भारतीय गैर न्यायिक



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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Certified that this document is admitted to signature shows the state of the signature Endomentary are part of this document.

Additional Dist. Sub Registrar

ghata, Kalkata - 700010, within limits of sta

Sealdan - 13

GENERAL POWER OF ATTORNEY

This General Power Of Attorney is made on this the 11th day of May, Two Thousand Twenty Three (2023), of the Christian Era.



Aletter Br

Sealdah Civil Court, Kol-14

Registrar, Sealman

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T/74/1, Kalimuddin Lone
P.J. Manicutala
P.O. Beadon Street
Scolhata-700006

A.D.S.R., SEALDAH

1 (MAY 2023 |
Dist.-South 24 Parganas

Know all men by these presents that, State Resource Centre For Adult Education, West Bengal, (Pan: AABAS 0551J) having its registered office at 50/1, Dr. Suresh Chandra Banarjee Road (Portion of old/former Premises No. 50, Beliaghata Main Road), P.O. Beliaghata, P.S. Beliaghata, Kolkata – 700010, represented by its Director/ Authorized Signatory namely Dr. Arup Kumar Das (Pan: AHOPD 6679D, Aadhaar No.: 9365 3638 7161 and Mobile No. 90622 03763), son of Late Gopal Chandra Das, by Occupation – Service, by Nationality - Indian, by Faith – Hindu, residing at 510/1, Tirupati Apartment, Sahid Hemanta Kumar Bose Sarani, P.O. Motijheel, P.S. Dumdum, District – North 24-Parganas, Pin -700 074, hereinafter referred to as the Executant / Land Owner / Principal Send Greetings:

Whereas the Executant/ Land Owner / Principal herein being the present sole and absolute owner of All That piece and parcel of revenue redeemed Bastu Land measuring about 07 (Seven) Cottahs - 09 (Nine) Chattaks - 37 (Thirty Seven) Sq.Ft. be the same a little more or less, together with more than 20 years old, cemented floor, two and partly three storied fully residential building standing thereon, having its total covered area of 4399 sq.ft. be the same a little more or less (i.e. on the Ground Floor: 1647 sq.ft. + on the 1st Floor: 2567 sq.ft. and on the portion of 2nd Floor: 185 sq.ft.), along with all easements, appurtenances and common rights of the KMC main road on the southern side of the said Bastu Land available therein, lying, situate at and being Premises No. 50/1, Dr. Suresh Chandra Banarjee Road (Portion of old / former Premises No. 50, Beliaghata Main Road), P.O. Beliaghata, P.S. Beliaghata, Kolkata - 700010, within limits of the Kolkata Municipal Corporation office, under ward No. 034, Borough No. III, vide Assessee No. 11-034-09-1002-3 and District: South 24-Parganas, hereinafter referred to as the said property.

And Whereas due to some cogent ground it become impossible for the Executant/ Land Owner / Principal herein to look after, manage, control the said property in proper manner/way, so it become necessary to appoint an Attorney/s for the Executant/ Land Owner / Principal herein. Therefore the Executant/ Land Owner / Principal herein appointing and nominating M/s. Matrix Construction (Pan: ABGFM 4974Q), a Partnership Firm, having its registered office at 157/2A,



A.D.S.RI, SEALDAH

1 May 2023

Dist.-South 24 Parganas

Acharya Prafulla Chandra Road, 1st Floor, Room-1B, P.O. Shyambazar, P.S. Shyampukur, Kolkata-700 004, represented by its **Partners** namely (1) Shri Uttam **Kumar Kundu** (Pan: AFYPK 1781M, Aadhaar No.: 2735 1143 6624 and Mobile No. 93310 52340), son of Late Jadab Chandra Kundu, by Occupation-Business, by Nationality - Indian, by Faith - Hindu, residing at 13 / 8D, Ariff Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata-700 067 and (2) Shri Samiran **Kundu** (Pan: BEWPK 1160G, Aadhaar No.: 6026 2958 4918 and Mobile No. 92300 21001), son of Sri Uttam Kumar Kundu, by Occupation-Business, by Nationality - Indian, by Faith - Hindu, residing at AE-124, Salt Lake, Sector - I, P.O. Bidhannagar CC Block, P.S. Bidhannagar(North), Kolkata- 700064, as its **Lawful Constitute Attorney** in the name of the **Executant/ Land Owner / Principal** herein and on its behalf and to do, execute, perform and implement, inter alia the following acts, deeds and thinks i.e. to say:

