

6102/2021

IV-165/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 466197

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the document.

[Signature]
Additional District Sub-Registrar
Cum Dm Dum Dum, 24-Pgs. (North)

02 AUG 2021

2/8
3-20/8
8-3/1342239

REVOCATION OF POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that SHRI PANKAJ KUMAR GANGOPADHYAY, [PAN No- AKMPG5920F], son of Late Paresh Chandra Gangopadhyay, by Faith – Hindu, by Nationality – Indian, by Occupation – Service, residing at Sultanpur Nabapally, Post Office -. Italgacha, Police Station - Dum Dum, Kolkata – 700 079, District North 24-Parganas hereinafter referred to and called as the “OWNER / EXECUTANT / PRINCIPAL” do hereby SEND GREETINGS.

Cont.....2

SUBHRO KANTIROY CHOUDHURY
 Advocate
 Calcutta
 High Court
 SUBHRO KANTIROY CHOUDHURY
 Advocate
 Calcutta
 High Court
 24 JUN 2021
S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

24 JUN 2021
 24 JUN 2021
 WYOR



Nilanjan Banerjee
 Manik Danga Road,
 Sodepur, Gtala,
 Kol - 700111

Apurba Halder
 S/O Late Anil Krishna Halder
 Gauranga Nagar
 P.S. New Town
 Kolkata - 700159

addl. District Sub-Registrar
 Cossipore, Dum Dum
 U 2 AUG 2021

WHEREAS I have executed a Registered Development Power of Attorney dated 17th August, 2016 at A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. I, CD Volume No.1506-2016, Pages from 250800 to 250815, Being No.1506-06716 for the year 2016 and by the said Power I have appointed **MAA TARA DEVELOPERS, [PAN AAZFM827A]** a partnership firm having its principal place of business at 147, Ramkrishna Road, Post Office - Italgacha, Police Station - Dum Dum, Kolkata – 700 079, District North 24-Parganas, being represented by its' partners namely – **(1) SHRI PRABIR KOLEY, [PAN - AMSPK74575P]** son of Shri Maniklal Koley, by Faith– Hindu, by Nationality– Indian, by Occupation– Business, residing at Manikpur, Thakurpara, Post Office - Italgacha, Police Station - Dum Dum, Kolkata – 700 079, District North 24-Parganas, and **(2) SHRI SUNIL KUMAR SHAW, [BMRPS5708K]** son of Shri Indradeo Shaw, by Faith– Hindu, by Nationality– Indian, by Occupation – Business, residing at 8F, Sarat Second Lane, Post Office - Phulbagan, Police Station - Phulbagan, Kolkata – 700 010, District Kolkata, as my Attorney and Agent in my name and on my behalf to do, execute and perform all acts, deeds and things therein contained in respect of my property i.e. **ALL THAT** piece and parcel of a bastu land measuring an area of 03 (Three) Cottahs 02 (Two) Chittacks 03 (Three) Sq. ft. more or less together with one cemented flooring 30 years old single storied dwelling house measuring 600 Sq. ft. more or less standing thereon lying and situates in Mouza – Sultanpur, J.L. No.10, R.S. No. 148, Touzi no. 173, comprised in Sabek and Hal Khatian No. 381, Sabek Dag No. 2403, Hal Dag No. 2403/3345, within the local limits of Dum Dum Municipality, Ward No.3, the then Holding No. 80, Nabapally now Holding No. 80, Nirmal Sengupta Sarani Bye Lane, Kolkata – 700 079, under Police Station - Dum Dum, A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas more fully described in the Schedule hereunder written in terms of the registered Development Agreement dated 17th August, 2016 at A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. I, CD Volume No.1506-2016, Pages from 250279 to 250305, Being No.1506-06703 for the year 2016.

AND WHEREAS due to some unavoidable circumstances, the Developer herein is not in a position to construct the proposed building on the said property and hence they approached the Owner herein to cancel and/or rescind the said Development Agreement as well as the Development Power Of Attorney and to excuse them from contractual liabilities as arising out of the said Development Agreement and Development Power Of Attorney and having come to know their such intention, the Owner hereby accepted their proposal and have agreed to cancel the same in all respect and accordingly the Parties hereto have entered into a

Cancellation of Development Agreement and this Revocation of Development Power of Attorney.

NOW KNOW YE ALL THAT by this Deed I do hereby cancel the said Power of Attorney and absolutely and completely revoke all powers or authority thereby and thereunder given to them either expressly or impliedly to all intents and purpose, **PROVIDED** that nothing herein contained shall render invalid or ineffective any act, deed or things lawfully and bonafide done by the said Attorney under and by virtue of the said Power given to him before the Revocation thereof by these presents. AND I do hereby further revoke counter named and make void said Power of Attorney and all powers and authorities therein given and all matters and things which shall or may be acted done or performed by virtue or means thereof in any manner whatsoever. That the Attorney is also executing this document as a token of his assent to this Revocation of Power.

