

13657/22

1- 13218/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 356129

25.8.22

Ce-2494767

... that the documents ...  
... registration. The signature ...  
... the endorsement sheets attached with the  
... documents are the part of this document.

District Sub-Registrar-II  
Alipore, South 24-parganas

25 AUG 2022

**GENERAL POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS**, We,, (1) **SRI**  
**BARUN SENGUPTA** (PAN – HNEPS2182F; AADHAAR – 2474 7856  
7936), son of Late Anil Ranjan Sengupta @ Anil Chandra Sengupta,  
by faith- Hindu, by occupation – Retired, by Nationality-Indian,

Contd... P/2.



residing at A/42, Laxmi Narayan Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047 and (2) **SMT. RUMPA SENGUPTA** (PAN – JEAPS9488K; AADHAAR – 7519 2043 0200), wife of Sri Dipak Sengupta, daughter of Late Anil Ranjan Sengupta @ Anil Chandra Sengupta, by faith- Hindu, by occupation – Housewife, by Nationality-Indian, residing at A/42, Laxmi Narayan Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700047, hereinafter referred to as the **PRINCIPALS**, do hereby send Greetings.

**WHEREAS** we, the Principals by virtue of registered Gift Deed No. 12789/2021, registered at the office of DSR-III at Alipore and by way of inheritance are entitled to : **ALL THAT** .piece and parcel of Bastu land measuring more or less 3 Cottahs 4 Chittaks alongwith 600 sq.ft. R.T. shed structure, Cement floor, lying and situated in Mouza Baishnabghata, Pargana Khaspur, E.P. No.42, S.P. No.73, C.S. Plot/Dag No. 298(P), J.L. No.28 , under then P.S. Jadavpur now P.S. Netaji Nagar, within KMC Ward No.100, Assessee No.21100071706-3, Kolkata – 700047, District South 24 Parganas, with proposed G+3 storied building with Lift facility. Moreover, we have executed a registered Development Agreement dated 10/12/2021 with Power duly registered in the office of DSR-III at Alipore,

Being No.160312790/2021 and as per terms and conditions and directions more fully written therein.

**AND WHEREAS** it has become in convenient and difficult for us to look after or manage my all affairs relating to the said property described in the Schedule hereunder written and as such we do hereby nominate, constitute and appoint, the Developer **M/S. J.K.D. HOUSING**, a Proprietorship firm, represented by its sole Proprietor **SRI JAYANTA KUMAR DUTTA**(PAN – AMDPD8870G; AADHAAR NO.- 5794 3831 0369), son of Late Sunil Kumar Dutta, by faith Hindu, by occupation Business, having his office and residence at A/4, Laxmi Narayan Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata 700 047, as our true, lawful and constituted Attorney to do all acts, deeds and things on our behalf and in our names in the manner as follows :-

1. To look after, manage and administer said property fully described in the Schedule hereunder written, as may be necessary for any lawful purpose and to do and caused to be done and to sign, execute, and register all papers and documents as our said attorney shall deemed fit and proper.



2. To sign and execute for obtaining building sanction plan, addl. Plan, revised plan and to obtain permission, clearance, service connection before the appropriate authority (including sanitary, water and drainage connection electricity) with KMC, CESC, Fire Brigade, Housing Board of West Bengal and to obtain Completion Certificate from KMC on our behalf and also for obtaining permit, license, permanent or temporary supply of water and to execute, affirm and verify all letters, application, boundary declaration, petitions and all other documents, papers and/or other appropriate Government Department or Authority having right to sign any application, papers and documents in connection with the said property.
3. To sign, institute suits, appeals, provisions, applications, criminal complaints and other legal proceedings against any party or parties concerning any matter relating to or arising out of our said property or portion thereof.
4. To defend or contest all or any suit, application, revision, appeal, criminal proceeding in any court of law which may hereinafter be instituted against us, the Appointer by any



reason or party concerning or relating to the said property and to take appropriate steps and to do all necessary acts, deeds, matters and things as our Attorney shall think proper.

