

2099/19

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 305337

Certified that the documents admitted for registration, the signature sheet and the endorsement sheets attached with this document are the part of this document.

Doc No = 1008/19

  
 Addl District Sub Registrar  
 Barrackpore. 24 Pqs. (A)  
 01 AUG 2019

**GENERAL POWER OF ATTORNEY**

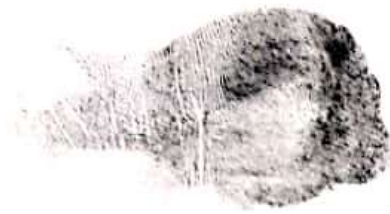
2169731/19

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2642. 100/- 23/7/2019  
 Jushik (Ammam) Agreement  
 A.P. Debi Bazar  
 31/7/19

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 22/9/2020  
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Mouval Debut.



Mouval Debut.

3143  
 31-7-19



Jushik Agriwal

3144  
 31-7-19

Tendancy



3145  
 31-7-19



Addl. Dist. Sub-Registra  
 Barrackpore, North 24 P.S.

31 JUL 2019



Ranjan Senken

31/07/19

3146  
 31-7-19

(2)

*KNOWN ALL MEN BY THIS PRESENTS THAT We, We,*  
**1, SRI MRINAL DEBNATH**, PAN ADUPD3529L, son of Late Manik Debnath, by faith - Hindu (Indian), by occupation : Business, residing at : 36 (29), 'E' Road, Anandapuri, Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700122, **2. SRI SUSHIL KUMAR AGARWAL**, PAN ADAPA9576E, son of Late Sohan Lal Agarwal, residing at No. 10 A. P. Debi Bazar, P.O. & P.S. Titagarh, District North 24 Parganas, all are by faith - Hindu (Indian), by occupation - Business, do hereby declare as follows : -

**WHEREAS** one Probodh Chandra Sanyal purchased a plot of land measuring 8 (eight) Cottahs lying and situated at : Mouza : Ichapore, J.L. No. 3, R.S. No. 89, Touzi No. 617, comprised and contained in C.S. Dag No. 1801 corresponding to R.S. Dag No. 1801/3420 under C.S. Khatian No. 466 corresponding to R.S. Khatian No. 3360, within the limits of North Barrackpore Municipality, P.S. Nonapara, Dist - North 24 Parganas, from Bechu Ram Santra by virtue of a registered Deed of Sale Being No. 2243, recorded in Book No. I, Volume No. 33, written in pages 80 to 82 and the same was registered at Sub Registry office at Barrackpore dated 25/05/1953.

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**AND WHEREAS** after purchasing the aforesaid property said Probodh Chandra Sanyal became the absolute owner of the same and while thus seized and possessed the same said Probodh Chandra Sanyal died intestate leaving behind him surviving Smt. Chhabi Sanyal as his wife, Smt. Sikha Chakraborty as his daughter and Sri Sudip Kumar Sanyal and Shyamal Kumar Sanyal as his sons and as his only legal heirs and successors to inherit his abovesaid property.

**AND WHEREAS** after demise of said Probodh Chandra Sanyal said Sri Sudip Kumar Sanyal, Smt. Chhabi Sanyal, Smt. Sikha Chakraborty and Shyamal Kumar Sanyal became the joint owners and co-sharers of the abovesaid property and they recorded their names in the records of L.R. Settlement in L.R. Dag No. 3384 as Classification Bastu by the following Khatian Nos:

Name the Rayat	L.R. Khatian No.
Smt. Chhabi Sanyal	14658
Smt. Sikha Chakraborty	14660
Sri Sudip Kumar Sanyal	14661
Shyamal Kumar Sanyal	14659

**AND WHEREAS** while thus seized and possessed the same said Shyamal Kumar Sanyal died intestate in issueless condition leaving behind him surviving Smt. Aparna Sanyal as his wife and

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as his only legal heirs and successors to inherit his undivided share of the aforesaid property.

**AND WHEREAS** by the aforesaid manner said Sri Sudip Kumar Sanyal, Smt. Chhabi Sanyal, Smt. Sikha Chakraborty and Smt. Aparna Sanyal became the joint owners and co-sharers of the aforesaid property and while thus seized and possessed the same said Smt. Chhabi Sanyal, Smt. Sikha Chakraborty and Smt. Aparna Sanyal gifted and transferred their undivided  $3/4^{\text{th}}$  share out of a plot of land measuring 4 (Four) Cottahs 12 (Twelve) Chhittaks alongwith structure thereon to Sri Sudip Kumar Sanyal by virtue of a registered Deed of Gift Being No. 11359, recorded in Book No. 1, C.D. Volume No. 39, written in pages 6714 to 6727 and the same was registered at A.D.S.R.O. Barrackpore dated 13/12/2011.

**AND WHEREAS** by way of inheritance and by dint of said Deed of Gift said Sri Sudip Kumar Sanyal became the absolute owner of the same and while thus seized and possessed the same he sold and transferred the same to the Executants and the Attorney herein by virtue of a registered Deed of Sale Being No. 01121, recorded in Book No. 1, C.D. Volume No. 4, written in pages 215 to 236 and the same was registered at A.D.S.R.O. Barrackpore dated 12/03/2015.