- To look after, manage and supervise the below Schedule mentioned property hereunder written standing in the name of the Executant/ Land Owner / Principal herein and on its behalf.
- 2. To appear before any offices or departments of Govt. of West Bengal or semi Govt. including B.L. and B.L.R.O. Collectorate office of the District: Kolkata, KMC office and revenue office on behalf of the Executant/ Land Owner / Principal herein and to do the necessary acts in respect of the below Schedule mentioned property hereunder written before the said offices and departments in the name of the Executant/ Land Owner / Principal herein and on its behalf.
- 3. To represent the Executant/ Land Owner / Principal herein and to sign and verify all papers, forms, applications, petitions, receipts etc. in respect of the below Schedule mentioned property hereunder written in the name of the Executant/ Land Owner / Principal herein and on its 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 mentioned property hereunder written in the name of the Executant/ Land Owner / Principal herein and on its behalf and to

appoint Advocates and Solicitors for filing case or cases suit and to sign the vokalatnama, 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 mentioned property hereunder written and to appoint Advocates, Solicitors to defend or contest the suits and cases and to sign vokalatnama, written statement, show-cause application, petition, verification, affidavit and any necessary documents for the same in the name of the Executant/ Land Owner / Principal herein and on its behalf.
- 6. To prefer appeal, motion, revision etc. before any Court against any order or judgment passes by any Court below.
- 7. To apply for taking of water connection and sewerage connection before the KMC office and to submit petition, application etc. and sign other necessary documents for the same in the name of the Executant/ Land Owner / Principal herein and on its behalf.
- 8. To sign any building plan or plans form, paper and application for obtaining permission/ sanction for building plan or any revise building plan from the building department of the KMC office and to do the needful for such purpose in respect of the Schedule mentioned property hereunder written.
- Of Conveyance or conveyances or lease or other, document(s), declaration(s), instrument or document for the purpose of registration before competent Registrar and do all acts, deeds and things which will be necessary for such registration as if in the name of the Executant/ Land Owner / Principal herein and on its behalf 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 Executant's / Land Owner's / Principal's Bank Account.
- 10. All the sale proceeds and interest will be deposited in the Executant's / Land Owner's / Principal's Bank account.

- 11. Be it noted that this General Power of Attorney is being granted in favour of the said Lawful Constitute Attorney herein without any consideration and no interest or right of the Lawful Constitute Attorney herein is created on the property which is the subject matter of this General Power of Attorney.
- 12. The General Power of Attorney has been granted without any consideration i.e. there is no monetary transaction has been occurred between the Executant/ Land Owner / Principal and the Lawful Constitute Attorney herein and it does not created any right, title or interest of the Lawful Constitute Attorney herein on the said Schedule mentioned property hereunder written.
- 13. The Lawful Constitute Attorney herein does not obtain any power to developed the said Schedule mentioned property hereunder written.
- 14. All money received by the Lawful Constitute Attorney herein in respect of the said Schedule mentioned property hereunder written will have to deposit immediately in the bank account of the Executant/ Land Owner / Principal herein and all expenditures on its behalf incurred by the Lawful Constitute Attorney herein will be borne by the Executant/ Land Owner / Principal herein.
- 15. This General Power of Attorney is revocable at any point 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 mentioned property hereunder written.

And the Executant/ Land Owner / Principal herein, do hereby declare that all lawful acts, deeds and things of the said Lawful Constitute Attorney herein which will be done by virtue of this General Power of Attorney, will be treated and considered as the own work of the Executant/ Land Owner / Principal herein, as if the Executant/ Land Owner / Principal herein personally present.

The Schedule Above Referred To (The Property / Bastu Land / Premises)

All That piece and parcel of revenue redeemed Bastu Land measuring about 07 (Seven) Cottahs - 09 (Nine) Chattaks - 37 (Thirty Seven) Sq.Ft. (as per physical measurement), which Bastu Land area written as 08 Cottahs -10 Chattaks -43 Sq.ft. (as per registered Deed Of Conveyance, dated 01/12/2009) be the same a little more or less, together with more than 20 years old, cemented floor, two and partly three storied fully residential building standing thereon, having its total covered area of 4399 sq.ft. be the same a little more or less (i.e. on the Ground Floor : 1647 sq.ft. + on the 1st Floor: 2567 sq.ft. and on the portion of 2nd Floor: 185 sq.ft.), along with all easements, appurtenances and common rights of the KMC main road on the southern side of the said Bastu Land available therein, lying, situate at and being Premises No. 50/1, Dr. Suresh Chandra Banarjee Road (Portion of old / former Premises No. 50, Beliaghata Main Road), P.O. Beliaghata, P.S. Beliaghata, Kolkata - 700010, within limits of the Kolkata Municipal Corporation office, under ward No. 034, Borough No. III, vide Assessee No. 11-034-09-1002-3 and District: South 24-Parganas, which is butted and bounded as the following manner:

(Zone: Rail Bridge, W-34-CIT/GS Rd on Road)

On The North By: Premises No. 5/6, Hem Chandra Naskar Road

On The South By : 60'-0" feet wide Dr. Suresh Chandra Banerjee Road

On The East By : Premises No. 1, Hem Chandra Naskar Road

On The West By : Premises No. 49A, Dr. Suresh Chandra Banerjee Road

and 2.76 metres wide private passage.

