

9542/2023

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Additional Registrar of  
Assurances-IV, Kolkata

Certified that the Document is admitted of  
Registration. The Signature Sheet and the  
endorsement sheets attached to this document  
are the part this Documents

Additional Registrar of  
Assurances-IV, Kolkata

General Power Of Attorney

4 JUL 2023

Know All Men By These Presents that we Biswanath Chatterjee (PAN AZTPC0506B)  
And Tarak Nath Chattopadhyay (PAN ACMPC1054A), both sons of Late Hiralal  
Chatterjee and both residing at 87/12/365E, Raja Subodh Chandra Mullick Road (also  
known E 63, Ramgarh), Post Office Naktala, Police Station Netaji Nagar, Pin 700 047,  
South 24 Parganas, West Bengal (collectively Grantors), are the joint owners of All That  
Nationality by Indian

Tarak Nath Chattopadhyay

Biswanath Chatterjee



the land measuring 4 (four) cottah 8 (eight) chittack and 22.5 (twenty two decimal five) Square Feet, more or less together with structures thereon admeasuring about 1900 (nineteen hundred) square feet, situate, lying at Mouza Naktala, J. L. No,32, C. S. Dag No. 433 (P), E/P. No.202, S.P.No.419, being Municipal Premises No. 87/12/365E, Raja Subodh Chandra Mullick Road, Kolkata – 700 047 (also known as E 63, Ramgarh), Police Station Netaji Nagar (formerly Patuli therebefore Jadavpur), Post Office Naktala, within District South 24 Parganas, under Municipal Ward No.100 of the Kolkata Municipal Corporation, having Kolkata Municipal Corporation Assessee No. 211000841655, described in the **Schedule** below and delineated on the **Plan** attached and bordered in colour **Red** thereon (**Said Premises**) and we do hereby, we do hereby nominate, constitute, authorize and appoint the **Messrs Aesthetic Construction**, a Partnership Firm (**PAN AATFA5730A**) (**Attorney**), represented by (1) **Sri Suman Sarkar**, son of Late Sashi Bhusan Sarkar, residing at C/16, Ramgarh, Post Office – Naktala, Police Station Netaji Nagar (formerly Patuli therebefore Jadavpur), District South 24 Parganas, Pin-700047 and (2) **Sri Biplab Dutta Banik**, son of Late Beni Madhab Dutta Banik, residing at E/154, Ramgarh, Post Office Naktala, Police Station Netaji Nagar (formerly Patuli therebefore Jadavpur), District South 24 Parganas, Pin-700 047, as our attorney in our names and on our behalf to execute or do all or any of the acts or things hereinafter mentioned that is to say:-

1. To draw building plans or revised building plans of the New Building to be constructed on the Said Premises and to sign the said plans on our behalf and to submit the same before the Kolkata Municipal Corporation and any other sanctioning authority for obtaining sanction of the same and to submit amendment of such building plans before the said Kolkata Municipal Corporation and any other sanctioning authority for the purpose of obtaining sanction of the same relating to the property more fully and particularly described in the Schedule hereunder written.
2. To sign and execute boundary declaration/rectification in respect of the property more fully and particularly described in the Schedule hereunder written which our said attorney deems fit and proper and to present for registration of the same and to admit execution of the same and to do all necessary acts and deeds required for the purposes of registration of the document.
3. To appear in any proceedings/hearings of the Kolkata Municipal Corporation or any other sanctioning authority on our behalf and to file application for General Revision of the Property Tax and to sign all papers and documents on our behalf. To attend hearings before the Hearing Officer. To receive G.R. Notice on our behalf and to file objection against the revision of enhanced tax and to appear before the Hearing Office and to do all acts and deeds relating thereto and to prefer appeal before the Appellate Authority and to do all acts and deeds relating thereto.