5. To appear and to represent the Appointers/Executants in respect of the said property before the local body and/or any Department and any court of law and to take appropriate steps on behalf of the Appointers/Executants and to apply for and obtain necessary orders, and/or discretion and./or relief.
6. To apply on our behalf before the KMC or B.L. and L.R.O. or any other authority for mutation of our said property and to sign and obtain the Mutation certificate thereof and to sign and execute all papers and documents for the purpose of the same and to get the same in our names and account.
7. To prefer appeal, review, application, revision, before the appeals, authority or other appropriate authorities and the Court of law against the decision of the KMC or any other authority or authorities in connection of the said property.
8. That the said Developer being the Attorney shall have the right, interest and absolute authority to develop the said premises by



constructing the building, in accordance of the aforesaid registered Development agreement of the said property.

9. The Attorney shall have power to sign and execute any Agreements for sale and on our behalf with prospective Purchasers in connection of the flats and the Developer's allocated portion with the transfer of title in and upon the undivided proportionate share of the said property and the construction and to issue valid receipts thereof, in respect of only the Developer's allocation stated herein, save and except the Owners' allocation as above and also shall act in accordance of the Development Agreement of the said property and to present the Deed of Sale or document or documents for registration and admit the execution of any such Deed, document or documents before the Sub-Registrar or any concerned Registering Authorities.
10. The Attorney shall execute by signing on the Deeds of Conveyance or assignment in respect of the Developer's allocation in the proposes building categorically described and mentioned in the aforesaid registered agreement development



of the said property, particularly described in the Schedule hereunder written and/or any part thereof and shall present the same before the appropriate authority for registration and admit execution thereof and to collect the consideration money or in kinds thereof and to issue valid receipts thereof.

11. To pay all rents, taxes and revenue, charges, expenses, outgoings payable of our said property or any part thereof and similar to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as mentioned and written herein.

Be it noted that this Power of Attorney is being granted in favour of our said Attorney as incorporated in the said registered agreement for development of the property, which is the subject matter of this Power of Attorney and our Attorney shall act as Developer materialize the purpose of the said registered development agreement for development of the property.

**AND GENERALLY** to do all other acts, deeds, things and matters as may be necessary from time to time by our said



Attorney in his own accord which our said Attorney may deems fit and proper and think necessary to do so and perform for the aforesaid purpose.

**AND** we, do hereby agree and undertake to ratify and confirm all such acts, deeds, things and matters which our said Attorney may lawfully do, execute and cause, to be performed by virtue of this General Power of Attorney.

**SCHEDULE OF THE PROPERTY :**

**ALL THAT** piece and parcel of Bastu land measuring more or less 3 Cottahs 4 Chittaks alongwith 600 sq.ft. R.T. shed structure, Cement floor, lying and situated in Mouza Baishnabghata, Pargana Khaspur, E.P. No.42, S.P. No.73, C.S. Plot/Dag No. 298(P), J.L. No.28 , under then P.S. Jadavpur now P.S. Netaji Nagar, within KMC Premises No. 400/A/2W, N.S.C. Bose Road, Mailing – A/42, Laxmi Narayan Colony, Ward No.100, Assessee No.21100071706-3, Kolkata – 700047, District South 24 Parganas, with proposed G+3 storied building with Lift facility butted and bounded by the following manners :-

**ON THE NORTH**  
**ON THE SOUTH**  
**ON THE EAST**  
**ON THE WEST**

: E.P. No.43, other's property.  
: E.P. No.41, other's property.  
: Dag No.354(P), Colony Boundary.  
: 16' ft. wide KMC Road.



IN WITNESSES WHEREOF We, the Principals/Owners hereby  
subscribed my signature this the 25th day August 2022.

WITNESSES :

1. Dipak Sengupta  
A-42 L.N. Colony  
Kol-47

Barun Sengupta  
Rumpa Sengupta

SIGNATURE OF THE OWNERS/ PRINCIPALS.

2.  
Prakash Ch. Mandal  
1086, Hetaopally  
Haridipur, Kolkata -  
700093

J.K.D. HOUSING  
Jayanta Kumar Sutta.  
Proprietor

SIGNATURE OF THE DEVELOPER/ATTORNEY.

Drafted By :

Debasish Bose  
Advocate.  
Alipur Police Court, Kol-27.  
Regn.No. F297/382 8/990

Typed by :












Manish Chakraborty  
Manish Chakraborty.  
Alipore Police Court,  
Kol-700027.



		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					









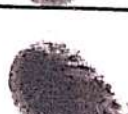


Name .....