In Witnesses Whereof the said Executant / Land Owner /Principal and the said Lawful Constitute Attorney hereof doth hereunto set and subscribed their respective signatures on this the day, month and year first above written.

Signed, Sealed And Delivered By the Executant / Land Owner /Principal

In The Presence of:

(Sri Tara Sankar Das Sarkar)

Son of Late Sirir Kumar Das Sarkar

Occupation: Service

Address: 513, Dumdum Park P.O. Bangur, P.S. Laketown

Kolkata- 700 055

Schargh: Muchocothy

(Sri Debarshi Mukhopadhyay) Son of Late Asoke Mukhopadhyay

Occupation: Service

Address: 56, Mahakalitala Lane P.O. Bansberia, P.S. Mogra

District: Hooghly

Pin: 712502, West Bengal

Signed, Sealed And Delivered By the Lawful Constitute Attorney

In The Presence of:

(Sri Tapan Chakraborty) Son of Late B.C. Chakraborty

Occupation: Private Service Address: 78/E Korunamoyee Road P.O.- Talpukur, P.S. Titagarh

District: 24-Parganas (N)

Pin: 700123

(Sri Sukumar Sen)

Son of Late Meghnad Sen

Occupation : Business

Address: T/7H/1, Kalimuddin Lane P.O. Beadon Street, P.S. Manicktala

Kolkata- 700006

Typed By Me,

(Miss Suparna Paul)

Daughter of Sri Sukamal Paul Occupation: Private Service

157/2A, A.P.C. Road

P.O. Shyamabazar, P.S. Shyambazar Kolkata-700004 Director,

Bon Resource Centre for A.B. W.P.

(Dr. Arup Kumar Das) Director

- Authorised Signatory -

On Behalf, State Resource Centre For Adult Education, West Bengal

- Signature of the Executant / Land Owner /Principal -

MATRIX CONSTRUCTION

Utam Ke Kundu

Partner(s)

MATRIX CONSTRUCTION

Daminan Kund

Partner(s)

(Sri Uttam Kumar Kundu) (Sri Samiran Kundu)

- Signature of the Lawful Constitute Attorney -

Drafted, read over and explained by me

Kazi Tozamenel Horrain

(Kazi Tozammel Hossain)
-AdvocateSealdah Civil Court
Enrolment No. 165/176/1995
Kolkata-700004

PHOTO PEST & FINGER IMPRESSION SHEET

				- \-			
		Small Finger	Ring Finger		liddle Inger	Indication, Finger	Thumb Finger
	LEFT HAND						
Mbs /		Thumb Finger	Indicati Finge		Middle Finger	Ring Finger	Small Finger
Director, Director, Director, (Dr. Arup Kumar Das) -Signature of the Land Owner / Principal -							
		Small Finger	Ring Finger		Aiddle Inger	Indication Finger	Thumb Finger
	LEFT HAND						
MATRIX CONSTRUCTION		Thumb Finger	Indicati Finge		Middle Finger		Small Finger
Partner(s) (Sri Uttam Kumar Kundu) —Signature of the Attorney—	HAND -						
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		Thumb Fingor	Indicat Finge		Middle Finger		
MATRIX CONSTRUCTION Samuran Kund Partner(s)	√RIGHT HAND				4		

Major Information of the Deed

Deed No:	I-1606-01674/2023	Date of Registration 11/05/2023
Query No / Year	1606-2001153554/2023	Office where deed is registered
Query Date	08/05/2023 2:20:26 PM	A.D.S.R. SEALDAH, District: South 24-Parganas
Applicant Name, Address & Other Details	Sukumar Sen T/7H/1, Kalimuddin Lane,Thana : M	aniktala, District : South 24-Parganas, WEST : 9051967785, Status :Solicitor firm
Transaction		Additional Transaction
[1401] Power of Attorney re General Power of Attorney	elated to immovable properties, related to immovable properties	
Set Forth value	· · · · · · · · · · · · · · · · · · ·	Market Value
		Rs. 4,87,25,628/-
Stampduty Paid(SD)		Registration Fee Paid
Rs. 50/- (Article:48(d))		Rs. 7/- (Article:E)
Remarks	Received Rs. 50/- (FIFTY only) fro	om the applicant for issuing the assement slip.(Urban

