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KNOW ALL MEN BY THESE PRISENTS that we (1) SRI MAYANK No. 9831601234 son of Late Vijay Kumar Agarwal, aged about 40 years, by faith Hindu, by occupation Business, by nationality Indian, residing at 11, Kundal Lal Saigal Sarani, Block-P-749, P.O & P.S. New Alipore, Kolkata-700053 and (2) SMT. KUSUMDEVI AGARWAL, PAN AFSPA8990E, Aadhaar No.848571305300, Phone No. 9831701234 wife of Late Vijay

Kumar Agarwal aged about 60 years, by faith Hindu by occupation Business, by Nationality Indian, residing at 11, Kundal Lal Saigal Sarani Block-P-749, P.O & P.S. New Alipore, Kolkata-700053 hereby send greetings:

WHEREAS we are the co-owners of land lying and situated under the jurisdiction of Ward No.118, of Kolkata Municipal Cooperation of Premises No. 562A, S. N. Roy Road and 562B,S.N. ROY Road, P.S. Behala, Kolkata-700038, by a registered Deeds, registered in the office of D.S.R. II, Alipore, District: South 24 Parganas.

<u>AND WHEREAS</u> it is not physically and practically possible for us to look after the said property and to deal with the various transactions and/or to make any other acts, deeds, as and when it is necessary in respect of the said properties.

AND WHEREAS for the reason stated above we do hereby appoint SRI

RACHITAGARWAL (PAN NO: AFRPA2182H) Aadhar No.492327356113,

Phone No.9831701234 son of Late Vijay Kumar Agarwal aged about 40

years, by faith Hindu, by occupation Business, by nationality Indian, residing at 11, Kundal Lal Saigal Sarani Block-P-749, P.O & P.S. New Alipore, Kolkata-700053 as our true and lawful Attorney and/or Agent to act in our



behalf and in our name to do, or cause to be done or committed the acts, deeds and things in respect of the property, morefully described in the Schedule hereunder:

- 1. To look after and manage the said property on our behalf.
- To sign and give notice or notices to any tenant or Tenants and occupiers of the property belonging to my estate on rent, monthly tenancy basis and to accept surrender of tenancies and to evict all trespassers and other authorized occupiers.
- 3. To approach all the concerned authorities under the Urban Land (Ceiling Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for that purpose to sign such application papers, writing undertaking etc. as may be required and to carry on correspondence with the Authorities under the said Act and also refer appeal or appeals from any order of the competent authority and/or any other Authority made under the provision of the said Act in connection with the said property.

- To carry on correspondence with all concerned Authorities and bodies including the Government of West Bengal in all its Departments, Municipal Corporation of Kolkata and/or CMDA Department and other concerned authorities,
- To appear and represent me/us before and all concerned authorities and be necessary in connection with schedule be carried on at our costs.
- 6. To approach the water woks Engineer, City Engineer and authorities and officers of the Kolkata Municipal Corporation for the purpose of obtaining various permissions and other service connection including water connection for the said property.
- To make necessary applications to the Electric Supply Corporation
   Limited and other concerned authorities for obtaining electric power for
   the said property.
- To draw, prepare, sign and complete a building plan through an architect for the said premises on our behalf.

- 9. To draw, arrange to draw, prepare, get prepare sanction revise plan get approved of the plan, drawing layout sign to deposit and to submit the plan, before the sanctioning authority of the Kolkata Municipal Corporation or other body or bodies or statutory authorities of authorities on our behalf.
- 10. To make necessary representations including filing of complainants and appeals before the Assesse and/or collector of the Kolkata Municipal Corporation and other concerned Authorities including in the court of Small Cause at Kolkata,
- 11. To give such letters and writings as may be required from time to time

  by the Kolkata Municipal Corporation and/or other concerned

  Authorities in respect of the property.
- 12.To give necessary letters, writings and undertakings to Kolkata

  Municipal Corporation, Fir. Brigade, Department, Police Department
  for obtaining necessary no objection certificate from the said

  Department in connection with the said properties.

