

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q.No. 2000331275/21

AB 827518

entitled that the document is admitted in registration. The Signature sheet and the original should be attached with this document and the rest of this document.

Adm. District Sub-Office (A),
South 24 Parganas
15 FEB 2021

W. S. Samindranath
15/02/21

General Power of Attorney

By this power of attorney I, SRI SAMINDRA NATH CHAKRABORTY, PAN-ABVPC8363J, Aadhaar No. 4747 6952 0811, Ph.9831570839, son of late Dhriendra Nath Chakrabarty, by faith-Hindu, by occupation- Retired Person, residing at Mohun Villa, Kamrabad Main Road, Mandirtala, P.O. & P.S.-Sonarpur, Dist.-South 24 Parganas, Kolkata- 700150, do hereby nominate, constitute and appoint my well wisher 1. MOMIN PAILAN, PAN-BPGPP8339P, Aadhaar No. 8785 0226 1350, Ph. 9830757466, son of late Moksed Pailan, by faith - Muslim, by occupation- Business,

W. S. Samindranath

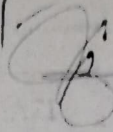
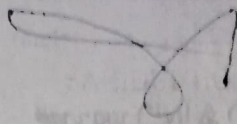
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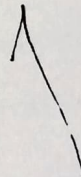
Samintra Nath - Charitabhi
Kamrabai Main Rd, Maniklal

100/

Sonapur, Ko



Sonapur & Criminal



Addl Dist. Sub Registrar
Sonapur
South 24 Parganas

15 FEB 2021

- Joydeb Bhattacharya.
Ho. Late Smilkr. Bhattacharya
99, K.C. Bose Rd, Kodalia
Sonapur, West-146,
acc - Business.

- residing at Madarat Paik Para, P.O.- Madarat, Police Station- Baruipur, Dist.- South 24 Parganas, PIN- 743610, West Bengal, 2. RAJU MONDAL, PAN-AYHPM8186A, Aadhaar No. 6275 4693 2455, Ph. 9007384734, son of late Karim Mondal, by faith- Muslim, by occupation- Business, residing at Mallikpur Ganeshpur, P.O.- Mallikpur, Police Station- Baruipur, Dist.- South 24 Parganas, PIN- 700145, as my lawful attorney and authorize him to do or execute all or any of the following Acts or things on our behalf :

Whereas my father Dharendra Nath Chakrabarty was the owner of the land measuring 3.14 decimals out of 22 decimals Bastu comprised in R.S. Dag No. 577 corresponding to L.R. Dag No.704 and land measuring 1 decimals Bhita out of 7 decimals comprised in R.S. Dag No. 577/1766 corresponding to L.R. Dag No.705 and land measuring 1.14 decimals out of 8 decimals Pukur comprised in R.S. Dag No. 577/1879 corresponding to L.R. Dag No.701 and land measuring 1 decimals out of 7 decimals Bastu comprised in R.S. Dag No. 1007/1733, L.R. Dag No.1210 totally 6.28 decimals under R.S. Khatian No.303, 1023, L.R. Khatian 792, 1706 of Mouza -Kodalia, J.L. No. 35, P.S.- Sonarpur, Dist.- South 24 Parganas, West Bengal. After demise of my father Dharendra Nath Chakrabarty I and my brother Ritendra Nath Chakrabarty, Arindra Nath Chakraborty and sister Mira Bhattacharya inherited the aforesaid property equally as his legal heirs and successors.

Accordingly, I inherited the land measuring 0.785 decimals out of 3.14 decimals out of 22 decimals Bastu comprised in R.S. Dag No. 577 corresponding to L.R. Dag No.704 and land measuring 0.25 decimals out

of 1 decimals Bhita out of 7 decimals comprised in R.S. Dag No. 577/1766 corresponding to L.R. Dag No.705 **and** land measuring 0.57 decimals out of 0.28 decimals out of 8 decimals Pukur comprised in R.S. Dag No. 577/1879 corresponding to L.R. Dag No.701 **and** land measuring 0.25 decimals out of 1 decimals out of 7 decimals Bastu comprised in R.S. Dag No. 1007/1733 corresponding to L.R. Dag No.1210 totally more or less 1.57 decimals out of more or less 6.28 decimals together with structure thereon under R.S. Khatian No.303, 1023, L.R. Khatian 792, 1706 of Mouza -Kodialia, J.L. No.35, P.S.-Sonarpur, Dist.- South 24 Parganas, West Bengal and I have been possessing and enjoying the aforesaid property absolutely and exclusively.

And whereas I am unable to look after my aforesaid property and for which I do hereby nominate, constitute and appoint my well wisher Momin Pailan and Raju Mondal as my lawful attorney and authorize them to do or execute all or any of the following Acts or things on my behalf :-

1. To look after, manage, control and supervise properly the aforesaid property and act accordingly for me and on my behalf which I could do personally.
2. To look after and manage my above property on my behalf and to defend any suit/suits and /or file any suit/suits in respect of my property in any court of law and will sign and verify all petitions, necessary papers, complaints, written statements, vakalatnama etc. in respect of my

[Handwritten signature]

property on my behalf and will engage and appoint any Advocate or solicitors for me if necessary.