Tarak Nath Chakraborty

Biswanath Chakraborty

4. To swear Affidavit on our behalf before the executive magistrates, Judicial Magistrates and/or Notary Public.
5. To appear before Kolkata Improvement Trust or any other authority concern and sign all papers and documents for obtaining No Objection Certificate.
6. To appoint Surveyor, Engineer, Architect, Plumber, Electrician, Employee, Sub Contractors and/or to dismiss any of them if required and to make any agreement with them and to make Payments to them as our said Attorney deems fit and proper and to sign all papers and documents in this regard in our names and on our behalf in relation to the property more fully and particularly described in the Schedule hereunder written.
7. To apply for drainage, sewage, electric, telephone, water and other connections, for assessing and/or reassessing and/or reviewing the assessment of taxes or applying for completion certificate of the New Building and for that purposes to sign all papers and documents and to present us before the proper authority or authorities relating to the property more fully and particularly described in the Schedule hereunder written.
8. To apply for and obtain water connection, electricity connection, permission for installation of lift, permission for drainage and/or sewage lines and for the purpose thereof sign, execute all documents and all affidavits for and on our behalf.
9. To receive G. R. Notice on our behalf and to file objection against the revision of enhanced tax and to appear before the Hearing Officer and to do all acts and deeds relating thereto.
10. To sign and execute deed of gift of for transferring strip of land in favour of the Kolkata Municipal Corporation or any other sanctioning authority for an on behalf of the Grantors in respect of the property more fully and particularly described in the Schedule hereunder written , which our said Attorney deems fit and proper and to present for registration of the same and to admit execution of the same and to do all necessary acts and deeds required for the purposes of registration of the said documents. *The attorney must deposit Sale Proceeds to our bank account.*

**And Generally** to do all acts deeds and things as our said Attorney or agent may deem fit and proper in relation to the matters aforesaid and all other matters in which we may be interested or concerned and on our behalf to execute and do all acts, deeds and things lawfully and effectually in all respects as we could do the same as if we would personally present AND we, do hereby agree that all acts deeds and things lawfully done by our said attorneys shall be construed as acts deeds and things done by us and we undertake to ratify and confirm all and

*Tarak Nath Chatterjee*  
*Biswaraj Chatterjee*

*Biswaraj Chatterjee*



whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of this Power of Attorney.

Be it noted this revocable Power Of Attorney is being granted in favour of Said Attorney without any consideration and no right, title and interest is created in favour of the Attorney on the property, which is subject matter of this power of attorney and that by this power of attorney, the said attorney shall not obtain any right to make construction, or development work on the said property and this Power of Attorney does not and/or shall not curtail and/or relinquish any or all rights and authorities granted by us to the Attorney with respect to the same property by any other Power of Attorney.

### Schedule

#### (Said Premises)

Land measuring 4 (four) cottah 8 (eight) chittack and 22.5 (twenty two decimal five) square feet, more or less together with structures thereon admeasuring about 1900 (nineteen hundred) square feet, situate, lying at Mouza Naktala, J.L. No. 32, C.S. Dag No. 433 (P), E/P. No.202, S.P. No.419, being Municipal Premises No. 87/12/365E, Raja Subodh Chandra Mullick Road, Kolkata – 700 047 (also known as E 63, Ramgarh), Police Station Netaji Nagar (formerly Patuli therebefore Jadavpur), Post Office Naktala, within District South 24 Parganas, under Municipal Ward No.100 of the Kolkata Municipal Corporation, having Kolkata Municipal Corporation Assessee No. 211000841655 and delineated on the **Plan** attached and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North :** Partly by Premises No. E/63/1 Ramgarh and partly by Premises No. E/62/1 Ramgarh
- On the East :** Partly by 10 feet wide Colony Road and partly by Premises No. E/83/1 Ramgarh
- On the West :** Partly by 12 feet wide KMC Road and partly by Premises No. E/52/1 Ramgarh.
- On the South :** Partly by 18 feet wide KMC Road and partly by Premises No. E/64 Ramgarh and partly by E/64/1 Ramgarh.