- 13.To do all other acts, deeds, matters and things in respect of the said —
  property including to represent before or correspond with the Kolkata

  Municipal Corporation and other concerned authorities for any matter
  relating to the said properties and other matters appertaining to that
  property.
- 14. To make necessary application under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such application sign or execute such writings and undertakings as may be required and to prefer an appeal from the order of the competent authority.
- 15.To enter into an agreement for sale of be said properties or portion thereof to the intending Purchaser or Purchasers and/or enter into an agreement for sell the said premises or in part thereof.
- 16.To execute any conveyance or any other deeds de writings of assurances in one lot or as many as lots as the said Attorney nay deem fit and to submit the same for registration admitting, the execution thereof.

- Assurance at Kolkata to execute and present for registration and admit execution or any agreement or deed of sale or indemnity or other instruments or writings the registration of which is compulsory and generally to do all things necessary of expedient for registration the said deed of sale, deeds, instrument and writings or any of them as fully and as effectual. The sale proceeds shall be deposited with the principal's accounts.
- 18.To take legal steps for recovery of any portion of the property from trespassers thereof or to reject such trespassers.
- 19. To appear before the Sub Registrar of the District 24Parganas and/or
  Registrar of Assurance and to submit the agreement for sale and Deed
  of conveyance and other documents in respect of the said property for
  the purpose of registration the same in favour of the
  Purchaser/Purchasers and admitting the execution thereof.
- 20. For us in our names to accept the service of any writ or common or other legal process and to appear in any court, Magistrates or Judicial

or other officers whatsoever as our said Attorney shall be through advisable and to commence any action or other proceedings in any court of Juristic or Authority and the same action of proceedings to prosecute or discontinue and settle compromise or refer to Arbitrator suit action or proceedings as the said Attorney shall think fit

- 21. To appear before the Learned civil Judge and or special L Acquisition

  Judge and/or Additional District or Judges to disposal of the cases
  relating to the said compensation matter on our behalf and/or to file the
  cases and/or appeal of appeals and/or application before the Learned

  Civil Judges of authority or special court appointed for this purpose
- 22.To sign, verify and execute application, plaint, written statement, counter claim, appeals, revision, affidavits, authorities and papers of any description that may be necessary to be signed, verified executed for this purpose of any suits, actions, appeals testamentary and jurisdiction or judicial authority established by lawful authority and to do all acts, and appearances and applications in any such court or courts aforesaid in any suits, actions, appeals or proceedings in relating to the matter arising out of the said land.

- 23. To appoint pleaders, solicitors, Advocates of Attorneys or lawyers to appear and act in court of justice or before any other officer on officers or any state or local authority and to revoke such appointment and to substitute any other in his places and stead.
- 24. That the Attorney shall not do any constructional work on the said two premises.

GENERALLY to do all act, as our attorney or agent in respect of our property in relation to the matters aforesaid and all other matters for transfer or sale of the Schedule A & B property hereunder written in which we may be interested or concerned and on our behalf to execute and do all deeds, acts, or things as fully and effectually in all respect as we could do if we would personally present.

to be done for us by virtue of this Power of Attorney related to the property as stated in the Schedule below or in the matter aforesaid

Be it specifically 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 Authority for transferred the said land/ in question and if restriction prevail, in that event principal will be held responsible for that.

Be it noted that this Power of Attorney is being granted in favour of the attorney without any consideration and no interest of right of property is being given in favour of the attorney, and the attorney does not have any power to promote develop or make any construction on the property, and this power of attorney is always, revocable. All the earnings from the property including its sale price must be paid to the principal or to his/her bank account.

