

10001690/2023

IV-080/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE

HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 350579

Q-3-1735860/2023

GENERAL POWER OF ATTORNEY

KNOW ALL MEN by these presents that WE 1. SRI. SUBRATA SAHA (PAN NO. AMAPS6459D &AADHAAR NO. 5661 7292 9654), son of Late Balai Chandra Saha, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, 2. SMT. SIPRA CHAUDHURY (OCI NO. A126453) wife of Sri. Biprasish Chaudhury daughter of Late Balai Chandra Saha, by Faith - Hindu, by Occupation - Service, permanent resident of 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, now residing at 40, Richview Road, Unit number #1601, Toronto M9A 5C1, Canada hereinafter called and referred to as the "OWNER / EXECUTANT".

07 JUL 2023

103/22
3/1735860/22

document is admitted
with this document.

314/6

4987

- 7 JUL 2023

No..... ₹ 100/- Date.....

Name :..... TUKUN GHOSH, Advocate

Address :..... Alipore Judges' Court
kal - 27

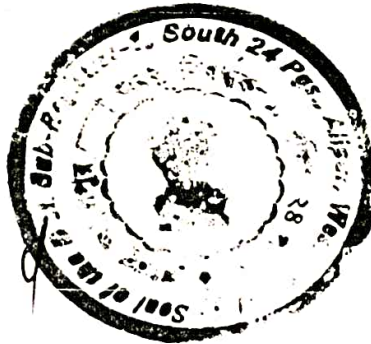
Vendor :.....

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, K01-27



District Sub-Registrar-1
Alipore, South 24 Parganas

07 JUL 2023

Identified by me
Sankar Das
S/O Late Anupkr. Das
Age - 42
Ofc Service
8, Jagannath Ghosh Road
P.S. & P.O. - Karba, kal-42

WHEREAS, we are the absolute owners of **ALL THAT** piece and parcel of Bastu land measuring about 03(Three) Cottahs 15(Fifteen) Chittaks 22 (Twenty Two) Square Feet of a plot of land together with one storied building measuring about 1000 Square feet standing thereon, lying and situated at 7A, Jogesh Brahmachari Sarani previously 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, under Kolkata Municipal Corporation Ward No. 68, under Kolkata Municipal Corporation Assessee No. 110681700067, the description of which are fully and particularly referred in the **Schedule** hereunder.

Amarjeet Singh

AND WHEREAS, We, the executant herein are not in a position to look after, manage, and maintain the Scheduled mentioned property. So we do here by nominate, constitute and appoint our well-wishers namely **SRI. AMARJEET SINGH** (having PAN No. ATCPS3171M) son of Sri. Dharamnath Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing 49/B, Swinhoe Lane, Post Office & Police Station - Kasba, Kolkata -700042, District: South 24 Parganas, as our true and lawful attorney for us and on our behalf to do and execute and perform all or any of the following acts, deeds and things in respect of the said premises :-

1. To work, manage, control, and supervise the management of all and administer our said plot, mentioned in the schedule.
2. To appoint, engage on our behalf any Advocate or Advocates wherever our said attorney thinks fit and proper and/ or to discharge and/ or terminate their appointments.
3. To appear for and represent on behalf of us in all court either Civil or Criminal or before any Special Officer or in any offices, apply for mutation in front of the concerned authority.
4. To sign, execute, verify all applications, plaint, written statement, petition, application before any court/ courts and to accept / services of summons, notice and other process of law.

5. To withdraw and to receive any document including registration receipt or any other document from the registration office or from any other offices.
6. To sign the building plan on behalf of us at Kolkata Municipal Corporation and alterations if necessary along with Completion Certificate.
7. It is pertinent to mention here that the above mentioned principal have already entered into a Development Agreement registered at the Office of the D.S.R. - I, at Alipore Vide Deed No.1560....., for the year 2023 and also a Development Power of Attorney registered at the Office of the D.S.R. - I, at Alipore Vide Deed No.1561....., for the year 2023 with **M/S. AMARJEET SINGH & COMPANY**, (having PAN NO. ATCPS3171M) a sole proprietorship firm, having its office at 88-A/8, Bose Pukur Road, Post Office & Police Station – Kasba, Kolkata- 700042, District: South 24 Parganas being represented by its sole proprietor the attorney herein namely **SRI. AMARJEET SINGH** (having PAN No. ATCPS3171M) son of Sri. Dharamnath Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing 49/B, Swinhoe Lane, Post Office & Police Station – Kasba, Kolkata - 700042, District: South 24 Parganas.

That all payables will be borne by the principal and all receivables will be deposited in the principal's account.

Generally, to act as our attorneys in relation to the matter aforesaid and all other matters in which we may be instructed or concerned and on our behalf to execute and do all deeds, acts or things as fully and effectually in respects as we, ourselves do it personally present.

Be it clear that this power of attorney do not create, constitute or assume any kind of transfer or enjoyment or making profit in favor of the attorney. That this power of attorney is revocable in nature by the principals.

Be it specially stated that the schedule mentioned property is not situated within the notified and cantonment area and no embargo and / or restriction has been imposed by the Local transferring the land in question and if restriction prevails, in that event principal will be held responsible for that.

Amarjeet Singh

Amarjeet Singh

The Law of the Land will be followed in case of transfer of property as specifically mentioned in this schedule below.

AND we do hereby agree that all acts, deeds, and things done by us and we undertake to ratify and conform all and whatsoever that our said attorneys shall lawfully do or cause to be done for us by virtue of the Power hereby given.

