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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1774852/23

AN 818776

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with document are the part of this document.

District Sub-Registrar-V  
Alipore, South 24 Parganas

**GENERAL POWER OF ATTORNEY** 17 JUL 2023

KNOW ALL MEN BY THESE PRESENTS, That I, **SRI SIDDHARTHA DAS**,  
(PAN: ADOPD6161A & Aadhaar No. 2427 9499 5812) son of Late  
Harendra Nath Das, by faith - Hindu, by occupation - Business, by  
Nationality - Indian, having address at 25/1, Diamond Harbour Road,  
Police Station - Thakurpukur, Kolkata - 700 008, do hereby **SEND**  
**GREETINGS:**

235394

NAME *A. Goudaly. Adv*  
 ADD. *Adikal*  
 13 JUL 2023  
**S. CHATTERJEE**  
 Licentiate Stamp Vendor  
 C. C. Court  
 28 & K. S. Roy Road, Kol-1

WHEREAS the Owner/mentioned pro

~~13 JUL 2023~~  
13 JUL 2023

- *Swikalyah*

V.C.T.F  
1733

- *Swikalyah*

V.C.T.F  
1734

- *Siddhartha Des.*



V.C.T.F  
1735

DISTRICT SUB REGISTRAR-V  
 ALIPORE, SOUTH 24 PGS.  
 14 JUL 2023

Identified by me  
*Arup Choudhury.*  
*S/O Arun Choudhury.*  
 231, Santoshpur Lane  
 KOL-75  
 ADV

**WHEREAS** the Owner/executant herein is the owners of the Schedule mentioned property.

**AND WHEREAS** the said owner entered into a Development Agreement with **LIVING SPACE** a proprietorship concern, having its registered office at 1/9A, Dover Lane, P.S. - Gariahat, Kolkata - 700 019, represented by its proprietor **SRI ANIKET SINGH, (PAN: JGVPS8146D & Aadhaar No. 4718 9943 6172)** son of Sri Sanjay Singh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 549, 'N' Block, New Alipore, P.O. & P.S. - New Alipore, Kolkata - 700 053 and accordingly a registered Development Agreement with Power was executed on 21st day of November, 2022 which was duly registered DSR -IV, at Alipore and recorded in Book NO.I, Volume No. 1604-2022, pages 392227 to 392285, being no. 160413424 for the year 2022. To deal with Kolkata Municipal Corporation, CESC Ltd. etc. this power of attorney is given.

**NOW** document witnesseth that from the part of the land owfner the following powers are given to **LIVING SPACE** a proprietorship concern, having its registered office at 1/9A, Dover Lane, P.S. - Gariahat, Kolkata - 700 019, represented by its proprietor **SRI ANIKET SINGH, (PAN: JGVPS8146D & Aadhaar No. 4718 9943 6172)** son of Sri Sanjay Singh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 549, 'N' Block, New Alipore, P.O. & P.S. - New Alipore, Kolkata

- 700 053 to fulfill the formalities and statutory compliance with Kolkata Municipal Corporation and CESC Ltd. or some other statutory bodies if required.

1. To mutate the schedule mentioned property along with clearance of taxes with relevant KMC office.
2. To prepare Plan and relevant process for sanctioning of the such plan from Kolkata Municipal Corporation. The Attorney is entitled to sign such plan on behalf of the owner.
3. After construction if any revision of plan is required that would also sign by the attorney.
4. The attorney is entitled to apply for water connection before KMC and can sign all the relevant papers thereof the principal.
5. The attorney is entitled to apply for drainage connection before KMC and can sign all relevant papers thereof the principal.
6. The attorney is entitled to apply for sewerage connection before KMC and can sign all the relevant papers on behalf of the principal.

7. After completion of the building the attorney is entitled to applied for occupancy/ completion certificate of the said building and can collect C/C from KMC.
8. The attorney is entitled to do any work incidental of connected with the construction of the schedule mentioned land where interaction of KMC is required.
9. The attorney is entitled to get electrical commotion in the said building and all the required formalities with CESC on behalf of the landowner.
10. The attorney is entitled represent the principal in any Government, Semi Government, statutory bodies where it is required.
11. **Be it noted that this revocable power of attorney is being granted in favour of the 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 the said attorney shall not hereby obtain any right to make construction and development work on the said property by virtue of this power. The attorney is not authorized /permitted to sale or**

any kind of transfer of the property by this power of attorney.

12. Be it specifically stated that the schedule mentioned property is not situated within the notified and containment area and no embargo and /or restriction has been imposed by the local Authority for transfer of the said land in question and if any restriction prevails in that event principal will be held responsible for that.

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of land measuring about **228.971 sqm.** more or less comprised in Mouza - Sarkelat, J.L. No. 14, R.S. No. 178, Touzi No. 23, 26, 31, under C.S. Khatian No. 11, R.S. Khatian No. 3099, C.S. Dag No. 196 and 205, R.S. Dag No. 196/637 and 205/604 within the limits of **Kolkata Municipal Corporation, Ward No. 123, KMC Premises No. 68A, Diamond Harbour Road, Kolkata - 700 008, Ward No. 123, Borough No. XVI, being Assessee No. 411230600689** and bounded as follows:-

**ON THE NORTH** : **4.300 M. wide** K.M.C. Road;  
**ON THE SOUTH** : Building of Mr. Alope Ranjan Katwar;  
**ON THE EAST** : 4 ft. wide common passage;  
**ON THE WEST** : Land of Oxford Mission;

POLICE STATION - BEHALA NOW THAKURPUKUR.

*Handwritten signature*

**IN WITNESS WHEREOF I** the undersigned Principal/Executor sign on this power of attorney on this 14<sup>th</sup> day of JULY Two Thousand Twenty Three (2023).

In presence of :

**WITNESSES :**

1. Arup Ganguli.  
231, Santoshyn Avenue  
KOL-78

2. Rupse Ganguli.  
26, Kalibani Lane  
KOL-32

Siddhanta Das

**SIGNATURE OF THE OWNER/EXECUTOR**

I ACCEPT THE POWER

Aniruddh

**SIGNATURE OF THE ATTORNEY/EXECUTRIX**

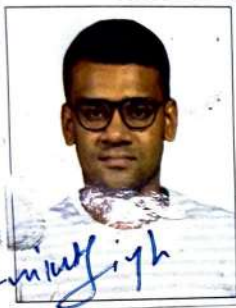
Drafted by me

A. Gangopadhyay.  
 Advocate 208/2092/99  
 High Court.  
 KOL-1

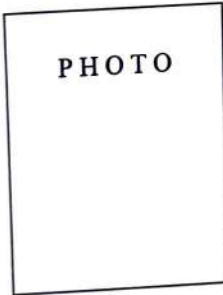
# SPECIMEN FORM FOR TEN FINGERPRINTS



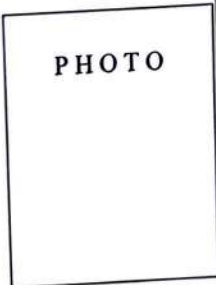
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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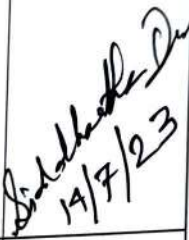


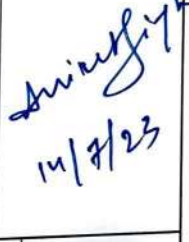



Government of West Bengal


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

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16302001774852/2023

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	Shri SIDDHARTHA DAS 25/1, Diamond Harbour Road, City:- , P.O:- Thakurpukur, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Principal			 14/7/23
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri ANIKET SINGH 549, N BLOCK, NEW ALIPORE, City:- , P.O:- NEW ALIPORE, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700053	Represent ative of Attorney [LIVING SPACE ]			 14/7/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ARUP GANGULY Son of Late Arun Ganguly 231, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075	Shri SIDDHARTHA DAS, Shri ANIKET SINGH			 14/7/23

  
(Jaideb Pal)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
V SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal

## Major Information of the Deed

Deed No :	I-1630-02148/2023	Date of Registration	17/07/2023
Query No / Year	1630-2001774852/2023	Office where deed is registered	
Query Date	13/07/2023 2:11:56 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ARUP GANGULY Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831474166, 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. 61,60,008/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 39/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Harbour Road, Road Zone : ((Ward no. 123,126) Premises NOT located on DH Road - ) , , Premises No: 68A, , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In.Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2464 Sq Ft		61,60,008/-	Width of Approach Road: 15 Ft.,
<b>Grand Total :</b>					<b>5.6467Dec</b>	<b>0 /-</b>	<b>61,60,008 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri SIDDHARTHA DAS</b>                      Son of Late Harendra Nath Das 25/1, Diamond Harbour Road, City:- , P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx1a, Aadhaar No: 24xxxxxxx5812, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023                      , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2023                      , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence</p>

**LIVING SPACE**

1/9A, Dover Lane, City:- , P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: JGxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri ANIKET SINGH (Presentant )</b> Son of Shri Sanjay Singh 549, N BLOCK, NEW ALIPORE, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: JGxxxxxx6D, Aadhaar No: 47xxxxxxxx6172 Status : Representative, Representative of : LIVING SPACE (as Proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ARUP GANGULY</b> Son of Late Arun Ganguly 231, Santoshpur Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
Identifier Of Shri SIDDHARTHA DAS, Shri ANIKET SINGH			

14-07-2023

Presented for registration at 16:40 hrs on 14-07-2023, at the Private residence by Shri ANIKET SINGH ..  
**Admission of Execution ( Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Execution is admitted on 14/07/2023 by Shri SIDDHARTHA DAS, Son of Late Harendra Nath Das, 25/1, Diamond Harbour Road, P.O: Thakurpukur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Indetified by Mr ARUP GANGULY, , , Son of Late Arun Ganguly, 231, Santoshpur Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate  
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 14-07-2023 by Shri ANIKET SINGH, Proprietor, LIVING SPACE, 1/9A, Dover Lane, City:- , P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr ARUP GANGULY, , , Son of Late Arun Ganguly, 231, Santoshpur Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Advocate



**Jaideb Pal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 17-07-2023

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

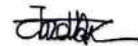
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (d) of Indian Stamp Act 1899.

**Payment of Fees**

Certified 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**

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 235394, Amount: Rs.100.00/-, Date of Purchase: 13/07/2023, Vendor name: S Chatterjee



**Jaideb Pal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 61866 to 61880

being No 163002148 for the year 2023.



Digitally signed by Jaideb Pal  
Date: 2023.07.18 16:47:04 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/07/18 04:47:04 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)