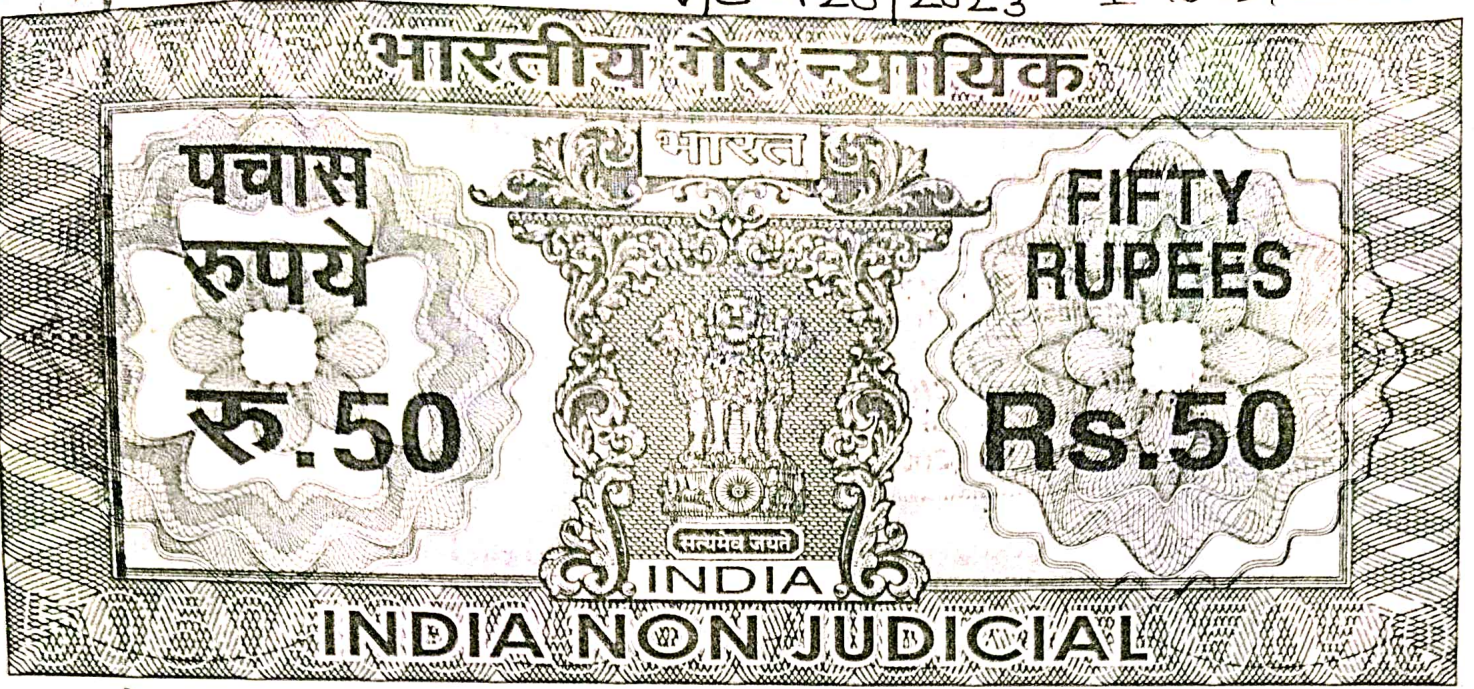


1560

V/C-120/2023

I-1579/2023

12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 354749



CERTIFIED THAT THE DOCUMENT  
ADMITTED INTO REGISTRATION  
THE SIGNATURE SHEETS AND  
ENDORSEMENT SHEETS  
FILED WITH THIS DOCUMENT  
PART OF THIS DOCUMENT

District Sub-Registrar  
Cooch Behar

27 FEB 2023

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN by these presents I, (KNOW ALL MEN by these presents I, Smt. Laxmi Chowdhury, W/O. Late Nirendra Narayan Chowdhury, by Nationality - Indian, by religion - Hindu, by Occupation - House Wife, residing at West Khagrabari, Near Hotel Sarbasree, P.O. Khagrabari, P.S. Pundibari, Dist. Cooch Behar, do hereby nominate constitute and appoint, my well wisher Sri CHINMOY CHAKRABORTY, S/O Late Karuna Charan Chakraborty, by faith Hindu, by Occupation- Privet Service, Nationality Indian, residing at, Ward No. 05, Dakshin Para, P.O. & P.S. Mathabhanga, Dist. Cooch Behar,

*Laxmi chowdhury*

*5-10-23  
5-14-23  
20-15 hrs*

Serial No. 784 Date 21 FEB 2023  
Name of Vendeo Laxmi Chaudhury  
Address of Vendeo Cooch Behar  
Stamp Purchased from Cooch Behar Treasury - I  
Date of Purchased from Treasury  
U'pal Kumar Chakrabarty  
U'pal Kumar Chakrabarty  
Stamp Vender. Cooch Behar Sadar  
Licence No - 11 of 2002 - 2003  
Date.....