Signature *Barun Singh Gupta*

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Ruma Pasang Gupta*

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name *JAYANTA KUMAR DUTTA*

Signature *Jayanta Kumar Dutta*



## Major Information of the Deed

Deed No :	I-1603-13218/2022	Date of Registration	25/08/2022
Query No / Year	1603-2002494763/2022	Office where deed is registered	
Query Date	17/08/2022 3:03:59 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debasis Bose Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051871445, 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. 2/-	Rs. 43,30,123/-		
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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N S C Bose Road (Laxmi Narayan Colony), , Premises No: 400/A/2W, , Ward No: 100 Pin Code : 700047



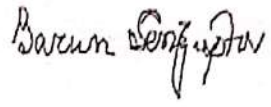


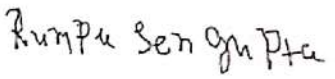
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 4 Chatak	1/-	41,68,123/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>5.3625Dec</b>	<b>1 /-</b>	<b>41,68,123 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	1,62,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>600 sq ft</b>	<b>1 /-</b>	<b>1,62,000 /-</b>	



## Principal Details :



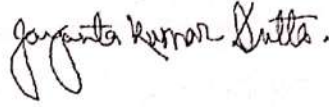
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Barun Sengupta</b> Son of Late Anil Ranjan Sengupta Alias Anil Chandra Sengupta Executed by: Self, Date of Execution: 25/08/2022 , Admitted by: Self, Date of Admission: 25/08/2022 ,Place : Office	<b>Photo</b>  25/08/2022	<b>Finger Print</b>  LTV 25/08/2022	<b>Signature</b>  25/08/2022
A/42 Laxmi Narayan Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: HNxxxxxx2F, Aadhaar No: 24xxxxxxxx7936, Status :Individual, Executed by: Self, Date of Execution: 25/08/2022 , Admitted by: Self, Date of Admission: 25/08/2022 ,Place : Office				
2	<b>Name</b> <b>Smt Rumpa Sengupta</b> Wife of Mr Dipak Sengupta Executed by: Self, Date of Execution: 25/08/2022 , Admitted by: Self, Date of Admission: 25/08/2022 ,Place : Office	<b>Photo</b>  25/08/2022	<b>Finger Print</b>  LTI 25/08/2022	<b>Signature</b>  25/08/2022
A/42 Laxmi Narayan Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JExxxxxx8K, Aadhaar No: 75xxxxxxxx0200, Status :Individual, Executed by: Self, Date of Execution: 25/08/2022 , Admitted by: Self, Date of Admission: 25/08/2022 ,Place : Office				

## Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>J K D HOUSING</b> A/4 Laxmi Narayan Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: amxxxxxx0g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Jayanta Kumar Dutta (Presentant)</b> Son of Late Sunil Kumar Dutta Date of Execution - 25/08/2022, , Admitted by: Self, Date of Admission: 25/08/2022, Place of Admission of Execution: Office			
		Aug 25 2022 1:20PM	LTI 25/08/2022	25/08/2022
A/4 Laxmi Narayan Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx0G, Aadhaar No: 57xxxxxxxx0369 Status : Representative, Representative of : J K D HOUSING (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bikash Roy</b> Son of Mr Ranjan Roy Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	25/08/2022	25/08/2022	25/08/2022
Identifier Of Mr Barun Sengupta, Smt Rumpa Sengupta, Mr Jayanta Kumar Dutta			



On 25-08-2022

**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 13:12 hrs on 25-08-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Jayanta Kumar Dutta ,.

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

Execution is admitted on 25/08/2022 by 1. Mr Barun Sengupta, Son of Late Anil Ranjan Sengupta Alias Anil Chandra Sengupta, A/42 Laxmi Narayan Colony, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Smt Rumpa Sengupta, Wife of Mr Dipak Sengupta, A/42 Laxmi Narayan Colony, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife

Indetified by Mr Bikash Roy, , Son of Mr Ranjan Roy, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 25-08-2022 by Mr Jayanta Kumar Dutta, Proprietor, J K D HOUSING, A/4 Laxmi Narayan Colony, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Bikash Roy, , Son of Mr Ranjan Roy, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

**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 356129, Amount: Rs.100/-, Date of Purchase: 17/08/2022, Vendor name: P K Chakraborty



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1603-2022, Page from 453835 to 453850  
being No 160313218 for the year 2022.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.08.25 14:47:05 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2022/08/25 02:47:05 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**

**(This document is digitally signed.)**