# SCHEDULE 'A'

ALL THAT the land measuring 4 Cottahs 4 Chittaks 23 Square feet more or less at Kolkata Municipal Corporation Premises No.562A, S.N. ROY Road,

Ward No.118, Police Station Behala, Kolkata - 700038 the land equivalent to 286.478 Square Meter more or less with a building. The landed property is as butted and bounded as follows:

ON THE NORTH: Premises No 562B, S.N. Roy Road;

ON THE SOUTH: Premises No 125 S.N Roy Road,

ON THE EAST: Premises No125, S.N. Roy Road;

ON THE WEST: 12 feet wide K.M.C Road;

## SCHEDULE B

ALL THAT the land measuring 15 Cottahs 6 Chittaks 15 Square feet more or less equivalent 1029.81 Square Meter with a building standing thereon lying and situate at K.M.C Premises No. 562B, S.N. Roy Road, Ward NO.118, P.S. Behala, Kolkata-700038, The landed property is butted and bounded as follows:

ON THE NORTH: Premises No :125,S.N.Roy Road; 226A,S.N. Roy Road;

ON THE SOUTH: Premises No: 562A, S.N.Roy Road;, 125/B/5, S.N.Roy

Road;125/B/6, S.N.Roy Road,125, S.N.Roy Road

ON THE EAST: Premises No: 135A, S.N. Roy Road;

ON THE WEST: 23 Feet wide K.M.C Road.

IN WITNESS WHEREOF We have signed set and subscribed our hand and seal on this General Power of Attorney on this day of February, Two Thousand Twenty One.

## SIGNED, SEALED & DELIVERED

in presence of:

MAYANK AYARWAL

Kusum Agarwal

2. Sancapay 414. D.C. Russ Nol. 47

EXECUTANTS

2.

Loche Gowal ATTORNEY

Drafted by:-

Bublish Dig acon

Advocate

Alipore Judges Court

Kolkata-700027 1 989



NAME:

MR. RACHIT AGARWAL Signature: Lochl Agendal



Left Hand

Right Hand



NAME: SRI MAYANK AGARWAL

Signature: /-



Left Hand

Right Hand



NAME: SMT. KUSUMDEVI AGARWAL

Signature:

Kusum Aganod

### आयकर विमाग INCOME TAX DEPARTMENT



भारत सरकार **GOVT. OF INDIA** 

RACHIT AGARWAL VIJAY KUMAR AGARWAL 05/10/1984

AFRPA2182H



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HITA HEETE GOVERNMENT OF INDIA



Rachit Agarwal जन्म तिथि / DOB: 06/10/1984 पुरुष / MALE



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मेरा आधार, मेरी पहचान

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भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF NOIA

Arsdress: S/D: Viyiry Kumar Agarwal, P749, Block-P, New Alipore, Kolkata, West Bengal - 700053

DESCRIPTION OF THE PARTY OF





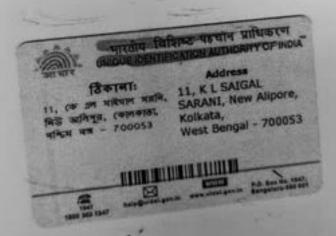






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### ভারত সরকার

### Government of India

কুমুম দেখী অগরওয়াল Kusum Devi Agarwal পিতা ৷ লখা কিবাদ দালাচণী Father: Radha Kishan Sarawgi SWSSRY / DOB : 11/08/1959 महिला / Female



8485 7130 5300

আমার আধার, আমার পরিচয়

Kusum Agarwal



11

# MAURIOR of India

াা, কে এল সাইখাল সর্জান, সিউ ঠিকালা: আনিপুর, কোলভাঙা, নিউ অনিপুর, গতিম বস, 700053