Land Details:

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr.Suresh Chandra Banerjee Road, Road Zone: (Rail Bridge (W-34) -- CIT Rd/GS Rd On Road), Premises No: 50/1, Ward No: 034 Pin Code: 700010

Sch No	The state of the s	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		7 Katha 9 Chatak 37 Sq Ft		5	Width of Approach Road: 60 Ft.,
	Grand	Total :		2	12.5629Dec	0 /-	459,79,003 /-	

Structure Details:

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4399 Sq Ft.	0/-	27,46,625/-	Structure Type: Structure

Gr. Floor, Area of floor : 1647 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 2567 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor: 185 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete

	Total:	4399 sq ft	0 /-	27,46,625 /-	
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rincipal Details: SI Name,Address,Photo,Finger print and Signature No 1 State Resource Centre For Adult Education West Bengal 50/1, Dr.Suresh Chandra Banerjee Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, PAN No.:: aaxxxxxxx1j,Aadhaar No Not Provided by UIDAI,

Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details:

SI No	
	Matrix Construction 157/2A, Acharya Prafulla Chandra Road, 1st Floor, Room -1B, City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004, PAN No.:: abxxxxxx4q,Aadhaar No Not Provided by UIDAI, Status:Organization, Executed by: Representative

Representative Details:

Name, Address, Pho	oto,Finger print and S	ignature	
1 Name	Phot	o Finger Print	Signature
Dr Arup Kumar Da (Presentant) Son of Late Gopal C Date of Execution - 11/05/2023, , Admit Self, Date of Admissi 11/05/2023, Place of Admission of Executi	handra Das ted by: ion:		On-
	May 11 2023 11:	19AM LTI 11/05/2023	11/05/2023

510/1, Tirupati Apartment, Sahid Hemanta Kumar Bose Sarani, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ahxxxxxxx9d, Aadhaar No: 93xxxxxxxx7161 Status: Representative, Representative of: State Resource Centre For Adult Education West Bengal (as Director)

Name	Photo	Finger Print	Signature
Shri Uttam Kumar Kundu Son of Late Jadab Chandra Kundu Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office			vto~ € €.d.
	May 11 2023 11:20AM	LTI 11/05/2023	11/05/2023

13/8D, Ariff Road, City:- Not Specified, P.O:- Ultadanga Main Road, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx1m, Aadhaar No: 27xxxxxxxx6624 Status: Representative, Representative of: Matrix Construction (as partners)

Name	Photo	Finger Print	
Shri Samiran Kundu Son of Shri Uttam Kumar Kundu Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office			Signature Samina
	May 11 2023 11:21AM	LTI 11/05/2023	11/05/2023

AE-124, Salt Lake, Block/Sector: I, City:- Not Specified, P.O:- Bidhannagar CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bexxxxxx0g, Aadhaar No: 60xxxxxxxx4918 Status: Representative, Representative of: Matrix Construction (as partners)

Identifier Details:

23 11/05/2023 11/05/2023
)2

Endorsement For Deed Number : I - 160601674 / 2023

on 11-05-2023

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 11:00 hrs on 11-05-2023, at the Office of the A.D.S.R. SEALDAH by Dr Arup Kumar Das

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

Execution is admitted on 11-05-2023 by Dr Arup Kumar Das, Director, State Resource Centre For Adult Education West Bengal (Others), 50/1, Dr.Suresh Chandra Banerjee Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Indetified by Shri Sukumar Sen, , , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 11-05-2023 by Shri Uttam Kumar Kundu, partners, Matrix Construction (Partnership Firm), 157/2A, Acharya Prafulla Chandra Road, 1st Floor, Room -1B, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Shri Sukumar Sen, , , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 11-05-2023 by Shri Samiran Kundu, partners, Matrix Construction (Partnership Firm), 157/2A, Acharya Prafulla Chandra Road, 1st Floor, Room -1B, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Shri Sukumar Sen, , , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

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 1568, Amount: Rs.50.00/-, Date of Purchase: 08/05/2023, Vendor name:

SHARMISTHA CHATTERJEE MUKHERJEE

Anitam Charl.

Amitava Ghosal ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 47021 to 47034 being No 160601674 for the year 2023.



Digitally signed by AMITAVA GHOSAL Date: 2023 05.15 12:24:59 +05:30 Reason: Digital Signing of Deed.

Annitary Charl.

(Amitava Ghosal) 2023/05/15 12:24:59 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. SEALDAH West Bengal.

(This document is digitally signed.)