SCHEDULE ABOVE REFERRED TO
(Description of the property)

ALL THAT piece or parcel of bastu land measuring 03 (Three) Cottahs 02 (Two) Chittacks 03 (Three) Sq. ft. more or less together with one cemented flooring 30 years old single storied dwelling house measuring 600 Sq. ft. more or less standing thereon lying and situates in Mouza – Sultanpur, J.L. No.10, R.S. No. 148, Touzi no. 173, comprised in Sabek and Hal Khatian No. 381, Sabek Dag No. 2403, Hal Dag No. 2403/3345, within the local limits of Dum Dum Municipality, Ward No.3, the then Holding No. 80, Nabapally now Holding No. 80, Nirmal Sengupta Sarani Bye Lane, Kolkata – 700 079, under P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas which is butted and bounded as follows :

<u>ON THE NORTH BY</u>	:	House of Late Paritosh Ganguly
<u>ON THE SOUTH BY</u>	:	12 Ft. wide Municipal Road.
<u>ON THE EAST BY</u>	:	9 Ft. wide Road thereafter drain.
<u>ON THE WEST BY</u>	:	House of Late Subodh Das

IN WITNESS WHEREOF I have hereunto set and subscribed my hand and seal on
this the 14th day of July Two Thousand Twenty One (2021).

SIGNED, SEALED AND DELIVERED
at Dum Dum by the EXECUTANT
in the presence of:

WITNESS:

1. Apurba Halder
Gowrangonagar
P.S. - New Town
Kolkata - 700159
2. Nilanjana Banerjee
Manikdanga Road,
Sector 2, Gola,
Kolkata - 700111

Pomraj Kumar Gangopadhyay.
SIGNATURE OF THE EXECUTOR

MAA TARA DEVELOPERS

Sunil K. Shaw
Partner

MAA TARA DEVELOPERS
Prakash Kalyan












Partner

SIGNATURE OF THE ATTORNEY

Drafted and prepared by me:












Subhro Kanti Roy Chowdhury

Subhro Kanti Roy Chowdhury
Advocate
High Court Calcutta
Reg. No. WB-478/2000

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name

Signature Ramraj Kumar Gangaadhyay

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Susil K. Shaw

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature Felix Kaly

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					




Name

Signature

Major Information of the Deed



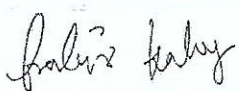


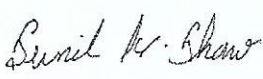
Deed No :	IV-1506-00165/2021	Date of Registration	02/08/2021
Query No / Year	1506-3001342239/2021	Office where deed is registered	
Query Date	02/08/2021 12:35:39 PM	1506-3001342239/2021	
Applicant Name, Address & Other Details	Nilanjan Banerjee Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700111, Mobile No. : 9330287671, Status :Advocate		
Transaction	Additional Transaction		
[4005] Power of Attorney, Cancellation of Power of Attorney	Market Value		
Set Forth value	Registration Fee Paid		
Stampduty Paid(SD)	Rs. 7/- (Article:E)		
Rs. 100/- (Article:17)			
Remarks			

Principal Details :



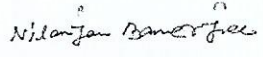
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Pankaj Kumar Gangopadhyay Son of Late Paresh Chandra Gangopadhyay Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office	 <small>02/08/2021</small>	 <small>LTI 02/08/2021</small>	 <small>02/08/2021</small>
	Sultalpur Nabapally, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/07/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office			
2	MAA TARA DEVELOPERS 147 Ramkrishna Road, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Presentative Details :

Name, Address, Photo, Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Prabir Koley (Presentant) Son of Maniklal Koley Date of Execution - 14/07/2021, , Admitted by: Self, Date of Admission: 02/08/2021, Place of Admission of Execution: Office	 Aug 2 2021 6:21PM	 LTI 02/08/2021	 02/08/2021
Manikpur Thakurpara, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx5P, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA DEVELOPERS (as Partner)				
2	Name	Photo	Finger Print	Signature
	Sunil Kumar Shaw Son of Indradeo Shaw Date of Execution - 14/07/2021, , Admitted by: Self, Date of Admission: 02/08/2021, Place of Admission of Execution: Office	 Aug 2 2021 6:22PM	 LTI 02/08/2021	 02/08/2021
8F Sarat 2nd Lane, City:- , P.O:- Phool Bagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx8K, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA DEVELOPERS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Nilanjan Banerjee Son of Ranjan Banerjee Manik Danga Road, City:- , P.O:- Sodepur, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111	 02/08/2021	 02/08/2021	 02/08/2021
Identifier Of Pankaj Kumar Gangopadhyay, Prabir Koley, Sunil Kumar Shaw			

02-08-2021

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 : 17 of Indian Stamp Act 1899.

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

Presented for registration at 15:20 hrs on 02-08-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Prabir Koley .,

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

Execution is admitted on 02/08/2021 by Pankaj Kumar Gangopadhyay, Son of Late Paresh Chandra Gangopadhyay, Sultapur Nabapally, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Service

Indetified by Nilanjan Banerjee, , , Son of Ranjan Banerjee, Manik Danga Road, P.O: Sodepur, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Others

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

Execution is admitted on 02-08-2021 by Prabir Koley, Partner, MAA TARA DEVELOPERS (Partnership Firm), 147 Ramkrishna Road, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079

Indetified by Nilanjan Banerjee, , , Son of Ranjan Banerjee, Manik Danga Road, P.O: Sodepur, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Others

Execution is admitted on 02-08-2021 by Sunil Kumar Shaw, Partner, MAA TARA DEVELOPERS (Partnership Firm), 147 Ramkrishna Road, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079

Indetified by Nilanjan Banerjee, , , Son of Ranjan Banerjee, Manik Danga Road, P.O: Sodepur, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 42102, Amount: Rs.100/-, Date of Purchase: 24/06/2021, Vendor name: S Chatterjee



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

cate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1506-2021, Page from 3556 to 3573

Deed No 150600165 for the year 2021.



Digitally signed by SUMAN BASU
Date: 2021.08.04 19:05:32 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2021/08/04 07:05:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)