11, K.L. SAIGAL SARANI, New Alipore, Kolkata, New Alipore. West Bengal, 700053

8485 7130 5300









# Government of West Bengal

pepartment of Finance (Revenue) , Directorate of Registration and Stamp Revenue OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas Signature / LTI Sheet of Query No/Year 16042000235441/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

si	Name of the Executant	category Photo		Finger Print	Signature with date
No.	Shri MAYANK AGARWAL. 11,KUNDAL LAL SAIGAL SARANI, Block/Sector: P, P.O:- NEW ALIPORE, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Principal		Finger Print	Signature with
SI No.	Name of the Executan	Category	Photo	Finger	date
2	WHEN A CARWA				Kusum

Esignature of the Person(s) admitting the Execution at Private Residence. of the Executant Category Photo Finger Print Signature with SWI RACHIT AGARWAL Attorney date H.KUNDAL LAL SAIGAL SARANI, glock/Sector: P, P.O;-NEW ALIPORE, P.S .-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN 700053 Name and Address Identifier of Photo Finger Print Signature with of identifier No. date 1 Mr SUBHASISH Shri MAYANK AGARWAL, Smt. DASGUPTA KUSUM AGARWAL, Shri. Son of Late S RACHIT AGARWAL DASGUPTA ALIPORE JUDGES COURT, P.O. ALIPORE, P.S.-Alipore, District:-South 24-Parganas, West Bengal, India. PIN - 700027

(Pradipta Kishore Guha)
DISTRICT SUBREGISTRAR
OFFICE OF THE D.S.R.IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



# Government of West Bengal Directorate of Registration & Stamp Revenue e-Assessment Slip

No / Year	2000235441/2021	OF.		
	01/02/2021 7:59:42 PM	Office where deed will be registered  Deed can be registered in any of the offices mentione on Note: 11		
Dute	7.05.42 PM			
scant Name, Schess & Other Details	Sukanta Majumdar Alipore Judges Court, Thana : Alipore 700027, Mobile No.: 8250957615, 8			
nonsaction		Additional Transaction		
Eart Power of Attorney re	elated to immovable properties, related to immovable properties	The residency of		
Set Forth value		Market Value		
Rs. 1/-		Rs. 4,99,40,220/-		
Total Stamp Duty Payable	(SD)	Total Registration Fee Payable		
Rs. 50/- (Article:48(d))	10000	Rs. 7/- (Article:E)		
Autation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp		
temarks				

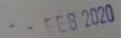
### Land Details:

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: S. N. Roy. Road. Road Zone: (D.H.Road – J.L.Sarani), Premises No: 5628, Ward No: 118, Pin Code: 700038

Sch	Plot	Khatian	Land	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
No	Number	Number	Proposed	-	17 Katha	A P.	4 99 40 220/-	Width of Approach
L1	(RS:-)	Bastu	Bastu	17 Katha			Road: 23 Ft.,	
					28.05Dec	1/-	499,40,220 /-	
	Grand	Total:			20.00000	- 12		

Principal Details:

SI	Name & address	Status	Details :
No		Individual	Executed by: Self
	Shri MAYANK AGARWAL Son of Late VIJAY KUMAR AGARWAL, 11, KUNDAL LAL Son of Late VIJAY KUMAR AGARWAL, 11, KUNDAL LAL SAIGAL SARANI, Block/Sector: P. P.O.: NEW ALIPORE, P.S.: New Alipore, District: -South 24-Parganas, West Bengal, India, New Alipore, District: -South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGXXXXXV4G, Aadhaar No.: India, PAN No. AGXXXXXX4G, Aadhaar No.: B4XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		To be Admitted by: Self





By Caste: Hindu, Occupation: Business, Citizen of No. 89xxxxxxxxx6533, Status: Individual, Executed

admitted by: Self

Details :

RACHIT AGARWAL	Status	Execution Admission	
of Late VIJAY KUMAR AGARWAL 11, KUNDAL LAL	Individual	Details :	
New Alpore, District: South 24-Parganas, West Bengal, India, pN - 700053 Sex Male, By Caste: Hindu, Occupation: Business, Citizen of 19900000006533, Status: Individual, Executed by: Self 10 be Admitted by: Self		Executed by Self To be Admitted by Self	

