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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 255145

Certified that the document is
submitted to registration. The
signature sheet and endorsement
sheet which are attached in this
document are part of this
document

25 SEP 2020

A.D.S.R. Howrah.

~~24 SEP 2020~~

GENERAL POWER OF ATTORNEY

BY THIS POWER OF ATTORNEY WE, 1. SRI BHABANI BANERJEE, (PAN- BTJPB6023R), (AADHAAR NO- 9485 1131 3659), Son of Sri Bhaben Banerjee, by faith- Hindu, by Nationality Indian, by occupation - Business, 2. SMT PRANATI BANERJEE, (PAN- ASKPB2019A), (AADHAAR NO- 6211 2611 3555), Wife of Bhaben Banerjee, by faith- Hindu, by Nationality Indian, by occupation - House hold duties, both are resident of 42, Bishalaxmitala, Kona Bag para, P.S. Liluah, District- Howrah do hereby nominate, constitute and appoint **PRIYANKA MONDAL** (PAN- BDQPM2532M), (AADHAAR NO- 9927 7473 3154) wife of Sumonta Mondal residing at 59/2/1, Kali Banerjee Lane, P.S. & District - Howrah, Pin - 711101 as my lawful Attorney in

our name and on our behalf to make, perform, execute all or any of the several acts, deeds, powers, authorities, matters and things stated here in.

WHEREAS we are seized and possessed as the owner and occupier of piece and parcel of a plot of Land measuring an area about 03 (Three) Katha be the same a little more or less comprised within Mouza - Kona, J.L No-107, in R.S. Dag No 1745 & L.R. Dag No .1798, under old Khatian No. 287, New L.R Khatian No 4265, 4266 under old P.S- Bally, New P.S- Liluah and also a plot of Land within the same Mouza measuring an area about 01 (One) Katha be the same a little more or less comprised in J.L No 107, R.S. Dag No 1746 & L.R. Dag No.1799, under old Khatian No.989, New L.R Khatian No 4265, 4266, under old P.S- Bally, New P.S- Liluah AND accordingly total land measuring about more or less 04 katha situated in the above referred all Two Dag that is Old Dag No 1745 & 1746 and L.R. Dag No. 1798 & 1799 and old Khatian No.287 & 989, New L.R Khatian No 4265, 4266, situated within Mouza- Kona, J.L. No. 107, within Old P.S Bally, New P.S – Liluah, and District Howrah within ward No.50 of Howrah Municipal Corporation and Howrah Municipal Holding No 42 Bagpara Biswalakshmi Tala, as more fully and particularly described in the SCHEDULE herein below.

AND WHEREAS we have given power thereby to the Attorney upon the terms and conditions contained therein considering my age and illness. so we do hereby nominate and constitute appoint **PRIYANKA MONDAL** as our lawful Power of Attorney holder.

AND WHEREAS we have agreed to execute a Power of Attorney in favour of **PRIYANKA MONDAL** upon whom I have full faith and belief in order to enable him to look after the said land mentioned in the schedule

below, and to do all other acts and things necessary in connection with the maintenance of the said Land in the best possible manner on our behalf.

AND WHEREAS one Vivek Shaw already paid consideration amount of the schedule property as intending purchaser, he has no objection to give General Power of Attorney to said Priyanka Mondal. The said Vivek Shaw does not make any civil or criminal litigation for the same.

NOW THESE PRESENTS WITNESSETH AS FOLLOWS:-

I hereby nominate, constitute and appoint Priyanka Mondal to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things namely:-

1. To look after the Land measuring about 03 (Three) Katha be the same a little more or less comprised within Mouza - Kona, J.L No-107, in R.S. Dag No 1745 & L.R. Dag No .1798, under old Khatian No. 287, New L.R Khatian No 4265, 4266 under old P.S- Bally, New P.S-Liluah and also a plot of Land within the same Mouza measuring an area about 01 (One) Katha be the same a little more or less comprised in J.L No 107, R.S. Dag No 1746 & L.R. Dag No.1799, under old Khatian No.989, New L.R Khatian No 4265, 4266, under old P.S- Bally, New P.S- Liluah AND accordingly total land measuring about more or less 04 katha situated in the above referred all Two Dag that is Old Dag No 1745 & 1746 and L.R. Dag No. 1798 & 1799 and old Khatian No.287 & 989, New L.R Khatian No 4265, 4266, situated within Mouza- Kona, J.L. No. 107, within Old P.S Bally, New P.S – Liluah, and District Howrah within ward No.50 of Howrah Municipal Corporation and Howrah Municipal Holding No 42

Bagpara Biswalakshmi Tala, as more fully and particularly described in the SCHEDULE herein below on our behalf.

