

10875/22

T-10870/2022




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 825991

h  
16/8  
8-11-45am  
24/2/22

Certified that the document is admitted  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document.

  
District Sub-Register-II  
Alipore, South 24-Pargana:

16 AUG 2022

### GENERAL POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS** we, (1) **SRI TAPASH BANERJEE**, having PAN : AEGPBB7596A, Aadhaar No.8708 2532 1874, (2) **SRI ANJAN BANERJEE**, having PAN : ABOPB7604E, Aadhaar No.3754 4522 9165, both are the sons of Late Jamuna Prosad Banerjee, both are by creed : Hindu,

6650

- 8 AUG 2022

Rs. **100/-** Date.....

Name:..... *Tapash Banerjee 4 Amy.*

Address:..... *22B, Park side Road.*

Vendor:.....

*KO1-26.*

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27



District Sub-Registrar-II  
Alipore, South 24 Parganas

16 AUG 2022

*Partha Sana*  
**PARTHA SANA**  
DEED WRITER  
L. No.- 132/2013  
ALIPORE POLICE COURT  
KOLKATA-700027

Indian by National, by occupation : Retired, both are residing at 22B, Park Side Road, Post Office : Kalighat, Police Station : Tollygunge, Kolkata : 700026 and (3) **SMT. INDRANI BHATTACHARJEE**, having PAN : AQGPB0722N, Aadhaar No.4186 9948 7411, wife of Swapan Bhattacharjee and daughter of Late Jamuna Prosad Banerjee, both are by creed : Hindu, Indian by National, by occupation : House-Wife, both are residing at 22B, Park Side Road, Post Office : Kalighat, Police Station : Tollygunge, Kolkata : 700026, **SEND GREETINGS** :-

**THAT** we, the Principals herein, are the joint Owners of **ALL** **THAT** piece and parcel of undivided 3/5<sup>th</sup> share of the entire property i.e. undivided land measuring about 9 (Nine) Chittacks 27 (Twenty-Seven) Square Feet more or less together with undivided 3/5<sup>th</sup> share of the said 2 (Two) storied Building having an area of 850 (Eight Hundred Fifty) Square Feet more or less in each floor, totaling 1700 (One Thousand Seven Hundred) Square Feet more or less i.e. undivided structure area of **510** (Five Hundred Ten) Square Feet in each floor, totaling undivided structure area of **1020** (One Thousand Two Hundred) Square Feet more or less standing thereon, being known and numbered

as Municipal Premises No.22B, Park Side Road, Police Station : Tollygunge, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.84, morefully described in the **SCHEDULE** hereunder written and hereinafter referred to as “the **SAID PROPERTY**”.

**THAT** at present we are very busy in our day to day affairs and for that it is not possible for us to look after, manage, control, supervise and administer the said property directly and accordingly we have decided to appoint an Attorney to look after, manage, control, supervise and administer the said property on our behalf.

**THAT** in this context we the above named Principals herein have appoint, constitute and nominate **SRI TUSHAR S. KAMDAR**, having PAN : **AKWPK2271M**, Aadhaar No.7238 5672 5991, son of Late Sharad H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, as our constituted Attorney to do the following acts, deeds and things for and on behalf of us in our names in respect of the said property.

1. To look after, supervise, manage, control and conduct all sorts of administration in respect of the said property hereinafter stated and to handle all sorts of official matters, letters and correspondences arising in courses of or in relation to matter concerning of the said property.
2. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage, gas and/or power to the said property before all the competent Authorities including the Kolkata Municipal Corporation and to sign all such application, forms and documents as shall be required for the said purpose.
3. To take all steps to protect our interest in respect of the said property, which our constituted Attorney shall think best, fit and proper.
4. To apply for and obtain all necessary sanction clearances and approval from all competent Authorities including the Kolkata Municipal Corporation for doing all allied jobs in respect of the said property on behalf of us.

5. To appear for and represent us before any competent Authorities including the Kolkata Municipal Corporation, Tribunal, Arbitrator or Revenue, Administer, Civil or Criminals, Jurisdiction relating to the matters, concerning the said property on our behalf.
  
6. To represent us before the Kolkata Municipal Corporation and to sign all papers, documents on our behalf for mutation of our names in respect of relevant papers and to appear in all hearing before the Authorities for such mutation, dealing objections and/or appeals on our behalf against the excess valuation assessed by the Authority concerned and also to prefer appeal before the appropriate Authorities and represent us at the time of hearing of such objections, or appeal on our behalf.
  
7. To represent us before K.I.T., K.M.D.A., B.L. & L.R.O. and any other Authority as and when required and to sign and submit each and every documents on our behalf for the satisfaction of the Authority concerned to grant clearance of our said property.

8. To sign and submit Building Plan for and on our behalf for its action before the K.M.C. in respect of the said premises and to get the same for and on our behalf and for which if any documents be required to be executed, he has the unfettered right to execute and register the same for and on our behalf.
9. The Attorney is not a Promoter and/or shall not have any power to construct on the property or develop the property.

**AND** to do all acts, deeds and things, which our said Attorney may deem fit and proper for the management, control and supervision of the said property as effectively as we have done, if personally present to do so.

**BE IT NOTED THAT** this Power of Attorney is hereby granted in favour of the said Attorney without any consideration and no right, title and interest is created in favour of the said Attorney on the said property, which is the subject matter of this Power of Attorney. All the receivable will be paid back to the Principals and all the payables will be borne by the Principals.

**BE IT NOTED THAT** this revocable Power of Attorney is being granted in favour of the said property without any consideration and no right, title and interest is created in favour of the said Attorney on the property, which is the subject matter of this Power of Attorney and that the said Attorney shall not hereby obtain any right to make construction or development work on the said property and further that the entire sale proceeds, if any, arising out of any part of the scheduled property shall be deposited in the Bank Account of the Principals irrespective of any condition.

**AND** we the Executants do hereby confirm to ratify all and whatsoever our Attorney may do or cause to be done by virtue of these presents.

**AND** this Power of Attorney does not create, constitute or assume any kind of transfer in favour of said Attorney. This Power of Attorney is revocable in nature.



**THE SCHEDULE ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY)

**ALL THAT** piece and parcel of undivided 3/5<sup>th</sup> share of the entire property i.e. undivided land measuring about 9 (Nine) Chittacks 27 (Twenty-Seven) Square Feet more or less together with undivided 3/5<sup>th</sup> share of the said 2 (Two) storied Building having an area of 850 (Eight Hundred Fifty) Square Feet more or less in each floor, totaling 1700 (One Thousand Seven Hundred) Square Feet more or less i.e. undivided structure area of **510** (Five Hundred Ten) Square Feet in each floor, totaling undivided structure area of **1020** (One Thousand Two Hundred) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.22B, Park Side Road, Police Station : Tollygunge, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.84 together with all right, title, interest and right of easement attached thereto and the entire premises is ~~butted~~ and bounded by :-

**ON THE NORTH** : Premises No.22A, Park Side Road ;  
**ON THE SOUTH** : 40' wide Park Side Road ;  
**ON THE EAST** : Premises No.20, Park Side Road ;  
**ON THE WEST** : Premises No.24, Park Side Road.

**IN WITNESS WHEREOF** the Parties hereto have hereunto set  
and subscribed their respective hands and signature on the  
16th day of August, 2022 (Two Thousand Twenty-Two).

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata

in the presence of :-



**WITNESSES :-**

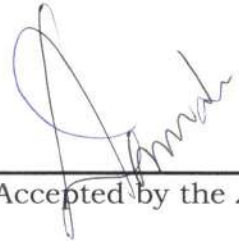
1. Kaushik Senapati  
Bopalpur, Sarkarpool  
Kol-143

Anjan Banerjee

Indrani Bhattacharjee

Signature of the **PRINCIPAL**

2. Subhasini Das  
1/26 Mebiji Naya  
Kolkata 92

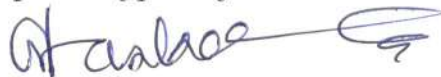


Accepted by the **ATTORNEY**

Drafted by me :- Partha Sana

**PARTHA SANA**  
DEED WRITER  
L. No.- 132/2013  
ALIPORE JUDGES' COURT  
KOLKATA 700027  
Alipore Judges' Court, Kol : 27.