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**AND WHEREAS** one Pran Kumar Brahma purchased a plot of land measuring 3 (three) Cottahs 4 (four) Chhittaks lying and situated at : Mouza : Ichapore, J.L. No. 3, R.S. No. 89, Touzi No. 617, comprised and contained in C.S. Dag No. 1801 corresponding to R.S. Dag No. 1801/3420 under Khatian No. 599B/3360, within the limits of North Barrackpore Municipality, P.S. Noapara, Dist - North 24 Parganas, from Sudhir Chandra Bhowmick by virtue of a registered Deed of Sale Being No. 44, recorded in Book No. I, Volume No. 10, Pages from 60 to 63 and the same was registered at Sub Registry office at Barrackpore dated 05/01/1973.

**AND WHEREAS** said Pran Kumar Brahma purchased another plot of land measuring 1 (one) Cottah lying and situated at : Mouza : Ichapore, J.L. No. 3, R.S. No. 89, Touzi No. 617, comprised and contained in R.S. Dag No. 1809 under R.S. Khatian No. 4476, within the limits of North Barrackpore Municipality, P.S. Noapara, Dist - North 24 Parganas from Shambhu Gain, Radha Rani Gain, Panchu Gain, Sri Narasingha Gain, Laxmi Da by virtue of a registered Deed of Sale Being No. 338, recorded in Book No. I, Volume No. 6, written in pages 221 to 224 and the same was registered at Sub Registry office at Barrackpore dated 29/01/1975.

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**AND WHEREAS** by dint of aforesaid two Deed of Sale said Pran Kumar Brahma became the absolute owner of a total plot of land measuring 4 (four) Cottahs 4 (four) Chhittaks and while thus seized and possessed the same said Pran Kumar Brahma died intestate on 16/02/1988 leaving behind him surviving Puspa Rani Brahma as his wife and Sri Tushar Kanti Brahma as his son and as his only legal heirs and successors to inherit his abovesaid property.

It is mentioned herewith that the mother of Pran Kumar Brahma namely Puspa Rani Brahma also died on 10/04/2008.

**AND WHEREAS** by the aforesaid manner said Tushar Kanti Brahma became the absolute owner of the same and he recorded his name in the records of L.R. Settlement in L.R. Khatian No. 20399 and L.R. Dag Nos. 3384 & 3373 and while thus seized and possessed the same he sold and transferred a plot of land measuring 3 (three) cottahs 12 (twelve) Chhittaks [land measuring 3 (three) Cottahs 4 (four) Chhittaks in Dag No. 1801 and land measuring 8 (eight) Chhittaks in R.S. Dag No. 1809] to the executants and the Attorney herein by virtue of a registered Deed of Sale Being No. 150501489, recorded in Book No. I, Volume No. 1505-2016, written in pages 42072 to 42095 and the same was registered at A.D.S.R.O. Barrackpore dated 22/03/2016.

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**AND WHEREAS** by dint of aforesaid two Deed of Sale said Pran Kumar Brahma became the absolute owner of a total plot of land measuring 4 (four) Cottahs 4 (four) Chhittaks and while thus seized and possessed the same said Pran Kumar Brahma died intestate on 16/02/1988 leaving behind him surviving Puspa Rani Brahma as his wife and Sri Tushar Kanti Brahma as his son and as his only legal heirs and successors to inherit his abovesaid property.

It is mentioned herewith that the mother of Pran Kumar Brahma namely Puspa Rani Brahma also died on 10/04/2008.

**AND WHEREAS** by the aforesaid manner said Tushar Kanti Brahma became the absolute owner of the same and he recorded his name in the records of L.R. Settlement in L.R. Khatian No. 20399 and L.R. Dag Nos. 3384 & 3373 and while thus seized and possessed the same he sold and transferred a plot of land measuring 3 (three) cottahs 12 (twelve) Chhittaks [land measuring 3 (three) Cottahs 4 (four) Chhittaks in Dag No. 1801 and land measuring 8 (eight) Chhittaks in R.S. Dag No. 1809] to the executants and the Attorney herein by virtue of a registered Deed of Sale Being No. 150501489, recorded in Book No. I, Volume No. 1505-2016, written in pages 42072 to 42095 and the same was registered at A.D.S.R.O. Barrackpore dated 22/03/2016.

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**AND WHEREAS** by the aforesaid manner the executants and the Attorney herein became the joint owners of a total plot of land measuring 8 (eight) Cottahs 8 (Eight) Chhittaks and they mutated their names in the records of North Barrackpore Municipality in amalgamated Holding Being No. 108, Ward No. 12, and they also recorded their names in the records of L.R. Settlement in L.R. Khatian Nos. 23011 (Executant No.1), 23009 (Executant No. 2) and 23010 (Executant No. 3) and they have been seizing, possessing and enjoying the same with absolute right, title and interest and without any encumbrances from any corner whatsoever till date.