- 2) To obtain permission or approval from other authorities as may be required for the maintenance of the said property in accordance with any new agreement and for that purpose to sign such applications, papers, writings, receipts, undertakings, appeals etc. as may be required in relation to the looking after the property.
- 3) To enter upon the said property with men, workers and agents as may be required for the purpose of ^{no} development, plantation work and maintenance of the property in the manner the Attorney may think fit.
- 4) To raise trees, plants and herbs belonging to our property and to enter into any contract, covenant and arrangement of any kind whatsoever in relation thereto with any person and to modify, revoke and cancel the same as he shall think fit and proper without making me liable for any loss on that account.
- 5) To arrange, to raise necessary finance for ^{no} development and maintenance of the said property at his own risk without making me liable for such transactions and keep note of accounts, profit and losses of the business.
- 6) To manage and control the entire property measuring more or less **04 Cottahs** as fully described in the schedule below in our absence on our behalf.
- 7) To approach the concerned authorities for the purposes of obtaining permissions, payments of bills, taxes and other service connections

including water and electricity for maintenance, plantations and development of the said Land fully described in the schedule herein below.

- 8) To make, deposits with the concerned Authorities and other authorities for the purpose of development and plantation work on the said schedule property and to claim refunds of such deposits and to give valid and effectual receipts and discharge in our name and on our behalf in connection therewith.
- 9) To deposit the khaznas to the concern authority and collect the receipt on our behalf.
- 10) To negotiate and to compromise all sorts of disputes which the Constituted Attorney shall think fit and proper.
- 11) To arrange, to keep myself free from all liabilities as well as responsibilities as the entire entrustment is being vested upon the Constituted Attorney.
- 12) To appoint staffs and workers in the schedule property and to settle their remuneration and other terms of office and to dismiss or suspend them for non- performance of their duties.
- 13) To arrange, to give the proper documents and papers showing my title thereof for necessary satisfaction of the said agreements (s).
- 14) To ensure the said schedule property against damages, fire, Natural Calamities, riots, civil commotion, floods, earthquakes, bomb blasts,

malicious damage or destruction and against other risks as the Attorney may think sufficient to protect the interest of all concerned therein.

15) To ask for, receive and recover from all concerned whatsoever all rents, charges, profits, emoluments, service charges and other charges and sums of moneys due or owing and payable or at any time hereafter to become due, owing and payable in respect of the said property in any manner whatsoever and also on non payment thereof to enter upon and restrain and or/or take legal steps for the recovery thereof as the Attorney may think fit.

16) To accept any service or writ of summons or other legal process for our and/or in our name and to appear in any Court or before any authority as our Attorney and to commence any action or legal proceedings in any Court or before any Authority and to prosecute, discontinue or become non- shifted and to settle, compromise or refer any dispute to Arbitration as the said Attorney may think fit and proper and for such purposes to appoint any advocate in any name or in the name of the Attorney and pay the costs, expenses, fees and other outgoings.

17) To appoint, engage on our behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.

18) To do all acts and deeds on my behalf to defend, prosecute all suits, cases or other proceedings in any places whenever required and writing of any of them as fully and effectually as I could in personally do.

And to sign and submit building plan and may gift in favour of H.M.C.