### Identifier Details:

#### Name & address

Mr SUBHASISH DASGUPTA Son of Late S DASGUPTA

ALIPORE JUDGES COURT, P.O.- ALIPORE, P.S.- Alipore, District - South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Shri MAYANK AGARWAL, Smt KUSUM AGARWAL, Shri RACHIT AGARWAL

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411181218981 Premises No. : 562B Ward No. : 118 Street Name : S. N. ROY ROAD	Reference Deed No.: 03717/12 Date of Registration.: May 11, 2012 Office Where Registered:	Owner Name : RACHIT AGARWAL, MAYANK AGARWAL, KUSUM DEVI AGARWAL, ACCUTECH DEVELOPERS LLP, ACCUTECH INFRASTRUCTURE LLP Owner Address : 23A, SHAKESPEARE SARANI, KOLKATA Pin No.: 700017	Character of Premises: Constructed Building Total Area of Land: 17 Cottah, 8 Chatak,

#### Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 03-03-2021) for e-Payment : Assessed market value & Query is valid for 30 days (i.e. upto 03-03-2021)
- Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.



Query No. 2000/235441 of 2021. Printed On: Feb. 2 2021. 9 GSAM, Generated From wiregulation gov in

VUAY KUMAR AGARWAL 11, KUNDAL LAL SAIGAL SARANI, Block/Sector, P. P.O.- NEW New Alipore, District: South 24-Parganas, West Bengal India 2011, 2001. New Alipore, District: South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste Security of Admission 05/02/2021

New Amport, District. South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Ca Self, Date of Admission: 05/02/2021 by Self, Date of Admission: 05/02/2021 Place: Pvt. Residence

or Details :

	Photo	-	48	
SUBHASISH DASGUPTA		Finger Print	Signature	301
SUBJUDGES COURT, P.O PACHE JUDGES COURT, P.O PACHE, P.S Alipore, DistrictSouth 24 Pagaras, West Bengal, India, PIN -				
sentifier Of Shri MAYANK AGARWAL	Smt KUSU	A ACADIMAL OLI OLI		-28/4

identifier Of Shri MAYANK AGARWAL, Smt KUSUM AGARWAL, Shri RACHIT AGARWAL

wice by Shri MAYANK AGARWAL, one of d on 05/02/2021 by 1. Shri MAYANIA ACCUMENTATION Rules, 1962)

on 05/02/2021 by 1. Shri MAYANK AGARWAL, Son of Late VIJAY KUMAR AGARWAL, SAIGAL SARANI, Sector: P. P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST PIN 700053, by caste Hindu, by Profession Business, 2. Smt KUSUM AGARWAL, Wife of Late AGARWAL, 11, KUNDAL LAL SAIGAL SARANI, Sector P. P.O. NEW ALIPORE, Thana: New Alipore, Son of Late VIJAY KUMAR AGARWAL, 11 KUNDAL LAL SAIGAL SARANI, Sector P. P.O: NEW Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by on Business

by Mr SUBHASISH DASGUPTA, . . Son of Late S DASGUPTA, ALIPORE JUDGES COURT, P.O. ALIPORE Alpore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Pradipta Kishore Guha DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 09-02-2021

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 : 4 (d) of Indian Stamp Act 1899.

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/-

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-Payment of Stamp Duty 1. Stamp: Type: Impressed, Serial no 25251, Amount: Rs.50/-, Date of Purchase: 24/12/2019, Vendor name: S

Dasgupta

to lake

Pradipta Kishore Guha DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - IV SOUTH PARGANAS

South 24-Parganas, West Beng

Registered in Book - I Volume number 1604-2021, Page from 59068 to 59094 being No 160400890 for the year 2021.



Digitally signed by PRADIPTA KISHORE GUHA Date: 2021.02.24 17:49:47 +05:30 Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/02/24 05:49:47 PM DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS West Bengal.

(This document is digitally signed.)