SCHEDULE
(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring about 03(Three) Cottahs 15(Fifteen) Chittaks 22 (Twenty Two) Square Feet of a plot of land together with one storied building measuring about 1000 Square feet standing thereon, lying and situated at 7A, Jogesh Brahmachari Sarani previously 7A, Kankulia Road, Post Office – Ballygunge, Police Station - Gariahat, Kolkata – 700019, District South 24 Parganas, under Kolkata Municipal Corporation Ward No. 68, under Kolkata Municipal Corporation Assessee No. 110681700067, which is butted and bounded as follows:

On the East : K.M.C. Road. *20 feet*
On the South : Premises No. 6, Kankulia Road.
On the West : Premises No. 3, Kankulia Road
On the North : Premises No. 7B, Kankulia Road.

Amrit Jyoti Singh

IN WITNESS WHEREOF, we the PRINCIPAL hereto signed this power of attorney on this ...*07*...day of July 2023

SIGNED & SEALED by the within named Principal (Owners)

In the presence of:

WITNESSES:

1. Biprasish Chandury
son of Kshitish Chandra
Chandury
7A Kankulia Rd
Kolkata - 29
2. *Tukun Ghalh*
5/0 N.N. Ghalh
at 22, B.P. Road
kal-42

Drafted by me:
Tukun Ghalh
Advocate, F-653/16
Aripur Judges' Court
kal-27

Subrata Saha .
Sipra Chandury .
SIGNATURE OF THE PRINCIPAL
Accepted by me

Amrit Jyoti Singh
Signature of the attorney



Subr

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

Name SUBRATA SAHA .

Signature Subrata Saha



Sipra Chaudhury

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

Name SIPRA CHAUDHURY

Signature Sipra Chaudhury



Amrjeet Singh

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




Name AMARJEET SINGH




Signature Amrjeet Singh

Major Information of the Deed



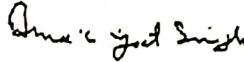
Deed No:	IV-1601-00080/2023	Date of Registration	07/07/2023
Query No / Year	1601-3001735860/2023	Office where deed is registered	
Query Date	07/07/2023 12:16:33 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TUKUN GHOSH ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910997456, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 14/- (Article:E, E)		
Remarks			

Principal Details :




SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBRATA SAHA Son of Late BALAI CHANDRA SAHA Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office	 <small>07/07/2023</small>	 <small>LTI 07/07/2023</small>	 <small>07/07/2023</small>
7A, KANKULIA ROAD, City:- Kolkata, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx9D, Aadhaar No: 56xxxxxxxx9654, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt SIPRA CHAUDHURY Wife of Mr BIPRASISH CHAUDHURY Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office	 07/07/2023	 LTI 07/07/2023	 07/07/2023
7A, KANKULIA ROAD OCI NO A126453, City:- Kolkata, P.O:- BALLYGUNGE, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMARJEET SINGH (Presentant) Son of Mr DHARAMNATH SINGH Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office	 07/07/2023	 LTI 07/07/2023	 07/07/2023
Son of Mr DHARAMNATH SINGH 49/B, SWINHOE LANE, City:- Kolkata, P.O:- KASBA, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxxx1M, Aadhaar No: 36xxxxxxxx5671, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANKAR SEN Son of Mr ANUP KUMAR SEN JAGANNATH GHOSH ROAD, City:- Kolkata, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042	 07/07/2023	 07/07/2023	 07/07/2023
Identifier Of Mr SUBRATA SAHA, Smt SIPRA CHAUDHURY, Mr AMARJEET SINGH			

Endorsement For Deed Number : IV - 160100080 / 2023

07-07-2023

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.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 14:00 hrs on 07-07-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr AMARJEET SINGH, Claimant.

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

Execution is admitted on 07/07/2023 by 1. Mr SUBRATA SAHA, Son of Late BALAI CHANDRA SAHA, 7A, KANKULIA ROAD, P.O: BALLYGUNGE, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Smt SIPRA CHAUDHURY, Wife of Mr BIPRASISH CHAUDHURY, 7A, KANKULIA ROAD OCI NO A126453, P.O: BALLYGUNGE, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person, 3. Mr AMARJEET SINGH, Son of Mr DHARAMNATH SINGH, 49/B, SWINHOE LANE, P.O: KASBA, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Indetified by Mr SANKAR SEN, , Son of Mr ANUP KUMAR SEN, JAGANNATH GHOSH ROAD, P.O: KASBA, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 14.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4987, Amount: Rs.100.00/-, Date of Purchase: 07/07/2023, Vendor name: Subhankar Das

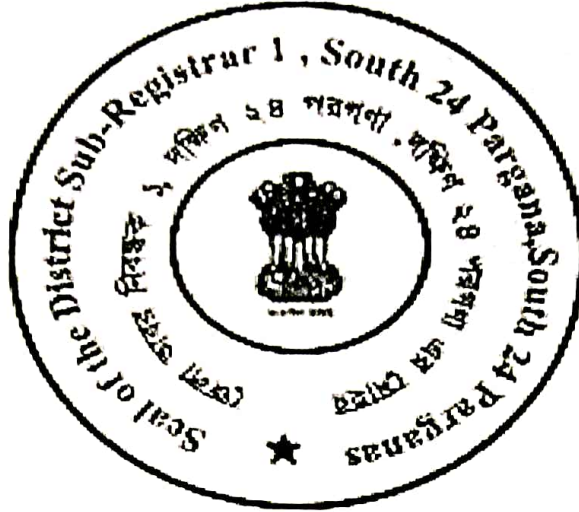


Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1601-2023, Page from 1377 to 1388
being No 160100080 for the year 2023.



Digitally signed by MD TABIS ANSARI
Date: 2023.07.12 11:31:20 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 2023/07/12 11:31:20 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)