3. To represent me before all authorities, courts of law and all Govt. office or offices and local bodies and to sign all applications, declarations relating to the aforesaid land and to deposit Govt. rents and taxes in respect of the aforesaid property to the concerned authorities.
4. To negotiate on terms for and to agree to and sell my above property intending purchaser/purchasers at such price or prices which my said Attorney in their absolute discretion thinks fit and proper, to agree upon and to enter into any agreement or agreements for such sale or sales.
5. To receive from the intending purchaser or purchasers any earnest money and/ or advance or advances and also the balance of purchase money on completion of such sale or sales and to give good and valid receipt and discharge for the same which will protect the purchaser or purchasers.
6. Upon such receipt as aforesaid in my name on my behalf and as my act and deed to sign, execute and delivery any deed or deeds of sale, conveyance or conveyances of any one or more of the said property in favour of such purchaser or purchasers or their nominee or nominees or assignee.

[Handwritten signature]

7. To sign and execute all other deeds instruments and assurances which they 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 I could do myself if personally present.
8. To present any such deed or deeds of sale, conveyance or conveyances or other document or documents for registration, to admit execution thereof and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have them register according to law and to do all other acts deeds and things which my Attorney shall consider necessary for the transferring and or conveying the above property to such purchaser or purchasers as fully and effectually in all respects as I could do the same myself.

All the receivable will be paid to the principal and all the payables will be borne by the principal and there is no monetary transaction between the principal and Attorney.

The Attorney will deposit the sale price of the property to my account or pay in cash in favour of me.

And I hereby agree that all acts and things as lawfully done by my said attorney shall be constituted as acts and things done by me and I undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of this power hereby given.

IN WITNESSESS WHEREOF, the execution hereto has set and subscribed
their hands and seals on the 15th day of February 2021.

WITNESS:

1. Joydeb Bhattacharya.
Subhasgram, K.C. Box Rd,
Sonapur, Kol-146.

2. Swapn Barua
Rangnishpur.
Bishnupur.

Lamincha Nath Chakrabarty
Signature of the Executant
Momin Pailan.

Raju Mondal

Signature of Attorney

Drafted by:

Bidhan Chandra Hajra
Advocate
Bar office for civil cond
E. No. F 459/313197

Typed by:

Bimal Das
Bar office Puratan bazar.
Kol-700144.



Samindra Nath Chakraborty

	Index	F.F.	M.F.	R.F.	L.F.
L.H.					
R.H.					

Presentant / Executant / claimant

Name

SAMINDRA NATH CHAKRABORTY

Signature

Samindra Nath Chakraborty



M

	Index	F.F.	M.F.	R.F.	L.F.
L.H.					
R.H.					

Executant / claimant

Name

MOMIN PAILAN

Signature

Momin Pailan



Raju Mondal

	Index	F.F.	M.F.	R.F.	L.F.
L.H.					
R.H.					

Executant / claimant

Name

RAJU MONDAL

Signature

Raju Mondal

Major Information of the Deed

Deed No :	I-1608-01164/2021	Date of Registration	15/02/2021
Query No / Year	1608-2000331275/2021	Office where deed is registered	
Query Date	12/02/2021 12:36:16 PM	1608-2000331275/2021	
Applicant Name, Address & Other Details	Bidhan Ch Hajra Baruipur, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL. PIN - 700144 Mobile No. : 9231840125, Status : Advocate		
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 : 2/-]		
Set Forth value	Market Value		
Rs. 1,50,000/-	Rs. 7,68,204/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(d))	Rs 14/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: J.N. BOSE ROAD, Mouza: Kodalia, JI No: 35, Pin Code : 700146



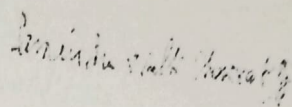
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-704 (RS -)	LR-792	Bastu	Bastu	0.785 Dec	50,000/-	3,43,438/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L2	LR-705 (RS -)	LR-792	Bastu	Bastu	0.25 Dec	25,000/-	1,09,375/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L3	LR-701 (RS -)	LR-792	Pukur	Pukur	0.285 Dec	25,000/-	93,516/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L4	LR-1210 (RS -)	LR-792	Bastu	Bastu	0.25 Dec	25,000/-	1,09,375/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
TOTAL :					1.57Dec	1,25,000 /-	6,55,704 /-	
Grand Total :					1.57Dec	1,25,000 /-	6,55,704 /-	

Structure Details :



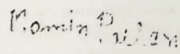

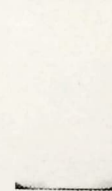

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L4	150 Sq Ft.	25,000/-	1,12,500/-	Structure Type: Structure
Total :		150 sq ft	25,000 /-	1,12,500 /-	

Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Pucca, Extent of Completion: Complete


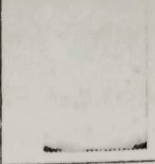
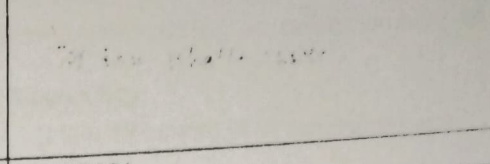
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Samindra Nath Chakraborty (Presentant) Son of Late Dharendra Nath Chakraborty Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			
	15/02/2021	15/02/2021	LTI 15/02/2021	15/02/2021
Mohun Villa, Kamrabad Main Road, Mandirtala, P.O:- Sonarpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx3J, Aadhaar No: 47xxxxxxxx0811, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Momin Pailan Son of Late Mokshed Pailan Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			
	15/02/2021	15/02/2021	LTI 15/02/2021	15/02/2021
Son of Late Mokshed Pailan Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxxx9P, Aadhaar No: 87xxxxxxxx1350, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Raju Mondal Son of Late Karim Mondal Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			
	15/02/2021	15/02/2021	LTI 15/02/2021	15/02/2021
Son of Late Karim Mondal Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx6A, Aadhaar No: 62xxxxxxxx2455, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Joydeb Bhattacharya Son of Late Sunil Kumar Bhattacharya 103 K.C. Bose Road, P.O. - Kodalia, P.S. - Sonarpur, Rajpur-Sonarpur, District-South 24-Parganas, West Bengal, India. PIN - 700146			
	15/02/2021	15/02/2021	15/02/2021
Identifier Of Samindra Nath Chakraborty, Momin Pailan, Raju Mondal			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: J.N. BOSE ROAD, Mouza
Kodalia, JI No: 35, Pin Code : 700146

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 704, LR Khatian No - 792	Owner: শ্রীবেঙ্গ চক্রবর্তী, Gurdian: সতীশ্বর , Address: বিজ , Classification: বঙ্গ, Area: 0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 705, LR Khatian No - 792	Owner: শ্রীবেঙ্গ চক্রবর্তী, Gurdian: সতীশ্বর , Address: বিজ , Classification: ভীটা, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 701, LR Khatian No:- 792	Owner: শ্রীবেঙ্গ চক্রবর্তী, Gurdian: সতীশ্বর , Address: বিজ , Classification: গুহুর, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 1210, LR Khatian No:- 792	Owner: শ্রীবেঙ্গ চক্রবর্তী, Gurdian: সতীশ্বর , Address: বিজ , Classification: বঙ্গ, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160801164 / 2021

On 15-02-2021

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 43 of Indian Stamp Act 1899.

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

Presented for registration at 12 45 hrs on 15-02-2021, at the Office of the A D S R. SONARPUR by Samindra Nath Chakraborty Executant

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

Execution is admitted on 15/02/2021 by 1. Samindra Nath Chakraborty, Son of Late Dharendra Nath Chakraborty, Mohun Villa, Kamrabad Main Road, Mandirtala, P.O: Sonarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Retired Person, 2. Momin Pailan, Son of Late Mokshed Pailan, Madarat Paik Para, P.O: Madarat, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Muslim, by Profession Business, 3 Raju Mondal Son of Late Karim Mondal, Mallikpur, Ganeshpur, P O: Mailikpur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business

Identified by Joydeb Bhattacharya, . . Son of Late Sunil Kumar Bhattacharya, 99, K.C Bose Road, P.O: Kodalia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

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

Description of Stamp

1 Stamp: Type: Impressed, Serial no 1782, Amount: Rs 100/-, Date of Purchase: 15/02/2021, Vendor name: Sahidul Haque Gazi

Barun Kumar Bhunia

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

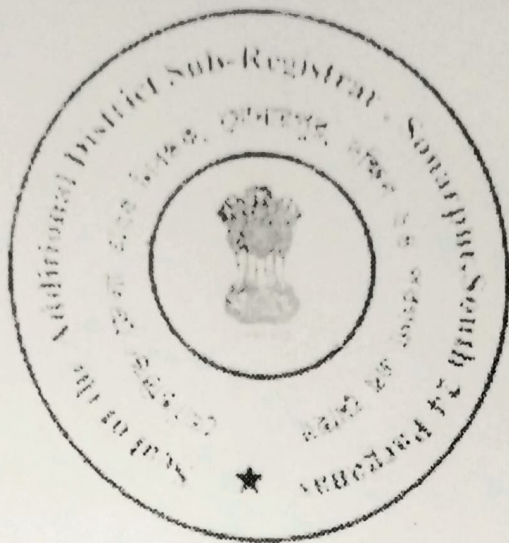
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2021, Page from 47019 to 47039

Deed No 160801164 for the year 2021.



Digitally signed by BARUN KUMAR
BHUNIA
Date: 2021.03.02 12:09:04 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2021/03/02 12:09:04 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)