12 SEP 2022

21 FEB 2023

Laxmi Chaudhury



L.T. I 388  
24-02-23



Laxmi Chaudhury



L.T.I 390

Hemraj Chakrabarty

J

District Sub-Registrar  
Cooch Behar

24 FEB 2023



L.T-I 391

Noutam Kar  
10- sri Gobinda Kar  
vill- charaker kuthi Dewanbash  
P.O- Tapurhat, P.S- kotwali  
Dist- Cooch Behar.

P-2

Laxmi Choudhury

West Bengal my true and lawful Attorney for me, in my names and on our behalf in respect of the land property described in the schedule below to do and to execute all or any of the acts, deeds and things as mentioned here-in-below.

1. To pay, deposit rents, taxes and other dues to the Govt. Semi Govt. or Quasi Govt. authorities in connection with the properties in our respective names.
2. To receive any amount due to my from any court, Govt. Offices, semi Govt., Quasi Govt. offices, any local authority, any local body, private individual, any bank, any financial institution(s) in my names in any manner whatsoever.
3. To appoint Amin for measurement and repayment, to take all necessary measures as per requirement, to bring any proceeding in any court, forum, local, quasi judicial bodies in connection with my properties.
4. To sign and execute Vokalatnama, to sign and verify pleadings, petitions including petition for grant of injunctions, attachment before judgement and all other petition to protect and maintain out right, title, interest and possession, to execute all or any judgement, decree or order of any kind or any nature in favour of any person, association or organization and do the needful with respect to out properties as I could do ourselves if personally present.
5. To sell, Gift, mortgage and /or in any way transfer the properties in my names partially or with its entirety and to deliver vacant possession of the property Executed before the District Sub Registrar, Cooch Behar as I could do myself if personally resent.
6. To present deed of conveyances, Deed of Gift or any Deed(s) for registration, to admit execution and receipts of Consideration at the office of the D.S.R. Cooch Behar or at the Office of the A.D.S.R. Sadar, Cooch Behar or R.A. Office, Kolkata, and to do all acts, deeds and things for Conveying the properties to anybody(s) as fully and effectually in all respects as I could do the same.
7. To receive any amount towards advance and/or any part payment from anybody towards sale of any part of the property and/or enter into agreement for sale on my behalf with any purchaser or purchasers, to sell any apart of the building and/ or any property to be constructed upon the A schedule land.

P-3

Laxmi Choudhury

8. To sign and execute all the deeds, instrument and assurances which he will consider necessary and enter into and /or agree to such conveying the said property as I could do ourselves, if personally present.
9. To execute any deed/ conveyance(s) on my behalf with respect to our properties and remain present on my behalf at the time presentation and /or registration of the deed at the office of the D.S.R. Cooch Behar or at the office of the A.D.S.R.Sadar, Cooch Behar or R.A.Office Kolkata, on my behalf and to do all acts, deeds and things which our said attorney shall consider necessary for registration of the deed/ conveyance(s).
10. To appoint lawyer(s), Advocates(s), legal Practitioner(s), to prepare, verify, swear affidavit and file plaint, written statements, memo of appeal, Revisional application and/ or any petition of petitions for me and on my behalf and/or to file all types of complaints, cases like criminal, civil suits, appeals or the like relating to our properties.
11. That the attorney is neither the promoter or nor the builder.
12. This Power of Attorney does not transfer any right, title and interest or any ownership.
13. This Power of Attorney has been executed without any consideration.
14. This Power of Attorney is revocable.

AND I do hereby rectify and agree to ratify and confirm all the acts and deeds performed may be performed by our said Attorney in pursuance of these presents, as if the same were done by us personally.

