

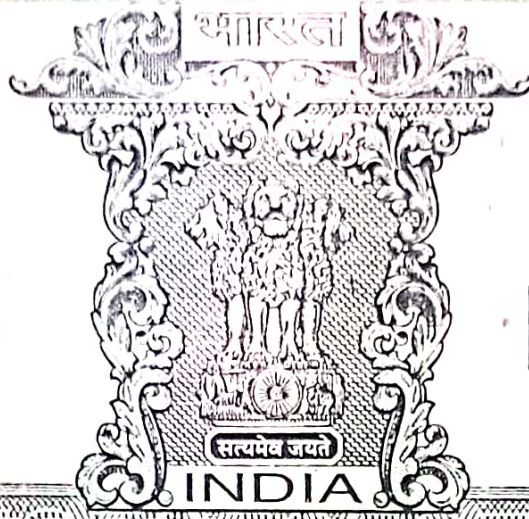
5771/2022

D-5633/m

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AE 662944

पि. 200 3214 842 / 2022

Certified that this document is
admitted to Registration. The
signature sheet and the
Endorsement sheet attached to the
document are part of this document.

Additional Dist. Sub Registrar
Saidah

14/11/22

GENERAL POWER OF ATTORNEY

for obtaining KMC sanction Plan







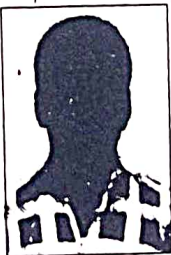

Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16062003214642/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shambhu Nath Jaiswal Alias Mr Sambhu Nath Jaiswal Shibtala Lane, 5B/3, City:- Not Specified, P.O:- Tangra, P.S:-Nankeldanga, District:-South 24- Parganas, West Bengal, India, PIN:- 700015	Principal			Shambhu Nath Jaiswal 11-11-2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Vishal Kumar Pandey Beliaghata Road, 9D, City:- Not Specified, P.O:- Tangra, P.S:- Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700015	Attorney			Vishal Kumar Pandey 11-11-2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	S Dey Son of G Dey Sealdah Court, City:- Not Specified, P.O:- Entally, P.S:-Entally, District -South 24- Parganas, West Bengal, India, PIN:- 700014	Shambhu Nath Jaiswal,			S. Dey 11-11-2022

(Amitabh Ghosal)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SEALDAH
South 24-Parganas, West
Bengal

KNOW ALL MEN BY THESE PRESENTS I, SHAMBHU NATH JAISWAL, (PAN ACXPJ3731E), son of Late Kamrakh Lal Jaiswal, by faith-Hindu, by occupation- Business, by nationality Indian, residing at 5B/3, Shibtola Lane, Post Office-Tangra Police Station- Narkeldanga, Kolkata-700015 Principal herein are desirous of appointing an attorney to do the following acts, deeds and things as we are personally unable to do the same, **SEND GREETINGS.**

WHEREAS the Principal is the absolute Owner in respect of land measuring **6 Cottahs 2 Chittacks (more or less)** together with temporary structure 2000 sq.ft (more or less) standing thereon being premises No. 5B/3, Shibtola Lane, Police Station Narkeldanga, Assessee No:- 110361300038 Kolkata-700015 along with easement rights and passage attached thereto.

NOW KNOW ALL MEN BY THESE PRESENTS WITNESS that I, **Shambhu Nath Jaiswal** do hereby nominate, constitute and appoint my attorney **Vishal Kumar Pandey**, [PAN CUGPP 8899C] son of Loknath Pandey, by faith Hindu, by Occupation Business, By Nationality Indian residing at 9D, Beliaghata Road, Post Office Tangra, Police Station Entally, Kolkata- 700 015 as my lawful Attorney in my name and on my behalf to do and execute and perform to do inter-alia to do the following acts deeds and things in respect of the said property.