Computer Typed by :-



**DEBASISH NASKAR**  
Alipore Judges' Court, Kol : 27.



Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name TAPASH BANERJEE

Signature *Tapash Banerjee*



Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name ANJAN BANERJEE

Signature *Anjan Banerjee*



Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name INDRANI BHATTACHARJEE

Signature *Indrani Bhattacharjee*



Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name TUSHAR S. KAMDAR

Signature *Tushar Kamdar*



District Sub-Registrar-II  
Alipore, South 24 Parganas

16 AUG 2022

## Major Information of the Deed

Deed No :	I-1602-10870/2022	Date of Registration	16/08/2022
Query No / Year	1602-2002423256/2022	Office where deed is registered	
Query Date	09/08/2022 7:51:43 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
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. 41,98,500/-	
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 :









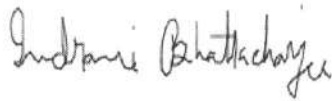
District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Park Side Road, , Premises No: 22B, , Ward No: 084 Pin Code : 700026

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	9 Chatak 27 Sq Ft		35,10,000/-	Width of Approach Road: 40 Ft.,
Grand Total :				.99Dec	0 /-	35,10,000 /-	




### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1020 Sq Ft.	0/-	6,88,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 510 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 510 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1020 sq ft	0 /-	6,88,500 /-	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr TAPASH BANERJEE</b> Son of Late JAMUNA PROSAD BANERJEE Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
	16/08/2022	LTI 16/08/2022	16/08/2022	
	22B PARK SIDE ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx6A, Aadhaar No: 87xxxxxxxx1874, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
2	<b>Name</b> <b>Mr ANJAN BANERJEE</b> Son of Late JAMUNA PROSAD BANERJEE Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
	16/08/2022	LTI 16/08/2022	16/08/2022	
	22B PARK SIDE ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx4E, Aadhaar No: 37xxxxxxxx9165, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
3	<b>Name</b> <b>Smt INDRANI BHATTACHARJEE</b> Wife of Mr SWAPAN BHATTACHARJEE Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
	16/08/2022	LTI 16/08/2022	16/08/2022	
	22B PARK SIDE ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 41xxxxxxxx7411, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr TUSHAR S KAMDAR (Presentant )</b> Son of Late SHARAD H KAMDAR Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
		16/08/2022	LTI 16/08/2022	16/08/2022
Son of Late SHARAD H KAMDAR 38A/26 JYOTISH ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1M, Aadhaar No: 72xxxxxxxx5991, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA SANA</b> Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	16/08/2022	16/08/2022	16/08/2022
Identifier Of Mr TAPASH BANERJEE, Mr ANJAN BANERJEE, Smt INDRANI BHATTACHARJEE, Mr TUSHAR S KAMDAR			

Endorsement For Deed Number : I - 160210870 / 2022

On 16-08-2022

**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 11:45 hrs on 16-08-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr TUSHAR S KAMDAR ,Claimant.

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

Execution is admitted on 16/08/2022 by 1. Mr TAPASH BANERJEE, Son of Late JAMUNA PROSAD BANERJEE, 22B PARK SIDE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 2. Mr ANJAN BANERJEE, Son of Late JAMUNA PROSAD BANERJEE, 22B PARK SIDE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 3. Smt INDRANI BHATTACHARJEE, Wife of Mr SWAPAN BHATTACHARJEE, 22B PARK SIDE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 4. Mr TUSHAR S KAMDAR, Son of Late SHARAD H KAMDAR , 38A/26 JYOTISH ROY ROAD, P.O: SAHAPUR, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Indetified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

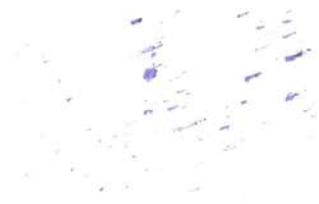
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 825991, Amount: Rs.100/-, Date of Purchase: 08/08/2022, Vendor name: Subhankar Das



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 401403 to 401421  
being No 160210870 for the year 2022.



Digitally signed by SUMAN BASU  
Date: 2022.08.29 18:02:54 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 2022/08/29 06:02:54 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)