#### SCHEDULE OF LAND-A

District: Cooch Behar, P.S. Pundibari, Mouza-Khagrabari, Thak No.963, J.L.No.89, R.S.Khatian being No.794, 1517 & 1508 Corresponding to L.R.Khatian being No. 2039, R.S.Plot No.3868 Corresponding to L.R.Dag No.4927, Total Land- 0.10 Acres, Classified as-"Bastu".

#### **TOTAL LAND IS BUTTED AND BOUNDED AS FOLLOWS:**

To the North : Land of Baidya Nath Roy ;  
To the South : Pucca Road ;  
To the East : Land of Dhiren Das & Others ;  
To the West : Vacant land.

P-4.

Laxmi Chaudhuri

IN WITNESS WHEREOF we all the land lord extended our hands of co-operation and sign this General Power of Attorney infavour of Sri Chinmoy Chakraborty, this the 24 day of February, 2023.

Chinmoy Chakraborty  
Signature of Constituted Attorney

is attested by me :

Laxmi Chaudhuri



Laxmi Chaudhuri  
Signature of the Executor

Witness :

1. Subhasis Choudhury  
S/o. Lt. Nivendra Narayan Choudhury  
B/804. Anisha Apt  
Plot - 8. Sec - 8.  
Charkop. Kaudivali (W)  
Mumbai - 407.
2. Goutam kar  
s/o- sri Gobinda kar  
vill-Charaker, kuthi Dewarbash,  
P.O-Tapurhat, P.S-kotwali, Dist-coach Behar.  
Typed & Prepared in my Office

Jeevish Saha  
Advocate, Cooch Behar.

Enrolment No.F-1003/1014 of 2002.







Government of West Bengal

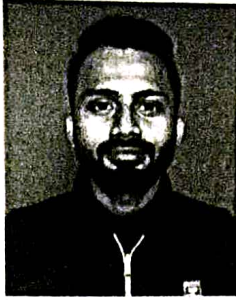

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. COOCHBEHAR, District Name :Coochbehar

Signature / LTI Sheet of Query No/Year 08012000514711/2023

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	Mrs LAXMI CHOWDHURY WEST KHAGRABARI , NEAR HOTEL SARBASREE, City:- , P.O:- KHAGRABARI, P.S:- Coochbehar, District:- Coochbehar, West Bengal, India, PIN:- 736179	Principal			<i>Laxmi Chowdhury</i> 24.02.23
2	Mr CHINMOY CHAKRABORTY WARD NO-5, DAKSHIN PARA, City:- Mathabhanga, P.O:- MATHABHANGA, P.S:- Mathabhanga, District:- Coochbehar, West Bengal, India, PIN:- 736146	Attorney			<i>Chinmoy Chakraborty</i> 24.02.23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr GOUTAM KAR Son of Mr GOBINDA KAR CHARAKER KUTHI DEWANBOSH, City:- , P.O:- TAPURHAT, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736170	Mrs LAXMI CHOWDHURY, Mr CHINMOY CHAKRABORTY			Goutam kar 24-02-2023

*Tulsi*

(Tulsi Lama)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R.  
COOCHBEHAR  
Coochbehar, West Bengal

**District Sub-Registrar  
Cooch Behar**

## Major Information of the Deed

Deed No :	I-0801-01579/2023	Date of Registration	27/02/2023
Query No / Year	0801-2000514711/2023	Office where deed is registered	
Query Date	24/02/2023 4:42:51 PM	D.S.R. COOCHBEHAR, District: Coochbehar	
Applicant Name, Address & Other Details	Surajit Datta COOCH BEHAR, Thana : Coochbehar, District : Coochbehar, WEST BENGAL, PIN - 736101, Mobile No. : 9434201959, 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		
Stampduty Paid(SD)	Rs. 81,81,810/-		
Rs. 50/- (Article:48(d))	Registration Fee Paid		
Remarks	Rs. 39/- (Article:E)		

### Land Details :

District: Coochbehar, P.S:- Coochbehar, Gram Panchayat: KHAGRABARI, Mouza: Khagrabari, JI No: 89, Pin Code : 736179

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-4927 (RS :-3868 )	LR-2039	Bastu	Bastu	0.1 Acre		81,81,810/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>10Dec</b>	<b>0 /-</b>	<b>81,81,810 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs LAXMI CHOWDHURY (Presentant )</b>                      Wife of Late NIRENDRA NATH CHOWDHURY WEST KHAGRABARI , NEAR HOTEL SARBASREE, City:- , P.O:- KHAGRABARI, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:-736179 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023                      , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/02/2023                      , Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Pvt. Residence</p>