1. To apply and obtain in my name and or my behalf connection of water, electricity and also to apply for and obtain in my name and on my behalf or permanent drainage, sewerage connections in the said property and to sign and execute plans, forms, papers, documents in connection with and for and or my behalf as my authorized Attorney.
2. To apply and obtain all necessary sanction clearance and approval from the Kolkata Municipal Corporation and all competent authorities for doing all allied jobs in respect of the said property on my behalf.

3. To appoint and/or engage any Architect / L.B.S. / E.S. E. / K.M.C. Plumber or other Person or persons and to sign execute and deliver all the papers for the purpose of sanction of building plan on my behalf.
4. To sign, execute and/or submit on my behalf each and every documents and submit the Building Plan for sanction from the Kolkata Municipal Corporation or any revised Building Plan, regularization plan, completion plan from the Kolkata Municipal Corporation duly signed by my Attorney and to produce the same before The Kolkata Municipal Corporation and to get it sanctioned and received the same from the Kolkata Municipal Corporation on my behalf and at my costs and expenses.
5. To sign, execute, submit or deliver all written objections, memorandum of appeal/s applications revisions, revised plan from the Kolkata Municipal Corporation, injunctions, petitions, plans and all other appeals and papers, documents and exhibit for the aforesaid purpose.
6. To pay all rates, taxes, revenue, charges, expenses, outgoings payable for and on the account of the said property or any part thereof and similar to receive any of such money discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as mentioned and written in the SCHEDULE below and after deduction of all such outgoings to be deposited the same on my Bank account.
7. To apply for and obtain for all amenities and facilities such as telephone, electricity and other utilities in the said property and/or to make alteration thereof and to close down or to disconnect the same on my behalf.

8. Be it expressly stated that this Power of Attorney does not create constitute, assume or enjoyment or profit in favour of the Attorney.

Be it noted that this Power of Attorney 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 and that further the said attorney shall not have power to make any construction, development work on the said property. There is no monetary transaction between the Owners/principal and the attorney in respect of the schedule property and attorney shall bound pay all consideration money to the principal's Bank Account. The Power of Attorney may be revoke at any time.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney in his absolute discretion and risks, which he may deem fit and proper and thinks necessary to do so on and perform for the aforesaid purpose. AND We, do hereby agree and undertake to ratify and confirm all such acts, deeds, things and matters which my said Attorney may lawful do, execute and cause to be performed by virtue of this General Power of Attorney. It should be clearly mentioned that this General Power of Attorney is and shall be limited and confined to my immovable property, described in the SCHEDULE below and my attorney shall not do any act or execute or exercise anything contrary or otherwise, by which he may put or sustain or involve and/or implicate us any loss, damage, proceedings, incident or suit, case at any time hereafter and/or in future.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring **6 Cottahs 2 Chittacks (more or less)** together with temporary structure 2000 sq.ft (mor or less) standing thereon being premises No. 5B/3, ShibtoLa Lane, Police Station

Narkeldanga, Assessee No: 110361300038 Ward No.36, Kolkata-700015
District 24 Parganas (South) which is butted and bounded as follows:-

ON THE NORTH : Shibtala Lane
ON THE SOUTH : B/5B/H/7 Shibtala Lane
ON THE EAST : Passage
ON THE WEST : 5B/H/5/1 Shibtala Lane

IN WITNESS WHEREOF I, Executant/Executor/Principal have hereunto set and
subscribed our hand and seal on this day 11th of November 2022.

WITNESSES:

1. *Shanishu Nath Jaiswal*
5B SHIBTALA Lane
KOL-15

Shanishu Nath Jaiswal

SIGNATURE OF THE PRINCIPAL

accepted by me

2. *Tapas Roy*
5, palmen Bazar
KOL-700015

Vishal Kumar Pandey

SIGNATURE OF THE ATTORNEY

Drafted by me:

Amit Karmakar
Advocate

Amit Karmakar

Advocate

High Court, Calcutta.