Tarak Nath Chakraborty

Biswajit Chakraborty

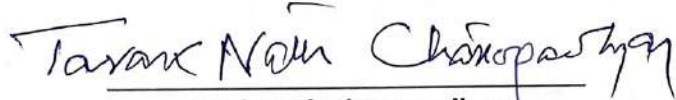
In Witness Whereof we have signed, set and subscribed our hand and seal on this Power of Attorney on this <sup>4<sup>th</sup></sup> day of July, 2023.

**Signed Sealed And Delivered**  
In presence of:



**Biswanath Chatterjee**

1) Swarai Chatterjee.  
Wife of  
Tarak Nath Chattopadhyay.  
E-63. Ramgarh  
Kolkata-700047.



**Tarak Nath Chattopadhyay**  
[Grantors]

2) Sukanta Sarkar.  
270, S.K. Deb Road  
Kolkata-700048

We accept:


**For Aesthetic Construction**

**Aesthetic Construction**

  
**Partner**

**(Sri Suman Sarkar)**


**Aesthetic Construction**

  
**Partner**

**(Sri Biplab Dutta Banik)**

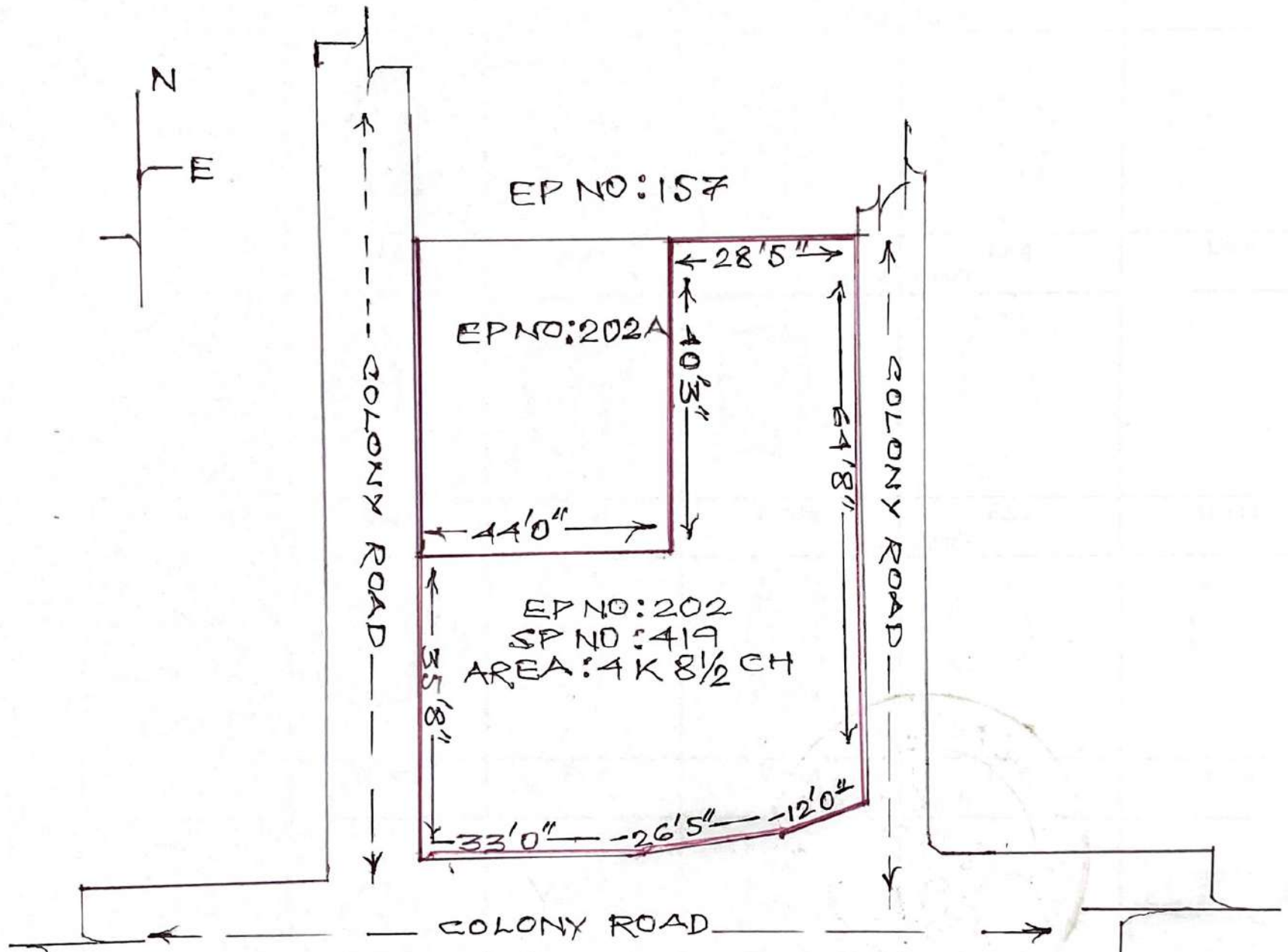
**(Partners)**

**Attorney**

  
**HIRALAL MISHRA**  
Advocate  
High Court, Calcutta  
Enrolment No. WB/858/84



THE SITE PLAN SHOWING EP NO: 202 SP NO: 419 OF  
E/63 RAMGARH, POST: NAKTALA, PS: JADAVPUR, KOLKATA-700047.  
WARD NO: 100, BOROUGH: 'X', UNDER KOLKATA MUNICIPAL CORPORATION.  
DISTRICT: SOUTH 24 PARGANAS, CS DAG NO: 433(P) MOUZA: NAKTALA,  
JL NO: 32, MEASURING AREA: 4 KATHA 8 1/2 CH (MORE OR LESS), ADDRESS:  
87/12/365 E RAJA SUBODH CHANDRA MULLICK ROAD.



Aesthetic Construction  
 Sunam Sankar

Bipal Dulla Banik  
 Partner

SIGNATURE OF DEVELOPER

ADDITIONAL REGISTRAR  
 OF ASSURANCE-1, WEST BENGAL  
 2005 JUL 1 -

SLNO	NAME OF THE PLOT HOLDER	EPNO	SPNO	AREA	SIGNATURE
1.	TARAK NATH CHATTOPADHYAY	202	419	4 KATHA 8 1/2 CHAT	Tarak Nath Chattopadhyay
2.	BISWANATH CHATTERJEE				Biswanath Chatterjee



# SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



*Tarun Nath Chandraiah*

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



*Biswanath Chatterjee*

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



*Bipin Datta Banik*

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



# SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



Swarn Sankar

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



## Major Information of the Deed



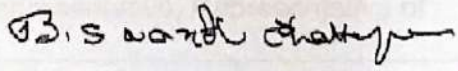
Deed No :	I-1904-09364/2023	Date of Registration	04/07/2023
Query No / Year	1904-2001683397/2023	Office where deed is registered	
Query Date	01/07/2023 4:29:55 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S K Mallick 3/161, Belgharia, Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830328824, Status :Buyer/Claimant		
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. 1/-	Rs. 1,38,50,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 73/- (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:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 87/12/365E, , Ward No: 100 Pin Code : 700047

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	4 Katha 8 Chatak	1/-	1,38,50,998/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>				<b>7.425Dec</b>	<b>1 /-</b>	<b>138,50,998 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Biswanath Chatterjee (Presentant)</b> Son of Late Hiralal Chatterjee Executed by: Self, Date of Execution: 04/07/2023 , Admitted by: Self, Date of Admission: 04/07/2023 ,Place : Office			
		04/07/2023	LTI 04/07/2023	04/07/2023