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr CHINMOY CHAKRABORTY</b> Son of Late KARUNA CHARAN CHAKRABORTY WARD NO-5, DAKSHIN PARA, City:- Mathabhanga, P.O:- MATHABHANGA, P.S:-Mathabhanga, District:-Coochbehar, West Bengal, India, PIN:-736146 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: AFxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/02/2023 . Admitted by: Self, Date of Admission: 24/02/2023 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr GOUTAM KAR</b> Son of Mr GOBINDA KAR CHARAKER KUTHI DEWANBOSH, City:- , P.O:- TAPURHAT, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736170			
Identifier Of Mrs LAXMI CHOWDHURY, Mr CHINMOY CHAKRABORTY			

**Land Details as per Land Record**

District: Coochbehar, P.S:- Coochbehar, Gram Panchayat: KHAGRABARI, Mouza: Khagrabari, JI No: 89, Pin Code : 736179

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4927, LR Khatian No:- 2039	Owner:লক্ষী চৌধুরী, Gurdian:নীলেন্দ্র নারায়ন, Address:নিজ , Classification:সেয়ম, Area:0.10000000 Acre,	Mrs LAXMI CHOWDHURY

Endorsement For Deed Number : I - 080101579 / 2023

24-02-2023

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

Presented for registration at 20:15 hrs on 24-02-2023, at the Private residence by Mrs LAXMI CHOWDHURY

Executant.

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

Execution is admitted on 24/02/2023 by 1. Mrs LAXMI CHOWDHURY, Wife of Late NIRENDRA NATH CHOWDHURY, WEST KHAGRABARI , NEAR HOTEL SARBASREE, P.O: KHAGRABARI, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736179, by caste Hindu, by Profession House wife, 2. Mr CHINMOY CHAKRABORTY, Son of Late KARUNA CHARAN CHAKRABORTY, WARD NO-5, DAKSHIN PARA, P.O: MATHABHANGA, Thana: Mathabhanga, , City/Town: MATHABHANGA, Coochbehar, WEST BENGAL, India, PIN - 736146, by caste Hindu, by Profession Private Service

Identified by Mr GOUTAM KAR, , , Son of Mr GOBINDA KAR, CHARAKER KUTHI DEWANBOSH, P.O: TAPURHAT, Thana: Coochbehar, , Coochbehar, WEST BENGAL, India, PIN - 736170, by caste Hindu, by profession Private Service

- Mune

Tulsi Lama

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. COOCHBEHAR  
Coochbehar, West Bengal

27-02-2023

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 (1) of Indian Stamp Act 1899.

Payment of Fees

Identified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Identified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

Stamp: Type: Impressed, Serial no 784, Amount: Rs.50.00/-, Date of Purchase: 21/02/2023, Vendor name: U K Chakraborty

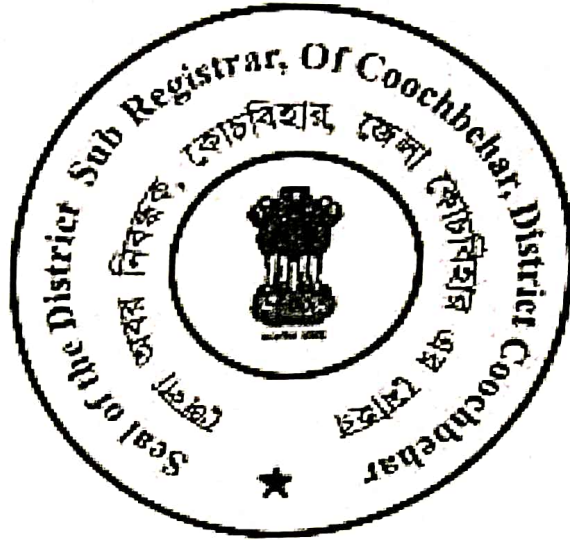
- Mune

Tulsi Lama

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. COOCHBEHAR  
Coochbehar, West Bengal

2023 Query No:-08012000514711 / 2023 Deed No :I - 080101579 / 2023, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0801-2023, Page from 24118 to 24130  
being No 080101579 for the year 2023.



Digitally signed by TULSI LAMA  
Date: 2023.03.01 13:20:44 +05:30  
Reason: Digital Signing of Deed.

*Tulsi Lama*

(Tulsi Lama) 2023/03/01 01:20:44 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. COOCHBEHAR  
West Bengal.

(This document is digitally signed.)