

13/05/22

P-13875/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 614194


Certified that the document is admitted to 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-Parganas

11 OCT 2022

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS we, (1) SRI ANIRUDDHA BANERJEE, having PAN : ACVPB9977C, Aadhaar No.3426 0748 7928 and (2) SRI ABHIJIT BANERJEE, having PAN : ACGPB9878D, Aadhaar No.7023 1670 9380, both are the sons of Late Debashis Banerjee, both are by creed : Hindu, Indian by National, by occupation : Service, both are residing at 22A, Park Side Road, Post Office : Kalighat, Police Station : Tollygunge, Kolkata : 700026, SEND GREETINGS :-


11/10
11-55 am
2953291

22934

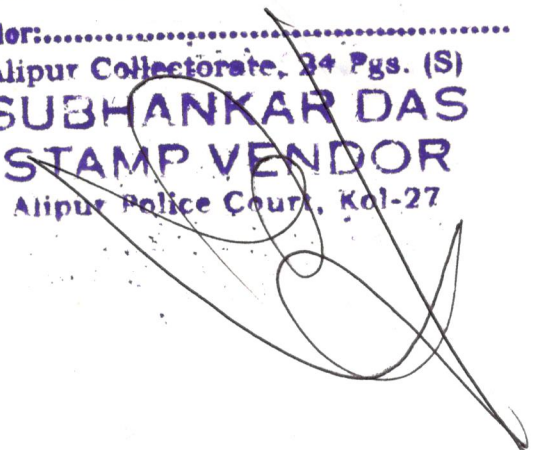
28 SEP 2022

No.....Rs.-**100/-** Date.....

Name: *Anisuddhan Bameiser & others*
Address: *22A Park Side Road, Kol-26*

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27



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

THAT we, the Principals herein, are the joint Owners of **ALL** **THAT** piece and parcel of undivided land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 14 (Fourteen) Square Feet more or less together with undivided $\frac{1}{2}$ share of the said 3 (Three) storied Building having an area of 2500 (Two Thousand Five Hundred) Square Feet more or less in each floor, totaling 7500 (Seven Thousand Five Hundred) Square Feet more or less i.e. undivided structure area of **1250** (One Thousand Two Hundred Fifty) Square Feet in each floor, totaling undivided structure area of **3750** (Three Thousand Seven Hundred Fifty) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.22A, 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 and sign 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 and sign 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 sing, 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 and sing on behalf of 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 sing and submit each and every documents i.e. Deed of Gift, Deed of Exchange, Amalgamation Deed etc. and to get the same registered before the Registering Office for amalgamation of our property with any other adjacent properties.

9. To sign and submit Building Plan for and on our behalf for its sanction 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.

10. 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 land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 14 (Fourteen) Square Feet

more or less together with undivided $\frac{1}{2}$ share of the said 3 (Three) storied Building having an area of 2500 (Two Thousand Five Hundred) Square Feet more or less in each floor, totaling 7500 (Seven Thousand Five Hundred) Square Feet more or less i.e. undivided structure area of **1250** (One Thousand Two Hundred Fifty) Square Feet in each floor, totaling undivided structure area of **3750** (Three Thousand Seven Hundred Fifty) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.22A, 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 same is butted & bounded by :-

ON THE NORTH : Premises No.22B, 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
11th day of ~~July~~ ^{October}, 2022 (Two Thousand Twenty-Two).



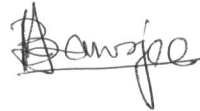
SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. Sandip Chatterjee
1/4 Manohar Park
2nd Lane Kol-79



Signature of the **PRINCIPAL**

2. Subhansu Banerjee
1/26 Netaji Marg
Kol-72



Accepted by the **ATTORNEY**

Drafted by me :-

Partha Sana

PARTHA SANA

DEED WRITER

L. No.- 132/2013

ALIPORE POLICE COURT

KOLKATA-700027

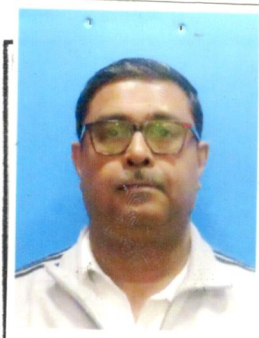
Alipore Judges' Court, Kol : 27.

Computer Typed by :-



DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.

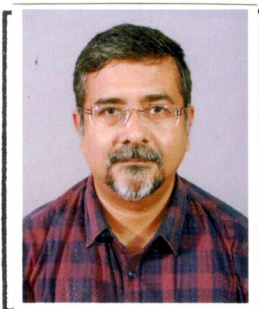


Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ANIRUDDHA BANERJEE

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ABHIJIT BANERJEE

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name TUSHAR S. KAMDAR

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



District Sub Registrar-II
Alipore, South 24 Parganas
11 OCT 2022

Major Information of the Deed

Deed No :	I-1602-13875/2022	Date of Registration	11/10/2022
Query No / Year	1602-2002953291/2022	Office where deed is registered	
Query Date	08/10/2022 6:33:33 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	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-]		
Set Forth value	Market Value		
	Rs. 1,83,66,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 46/- (Article:E, 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: 22A, , 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	2 Katha 11 Chatak 14 Sq Ft		1,58,35,625/-	Property is on Road
Grand Total :				4.4665Dec	0 /-	158,35,625 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3750 Sq Ft.	0/-	25,31,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3750 sq ft	0 /-	25,31,250 /-	

Principal Details :



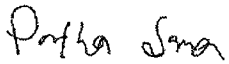
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ANIRUDDHA BANERJEE Son of Late DEBASHIS BANERJEE Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	 11/10/2022	 LTI 11/10/2022	 11/10/2022
	22A PARK SIDE ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx7C, Aadhaar No: 34xxxxxxxx7928, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office			
2	Name Mr ABHIJIT BANERJEE Son of Late DEBASHIS BANERJEE Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	 11/10/2022	 LTI 11/10/2022	 11/10/2022
	22A 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: Service, Citizen of: India, PAN No.:: ACxxxxxx8D, Aadhaar No: 70xxxxxxxx9380, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TUSHAR S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office	 11/10/2022	 LTI 11/10/2022	 11/10/2022

Son of Late SHARAD H KAMDAR 36A/26 JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S.-Bellala,
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: 11/10/2022
, Admitted by: Self, Date of Admission: 11/10/2022 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA SANA 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			
	11/10/2022	11/10/2022	11/10/2022
Identifier Of Mr ANIRUDDHA BANERJEE, Mr ABHIJIT BANERJEE, Mr TUSHAR S KAMDAR			

On: 11-10-2022

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 11:55 hrs on 11-10-2022, 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 11/10/2022 by 1. Mr ANIRUDDHA BANERJEE, Son of Late DEBASHIS BANERJEE, 22A PARK SIDE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 2. Mr ABHIJIT BANERJEE, Son of Late DEBASHIS BANERJEE, 22A PARK SIDE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 3. Mr TUSHAR S KAMDAR, Son of Late SHARAD H KAMDAR, 38A/26 JYOTISH ROY ROAD, P.O: NEW ALIPORE, 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 Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 614194, Amount: Rs.100.00/-, Date of Purchase: 28/09/2022, Vendor name: S 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 509528 to 509545

being No 160213875 for the year 2022.



Digitally signed by MANIMALA
CHAKRABORTY
Date: 2022.11.04 14:46:39 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 2022/11/04 02:46:39 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)