**AND WHEREAS** we, the executants herein do hereby nominate, constitute and appoint **SRI TARAK DEY**, PAN AGBPD0905C, son of Late Ajit Kumar Dey, by faith Hindu, by occupation - Business, residing at Ambagan Colony, Palta, P.O. Bengal - Enamel, P.S. Noapara, District North 24 Parganas, Pin - 743122, to be our attorney, in our names and on our behalf to do inter alia the following acts, deeds and things, etc.

1. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale the below schedule mentioned property to any purchaser or purchasers at such price which our said attorney, in his absolute discretion, thinks proper and/or to cancel and/or repudiated the same.

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2. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.
3. Upon such receipt as aforesaid in our names and as our act and deed, to sign, execute and deliver any conveyance or conveyances of the said property in favour of the said purchaser(s).
4. To sign and execute sale deeds, instruments and assurances which he shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as mentioned in the schedule written hereunder, as we could do ourselves, if personally present.
5. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary

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for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves.

6. To institute, commence, prosecute, carry on or defend or resist all suits and others actions and proceedings to be added as a party or being non-suited or withdraw the same concerning our said property or concerning any thing in which we may be a party in any court in Civil, Criminal, revenue or revisional jurisdiction including special Jurisdiction of the High Court under Article 226 of the constitution of India, before the Supreme Court, before Rent Control, Income Tax, Sales Tax, B.L. & L.R.O. Barrackpore - II, Municipal authorities and all tribunal, all Government Offices, Municipalities, C.M.D.A., C.E.S.C. and Police Station and to sign and verify and affirm all points written statements, affidavits, accounts, petitions, to accept service of all summons, notice and other Judicial processes, to execute any judgement, decree or orders and to appoint and engage any solicitor, Advocates and to sign and execute any Vokatnama of other authority to act and plead on our behalf at our own cost.

7. That the said attorney is neither developer nor Promoter. And also not involved in any other developing works.
8. That the said attorney after selling the Schedule mentioned property shall liable to pay the total sell value by depositing the same in our Bank account.
9. That this power of Attorney is revocable.
10. That no money transaction has been made by this Power of Attorney.
11. That the right, title and interest of the aforesaid property is not transferred by this power of attorney.
12. That all the payable will be borne by the principle.
13. That the Attorney cannot change the nature or character of the said property.

And we hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said property mentioned in the

schedule hereunder under and by virtue of this deed notwithstanding no express power in the behalf is hereunder provided.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of a plot of undivided 2/3<sup>rd</sup> 'Bastu' land 8 (Eight) Cottahs in C.S. Dag No. 1801 corresponding to R.S. Dag No. 1801/3420 corresponding to L.R. Dag No. 3384 under C.S. Khatian No. 466 & 599B/3360 corresponding to R.S. Khatian No. 3360, and land measuring 8 (eight) Chhittak in R.S. Dag No. 1809 corresponding to L.R. Dag No. 3373 under R.S. Khatian No. 4476 total total land measuring 8 (eight) Cottahs 8 (eight) Chhittaks alongwith tile sheded structure thereon measuring 100 sft. Mouza : Ichapore, J.L. No. 3, R.S. No. 89, Touzi No. 617, contained in L.R. Khatian Nos. 23011, 23009 and 23010, within the limits of North Barrackpore Municipality, Ward No. 12, Holding No. 108, Chunaripara Street, P.S. Noapara, Dist - North 24 Parganas butted and bounded by :-

<u>ON THE NORTH.</u>	:	Others property.
<u>ON THE SOUTH</u>	:	16'-0" wide Chunaripara Street.
<u>ON THE EAST</u>	:	H/o Pradip Das.
<u>ON THE WEST</u>	:	3'-0" wide common passage and others property.

IN WITNESSES WHEREOF, we have hereunto set and  
subscribe our hands and seal on this 25<sup>th</sup> day of July 2019.

**Witnesses:-**

1) Saikat Chatterjee  
Sahay

Moind Lalit  
Sushil & Anirudh

2) Ranjan Kumar  
Bhattacharya

\_\_\_\_\_  
SIGNATURE OF THE EXECUTANTS

Toroloy

\_\_\_\_\_  
SIGNATURE OF THE ATTORNEY

Drafted by:-

Saikat Chatterjee  
(SRI SAIKAT CHATTERJEE)  
DEED WRITER  
A.D.S.R.O. BARRACKPORE  
License No. DW-X-41/2015

COMPUTER TYPED BY

Santanu Gupta

SANTANU GUPTA  
BARRACKPORE  
DIST - NORTH 24 PARGANAS.

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS  
D.S.R. - BARASAT & R.A. - KOLKATA

1. REPRESENTANT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE *Mrinal Deb Nath*

2. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE *Sushil Kumar Aggarwal*

3. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

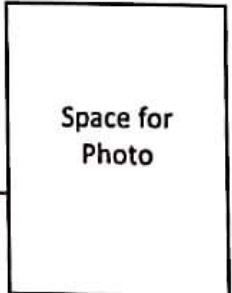


RIGHT HAND FINGER PRINT

SIGNATURE *Toral Dey*

4. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE .....