

2102/2023

D - 2036/23



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 315694

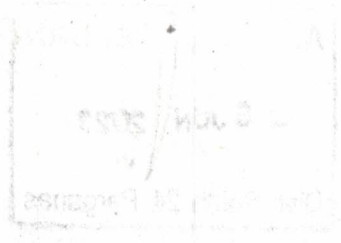
D - 2001 394057 / 2023

Certified that this document is admitted to Registration. The signature and Endorsement thereon are part of this document.

Additional Dist. Sub Registrar
Sealdah

6-6-23

GENERAL POWER OF ATTORNEY



20/2000-2

1557110

KABIRUL ISLAM
Advocate
High Court, Calcutta

Rs...
- 5 JUN 2023
S. CHATTERJEE
Linedamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

05 JUN 2023

05 JUN 2023

AN 215894

200/2000-2

Controlled by the Registrar
The Registrar is not bound to
the Registrar is not bound to
Additional Dist. Sub Registrar
Sealdah

2-5-23



A.D.S.R., SEALDAH
- 6 JUN 2023
Dist.-South 24 Parganas

KNOW ALL MEN BY THESE PRESENTS, WE, UNITED MERCHANT GROUP, PAN. AADFU5228K, a Partnership Firm having its principal place of business at 21/H/37/5, Raja Manindra Road, P.O. Belgachia, P.S. Chitpur, Kolkata 700037, District South 24 Parganas, being represented by its authorized managing partners, **(1) MR. DILIP GHOSH, PAN. ADXPG6677K**, son of Late Madhusudan Ghosh, residing at 13C, Birpara Lane, P.O. Ghughudanga, P.S. Chitpur, Kolkata 700030, District South 24 Parganas, **(2) MR. GANESH BHATTACHARYYA, PAN. AIIPB5222B**, son of Late Shambhunath Bhattacharyya, residing at 62B, Kshudiram Bose Sarani, P.O. Belgachia, P.S. Tala, Kolkata 700037, District South 24 Parganas, **(3) MR. ANANDA PATHAK, PAN. AFYPP9167Q**, son of Late Atul Chandra Pathak, residing at 9A, Uma Kanta Sen Lane, P.O. Ghughudanga, P.S. Chitpur, Kolkata-700030, District South 24 Parganas all are by faith Hindu, by Occupation Business, by Nationality Indian, hereinafter referred and called as the **OWNER** do hereby nominate, constitute and appoint namely **MR. AVIJIT BOSE, PAN. AOSPB4867N, AADHAAR NO. 560236615207**, son of Mr. Rabi Bose, by Nationality Indian, by faith Hindu, by occupation Business, residing at 67/D, Belgachia Road, P.O. Belgachia, P.S. Ultadanga, Kolkata-700037 of as my true and Lawful Attorney to do, execute and perform the following acts, deeds and things for myself in my name and on my behalf.

WHEREAS we are the absolute owner of the schedule property and it has become difficult for us to represent ourselves as and when required to Look after or arrange or manage or take necessary steps of the said property.

AND WHEREAS in view of the circumstances as aforesaid we are desirous of appointing an Attorney in our name and on our behalf to look after and take necessary steps of my schedule property, more fully and particularly described in the Schedule hereunder written.

1. To look after, manage, of the said property and to do or cause to be done all acts, deeds matters and things in respect of sale of the said property.

2. To appear, for and represent myself and to sign necessary documents before KMC, concerned Authority, or any other concerned Offices, before any Magistrate and in all Court have Civil, Criminal, Original or Appellate, Revisional or Special Jurisdiction including High Court, any Tribunals and/or any Income-Tax, Gift Tax or Wealth Tax Offices and in all other Government or Semi-Government offices in respect of the schedule property in our name and on our behalf.
3. To enter into and conclude any agreement for sale and sell the said property which is more fully and particularly described in the Schedule hereunder written, to any purchaser or Purchasers at such price which our said Attorney, in his absolute discretion things fit and proper and/or to cancel and/or repudiate the same in our name and on our behalf.
4. To receive from the intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of Purchase money, on completion of such sale or sales and to give good valid receipt there of any payment is to be made to the power of attorney holder shall be deemed to have been received by the Principal.
5. Upon such receipt as aforesaid in our name on our behalf and as our act and deed, to sign, execute and delivery any deed or deeds of sale, conveyance or conveyances of our said property more fully and particularly described in the Schedule hereunder written in favour of such Purchaser or Purchasers or their nominee or nominees or assignee.
6. To present and sign any such deed or deeds of sale, conveyance or conveyances or other document or documents for registration, when executed by him to admit execution thereof and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have been Registered according to law and to do all other acts deed and things which my attorney shall consider necessary for the transferring and/or conveying the said property to such Purchaser or Purchasers as fully and effectually in all respects.
7. To ask, demand, receive, to appoint lawyers, solicitors, advocates on our behalf and to defend suits against ourselves in any court of Law execution

proceeding or otherwise all moneys payments etc., in and out of any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of the said property stated hereinabove.

8. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demand etc., and to all reasonable matters and things as may appear to our said Attorney necessary for such sale.
9. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning the said property or any part thereof.
10. To sign any correspondences, letter, declare and/or affirm any plaint, written statement, petition, affidavit, Verification, Vakalatnama, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

AND We the undersigned Executants, do hereby agree and undertake to ratify and confirm all and whatsoever other act or acts, deeds or proceedings that may be done by the said Attorney on our behalf and in our name by virtue of this Power of Attorney and same shall be binding upon us and be of full force and effect.

SCHEDULE ABOVE REFERRED TO

ALL THAT a self contained independent 2 BHK being Flat No. 2A on the Second Floor, (South East Side) measuring 888 Sq. ft. super built area more or less, 2 BHK being Flat No.2B on the Second Floor, (South West Side) measuring 877 Sq. ft. super built area more or less, one self contained 3BHK residential flat on the Fifth Floor, Being Flat No. B5 measuring 1452 Sq. ft. covered area more or less lying and situate at the premises No. 64/1A, Kshudiram Bose Sarani (formerly Belgachia Road), (Zone : Milk colony/Dutta Bagan More - Patipukur Bazar), Kolkata - 700037 under the Police Station of Ultadanga within the limits of Kolkata Municipal Corporation in Ward No. 3, in the District of South 24 Parganas is butted and bounded in the manner as follows:

ON THE NORTH	:	Kshudiram Bose Sarani;
ON THE SOUTH	:	Portion of Premises No. 64/1/15, Kshudiram Bose Sarani
ON THE EAST	:	Kshudiram Bose Sarani
ON THE WEST	:	Premises No. 64/1, Kshudiram Bose Sara

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals, on this the 6th day of June, 2023.
SIGNED AND DELIVERED in the

presence of :

1. Kabirul Islam
 Advocate
 High Court, Calcutta

2. Abhinav Das
 67/D, Beliachin Road
 W-37.

UNITED MERCHANT GROUP

Devi Prasad
 Partner

UNITED MERCHANT GROUP

Ganesh Bhattacharya
 Partner

UNITED MERCHANT GROUP

Ananda Prasad
 Partner

Signature of the Executants

Ajit Bose

The Attorney

Drafted by :

Kabirul Islam

KABIRUL ISLAM

Advocate

High Court, Calcutta.

WB/250/1995

SPECIMEN FORM FOR TEN FINGERPRINTS



Ashish Ghosh

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



Ganesh Bhattacharya

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



Ananda Patra

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



Anjit Roy

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

Major Information of the Deed

Deed No :	I-1606-02036/2023	Date of Registration	06/06/2023
Query No / Year	1606-2001394057/2023	Office where deed is registered	
Query Date	30/05/2023 9:11:14 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kabirul Islam High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831082169, 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. 1,42,04,970/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :




District: South 24-Parganas, P.S:- Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 64/1A, Ward No: 003, Road: Kshudiram Bose Sarani, Pin Code : 700037

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	, Zone Name: (Milk Colony /Dutta Bagan More -- Patipukur Bazar),			Super Built-up Area: 888	0/-	35,96,400/	Flat No: 2A, Floor No: 2, Apartment Type: - Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 2 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed, Plan sanctioned Date :20/07/2018
A2	, Zone Name: (Milk Colony /Dutta Bagan More -- Patipukur Bazar),			Super Built-up Area: 877	0/-	35,51,850/	Flat No: 2B, Floor No: 2, Apartment Type: - Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 2 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed, Plan sanctioned Date :20/07/2018
A3	, Zone Name: (Milk Colony /Dutta Bagan More -- Patipukur Bazar),			Covered Area: 1452, Super Built-up Area: 1742.4	0/-	70,56,720/	Flat No: B5, Floor No: 5, Apartment Type: - Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 2 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed, Plan sanctioned Date :20/07/2018