Raja Subodh Chandra Mullick Road, 87/12/365E, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxxx6b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/07/2023 , Admitted by: Self, Date of Admission: 04/07/2023 ,Place : Office




2	Name	Photo	Finger Print	Signature
	<b>Mr Tarak Nath Chattopadhyay</b> Son of Late Hiralal Chatterjee Executed by: Self, Date of Execution: 04/07/2023 , Admitted by: Self, Date of Admission: 04/07/2023 ,Place : Office			
		04/07/2023	LTI 04/07/2023	04/07/2023

Raj Subodh Chandra Mallick Road, 87/12/365E, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx4a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/07/2023 , Admitted by: Self, Date of Admission: 04/07/2023 ,Place : Office



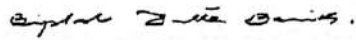
#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Aesthetic Construction</b> Ramgarh, E/154, City:- Not Specified, P.O:- Netaji Nagar, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: aaxxxxxx0a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Suman Sarkar</b> Son of Late Sashi Bhusan Sarkar Date of Execution - 04/07/2023, , Admitted by: Self, Date of Admission: 04/07/2023, Place of Admission of Execution: Office			
		Jul 4 2023 1:49PM	LTI 04/07/2023	04/07/2023
Ramgarh, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aesthetic Construction (as Partner)				



2	Name	Photo	Finger Print	Signature
	<b>Mr Biplab Dutta Banik</b> Son of Late Beni Madhab Dutta Banik Date of Execution - 04/07/2023, , Admitted by: Self, Date of Admission: 04/07/2023, Place of Admission of Execution: Office			
		Jul 4 2023 1:50PM	LTI 04/07/2023	04/07/2023
Ramgarh, E/154, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aesthetic Construction (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mrs Suravi Chatterjee</b> Wife of Mr Tarak Nath Chattopadhyay Mukul Bose Road, E63, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047			
	04/07/2023	04/07/2023	04/07/2023
Identifier Of Mr Biswanath Chatterjee, Mr Tarak Nath Chattopadhyay, Mr Suman Sarkar, Mr Biplab Dutta Banik			

Additional Registrar  
 ADDITIONAL REGISTRAR OF APPOINTMENT  
 OFFICE OF THE A.R. - NAKTALA  
 KOLKATA



Endorsement For Deed Number : I - 190409364 / 2023

On 04-07-2023

**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 12:16 hrs on 04-07-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Biswanath Chatterjee , one of the Executants.

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

Execution is admitted on 04/07/2023 by 1. Mr Biswanath Chatterjee, Son of Late Hiralal Chatterjee, Raja Subodh Chandra Mullick Road, 87/12/365E, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Mr Tarak Nath Chattopadhyay, Son of Late Hiralal Chatterjee, Raj Subodh Chandra Mallick Road, 87/12/365E, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mrs Suravi Chatterjee, , , Mr Tarak Nath Chattopadhyay, Mukul Bose Road, E63, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession House wife

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

Execution is admitted on 04-07-2023 by Mr Suman Sarkar, Partner, Aesthetic Construction, Ramgarh, E/154, City:- Not Specified, P.O:- Netaji Nagar, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mrs Suravi Chatterjee, , , Mr Tarak Nath Chattopadhyay, Mukul Bose Road, E63, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession House wife

Execution is admitted on 04-07-2023 by Mr Biplab Dutta Banik, Partner, Aesthetic Construction, Ramgarh, E/154, City:- Not Specified, P.O:- Netaji Nagar, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mrs Suravi Chatterjee, , , Mr Tarak Nath Chattopadhyay, Mukul Bose Road, E63, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession House wife

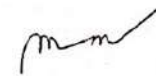
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 187673, Amount: Rs.100.00/-, Date of Purchase: 21/06/2023, Vendor name: S CHATTERJEE



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 455971 to 455986

being No 190409364 for the year 2023.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.07.10 16:29:06 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/07/10 04:29:06 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)