- 19) To sign and verify complaints, petitions, vokatnama, written statement on my behalf and to appoint Advocates, solicitors, arbitrators for me and on my behalf.
- 20) To make settlements, compromise, withdraw or deposit money in courts and Revenue departments/ offices and in fact to do all that may be necessary for proper conduct of cases and other proceeding on our behalf.
- 21) To compromise, compound or withdraw cases, or be non-suited on our behalf.
- 22) GENERALLY to do and perform all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained as fully and effectually as the things done by me personally.
- 23) I hereby declare that the Power of Attorney is given in favour of the said attorney for the purposes of looking after, plantations, ~~no~~ development of the said land measuring about **04 Cottahs** morefully described in the schedule below and for such other acts and things as mentioned herein and I do hereby ratify and agree to ratify and confirm all acts by our said Attorney by virtue of this presents.
- 24) To make sale consideration amount will be deposite to Principal's Bank Account, this Power of Attorney is ~~irrevocable~~ ^{revocable}

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Land measuring about 03 (Three) Katha be the same a little more or less comprised within Mouza - Kona, J.L No-107,

in R.S. Dag No 1745 & L.R. Dag No .1798, under old Khatian No. 287, New L.R Khatian No 4265, 4266 under old P.S- Bally, New P.S-Liluah and also a plot of Land within the same Mouza measuring an area about 01 (One) Katha be the same a little more or less comprised in J.L No 107, R.S. Dag No 1746 & L.R. Dag No.1799, under old Khatian No.989, New L.R Khatian No 4265, 4266, under old P.S- Bally, New P.S- Liluah AND accordingly total land measuring about more or less 04 katha situated in the above referred all Two Dag that is Old Dag No 1745 & 1746 and L.R. Dag No. 1798 & 1799 and old Khatian No.287 & 989, New L.R Khatian No 4265, 4266, situated within Mouza- Kona, J.L. No. 107, within Old P.S Bally, New P.S – Liluah, and District Howrah within ward No.50 of Howrah Municipal Corporation and Howrah Municipal Holding No 42 Bagpara Biswalakshmi Tala butted and bounded as follows:-

North : Property of Shankar Mondal Dag No. 1745

South : Road

East : Property of Debendranath Dey Dag No. 1746 .

West : Dag No. 1745

Bhabani Banerjee
Prayansa Mondal

IN WITNESSESS WHEREOF I have understood the meaning of the content herein and subscribe our signature in our own hand and seal out of freewill, good faith, belief and volition have executed THESE PRESENTS on this 25th day of Sep, , 2020 in the presence of the witnesses.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF THE FOLLOWING.

WITNESSESS

- 1) *Attam Yaji*
- 2) *Kona Chappat (How)*
Animen Des
Stamen

Bhabani Banerjee

Signature of the EXECUTANT.

I do hereby accept the power conferred upon me.

Priyanka Mondal












Signature of the Attorney holder

Drafted by me.
And prepared in my office.












Advocate.

No. F 375/355/78












FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature.....*Priyanka Mondal*.....

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature.....*Bhavana Banerjee*.....

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature.....*[Signature]*.....

Major Information of the Deed

Deed No :	I-0502-04623/2020	Date of Registration	25/09/2020
Query No / Year	0502-2001203131/2020	Office where deed is registered	
Query Date	25/09/2020 2:06:22 PM	0502-2001203131/2020	
Applicant Name, Address & Other Details	Priyanka Mondal Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9874928061, 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. 3,20,000/-		Rs. 25,10,002/-	
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: Howrah, P.S:- Liluya, Municipality: HOWRAH MUNICIPAL CORPORATION, Road: Kona Added Area, Mouza: Kona, , Ward No: 050 JI No: 107, Pin Code : 711114

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1798 (RS :-)	LR-4265	Bastu	Bastu	1 Katha 8 Chatak	1,00,000/-	9,30,001/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,

District: Howrah, P.S:- Liluya, Municipality: HOWRAH MUNICIPAL CORPORATION, Road: Kona Added Area, Mouza: Kona, , Ward No: 050 JI No: 107, Pin Code : 71114

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1798 (RS :-)	LR-4266	Bastu	Bastu	1 Katha 8 Chatak	1,00,000/-	9,30,001/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
L3	LR-1799 (RS :-)	LR-4265	Bastu	Bastu	8 Chatak	50,000/-	3,10,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
L4	LR-1799 (RS :-)	LR-4266	Bastu	Bastu	8 Chatak	50,000/-	3,10,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
		TOTAL :			4.125Dec	2,00,000 /-	15,50,001 /-	
		Grand Total :			6.6Dec	3,00,000 /-	24,80,002 /-	