Principal Details :







SI No	Name,Address,Photo,Finger print and Signature
1	UNITED MERCHANT GROUP 21/H/37/5 , Raja Manindra Road, City:- Not Specified, P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Avijit Bose (Presentant) Son of Mr Rabi Bose Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office			
	06/06/2023		LTI 06/06/2023	06/06/2023
Son of Mr Rabi Bose 67/d, Belgachia Road, City:- Not Specified, P.O:- Belgachia, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aoxxxxxx7n, Aadhaar No: 56xxxxxxxx5207, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 , Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dilip Ghosh Son of Late Madhusudan Ghosh Date of Execution - 06/06/2023, , Admitted by: Self, Date of Admission: 06/06/2023, Place of Admission of Execution: Office			
	Jun 6 2023 11:50AM		LTI 06/06/2023	06/06/2023
13C, Birpara Lane, City:- Not Specified, P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx7k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UNITED MERCHANT GROUP (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mr Ganesh Bhattacharyya Son of Late Shambhunath Bhattacharyya Date of Execution - 06/06/2023, , Admitted by: Self, Date of Admission: 06/06/2023, Place of Admission of Execution: Office	 <small>Jun 6 2023 11:51AM</small>	 <small>LTI 06/06/2023</small>	 <small>06/06/2023</small>
62B , Kshudiram Bose Sarani, City:- Not Specified, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxx2b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UNITED MERCHANT GROUP (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mr Ananda Pathak Son of Late Atul Chandra Pathak Date of Execution - 06/06/2023, , Admitted by: Self, Date of Admission: 06/06/2023, Place of Admission of Execution: Office	 <small>Jun 6 2023 11:51AM</small>	 <small>LTI 06/06/2023</small>	 <small>06/06/2023</small>
9A , Uma Kanta Sen Lane, City:- Not Specified, P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx7q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UNITED MERCHANT GROUP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KABIRUL ISLAM Son of Late Sumsho Joha High Court , Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>06/06/2023</small>	 <small>06/06/2023</small>	 <small>06/06/2023</small>
Identifier Of Mr Dilip Ghosh, Mr Ganesh Bhattacharyya, Mr Ananda Pathak, Mr Avijit Bose			

On 06-06-2023

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 11:46 hrs on 06-06-2023, at the Office of the A.D.S.R. SEALDAH by Mr Avijit Bose ,Claimant.

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

Execution is admitted on 06/06/2023 by Mr Avijit Bose, Son of Mr Rabi Bose, 67/d, Belgachia Road, P.O: Belgachia, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business

Identified by Mr KABIRUL ISLAM, , , Son of Late Sumsho Joha, High Court , Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

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

Execution is admitted on 06-06-2023 by Mr Dilip Ghosh, PARTNER, UNITED MERCHANT GROUP (Partnership Firm), 21/H/37/5 , Raja Manindra Road, City:- Not Specified, P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Identified by Mr KABIRUL ISLAM, , , Son of Late Sumsho Joha, High Court , Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Execution is admitted on 06-06-2023 by Mr Ganesh Bhattacharyya, PARTNER, UNITED MERCHANT GROUP (Partnership Firm), 21/H/37/5 , Raja Manindra Road, City:- Not Specified, P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Identified by Mr KABIRUL ISLAM, , , Son of Late Sumsho Joha, High Court , Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Execution is admitted on 06-06-2023 by Mr Ananda Pathak, PARTNER, UNITED MERCHANT GROUP (Partnership Firm), 21/H/37/5 , Raja Manindra Road, City:- Not Specified, P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Identified by Mr KABIRUL ISLAM, , , Son of Late Sumsho Joha, High Court , Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Payment of Fees

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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 155110, Amount: Rs.100.00/-, Date of Purchase: 05/06/2023, Vendor name: S CHATTERJEE

Amitava Ghosal.

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 56763 to 56774

being No 160602036 for the year 2023.



Digitally signed by AMITAVA GHOSAL
Date: 2023.06.09 11:25:10 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 2023/06/09 11:25:10 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)
