CHATTERJEE
21.03.23

6, CECIL COURT
MILL ROAD
CV31 1BH

No. Co/181523 Date 21/03/2023

The executants herein as identified with the help of document(s) mentioned in this document, appeared and appended their signatures before me on this document.

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No. Co/181523 Date 21/03/2023

The witnesses were present at the time of execution
at CGI Birmingham



Kanika
KANIKA ARORA
VICE CONSUL
Consulate General of India
Birmingham (U.K.)