Endorsement For Deed Number : I - 160605633 / 2022

2022

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

nted for registration at 15:25 hrs on 11-11-2022, at the Private residence by Vishal Kumar Pandey ,Claimant.

ission of Execution (Under Sectlon 58, W.B. Registration Rules, 1962)

ecution is admitted on 11/11/2022 by 1. Shambhu Nath Jaiswal, Alias Mr Sambhu Nath Jaiswal, Son of Late
amrakh Lal Jaiswal, Shibtala Lane, 5B/3, P.O: Tangra, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL,
ndia, PIN - 700015, by caste Hindu, by Profession Business, 2. Vishal Kumar Pandey, Son of Loknath Pandey,
Beliaghata Road, 9D, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by
caste Hindu, by Profession Business

Indetified by S Dey, . . Son of G Dey, Sealdah Court, P.O: Entally, Thana: Entaly, , City/Town: KOLKATA, South 24-
Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Amitava Ghosal

Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

On 14-11-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees
paid by Cash Rs 7.00/-

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 71489, Amount: Rs.50.00/-, Date of Purchase: 27/07/2022, Vendor name: S
MUKHERJEE

Amitava Ghosal

Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Details :

Name,Address,Photo,Finger print and Signature

Vishal Kumar Pandey (Presentant)

Son of Loknath Pandey Beliaghata Road, 9D, City:- Not Specified; P.O:- Tangra, P.S:-Entaly, District:-South 24-
Parganas, West Bengal, India, PIN:- 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
PAN No.: Cuxxxxx9c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of
Execution: 11/11/2022
, Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
S Dey Son of G Dey Sealdah Court, City:- Kolkata, P.O:- Entally, P.S:-Entaly, District:-South 24- Parqanas, West Bengal, India, PIN:- 7 114			
Identifier Of Shambhu Nath Jaiswal, Vishal Kumar Pandey			

Major Information of the Deed

No / Year	I-1606-05633/2022	Date of Registration	14/11/2022
Year Date	1606-2003214642/2022	Office where deed is registered	
Applicant Name, Address Other Details	11/11/2022 1:54:38 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Amit Karmakar High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910342901, Status : Advocate			
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
		Rs. 2,70,68,906/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(d))		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sibtala Lane, Premises No: 5B/3, Ward No: 036 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 2 Chatak		2,65,28,906/-	Property is on Road
Grand Total :					10.1063Dec	0 /-	265,28,906 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2000 sq ft	0 /-	5,40,000 /-	

Principal Details :

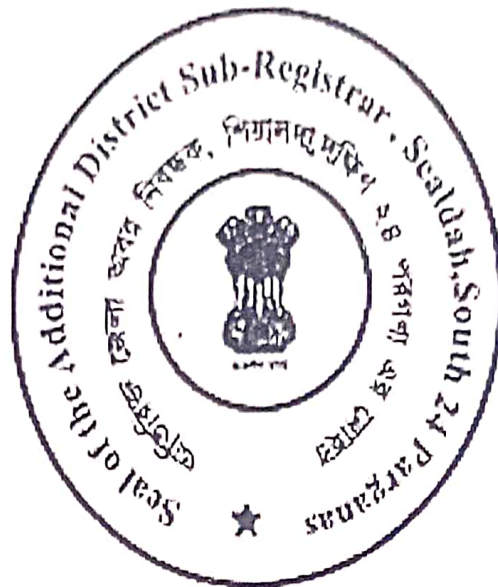
Sl No	Name, Address, Photo, Finger print and Signature
1	Shambhu Nath Jaiswal, (Alias: Mr Sambhu Nath Jaiswal) Son of Late Kamrakh Lal Jaiswal Shibtala Lane, 5B/3, City:- Not Specified, P.O:- Tangra, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 Sex: Male, By Caste: Hindu, Occupation: Business Citizen of: India, PAN No.:: Acxxxxx1e, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/11/2022 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Pvt. Residence

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 170251 to 170263

being No 160605633 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.11.18 11:36:44 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 2022/11/18 11:36:44 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)