

05212/21

I 05014/2021

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

GENERAL POWER OF ATTORNEY

AC 804848

TO ALL TO WHOM THESE PRESENTS SHALL COME, THAT WE

(1) MR. MANOJ KOCHAR having AADHAAR NO 417837162695, PAN AFWPK4399D & MOBILE NO 9831012877, son of Dr. Bhupendra Kumar Kochar, by faith Hindu, by Nationality Indian, by occupation Business, (2) MRS. VANDANA KOCHAR having AADHAAR NO 856668650158, PAN AAHPJ3684N & MOBILE NO 9831154545, wife of Manoj Kochar by faith Hindu, by Nationality Indian, by occupation Housewife (3) MRS. KUSUM KOCHAR having AADHAAR NO 447860771911, PAN AEUPK7188R & MOBILE NO 9433094440 by faith Hindu, wife of Dr. Bhupendra Kumar Kochar, by Nationality Indian, by occupation Housewife, all residing at 2B Pretoria Street, 2nd Floor, Raj Kutir, Post Office Middleton Row, Police

Manoj Kochar

Kusum Kochar

Vandana Kochar

2492

17 JUN 2021

Rs. 50/- Date

Name: Manoj Kochar

Address: 2B, Pretoria Street,  
KOL-71

Vendor:

Alipur Collectorate, 24 Pgt (6)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol - 27



Manoj Das

S/o Monomanjan Das

835, Anandapur.

Kol 700107.

P.O. E.K.P.

P.S. Anandapur.



Station Theater Road, Kolkata 700071 "**PRINCIPALS / APPOINTERS**"

**:- SEND GREETINGS :**

*That we purchased the property from M/S Celica Developers Pvt Ltd a company incorporated under the provisions of the Companies Act 1956 having its registered office at 21 Park Street, Kolkata - 700016, and deed no 05657/2011 reg at ADSP Adipor.*

**WHEREAS** We, the aforesaid Owners of the Premises No. 414 Prince

Anwarshah Road Kolkata 700045, Police Station Lake, Post Office

Lake Gardens under Ward No. 93, Borough X, of the Kolkata

Municipal Corporation each having their respective undivided shares

and interest hereinafter referred to as the "**Said Premises**".

**AND WHEREAS** since the owners of the aforesaid Property are all

busy with their respective business activities and pre-occupations,

they have therefore decided to appoint a fit and proper person for and

on their behalf to perform certain acts, matters, deed and/or things

pertaining to their respective undivided shares or interest in the

aforesaid property as more fully and particularly mentioned and

described in the Schedule hereunder written.

**AND WHEREAS** in the aforesaid circumstances, we are desirous of

appointing **MR. VISHAL KOCHAR** having **ADAHAAR NO**

**457395276789, PAN AEWPK 6209H & MOBILE NO 9830058258,**

son of Dr. Bhupendra Kumar Kochar residing at 2B Pretoria Street,

2nd Floor, Raj Kutir, Kolkata -700 071, as our true and lawful

Attorneys for and on behalf of ourselves with power to act and to do

exercise, carry out or perform any of the acts, things, powers of

*Kang hah*

*Krishna Kochar*

*Vandana Kochar*

✓

✓

✓

*Vishal K. Kochar*



authorities in any wise relating to the said premises including those as contained, that is to say:

1. To look after, manage and supervise the said premises and also the affairs relating to the construction of building on the said premises as per sanctioned plan including its modification and verification as will be required.
2. To appear before any Statutory Body or authorities, Government or Semi-Government authorities including KMC authorities, Police, Fire Brigade, B.L & L.R.O. Office etc. and to obtain necessary permission, modified Sanctioned Building Plan, No-Objection etc. as and when required, pertaining to our Schedule mentioned property and for such purpose sign all necessary documents, forms, applications etc. to apply if required to the Competent Authorities under the Urban Land (Ceiling and Regulation) Act, 1976 or other authorities for obtaining necessary permissions for sanction of the Plan.
3. To appoint architects, engineers, contractors and other persons for drawing up specification as to construction and for submission of the same to the Kolkata Municipal Corporation and other competent authorities.
4. To apply for electricity, gas, sewerage, drainage, water and other connections and for that purpose to make and sign necessary

*Manjushree*

✓

*Kusum Kocher*

✓

*Vandana Kocher*

✓



DISTRICT SUB REGISTRAR - III  
SOLAPUR, MAHARASHTRA

20 JUL 2023

- papers and applications in our name and to make payment of all fees charges and expenses in respect thereof.
5. To apply for and obtain refund of any amount which may be receivable or due to us from the Kolkata Municipal Corporation, C.E.S.C. Limited and other bodies or persons in respect of the said building or buildings in our name and to give and grant effectual receipts and discharges thereof.
  6. To represent us if required before the Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 and other authorities including the Kolkata Municipal Corporation and for that purpose to appoint and engage Advocates and other agents and to execute necessary Vakalatnamas and authorities in their favour and to make payment of their fees, costs and charges.
  7. To make payment of all Corporation Taxes, rates, impositions and other outgoings in respect of the said premises.
  8. To apply for the assessment and reviews regarding any assessment or imposition of levy over and in respect of the said premises.
  9. To file suits, actions and other proceedings and for that purpose to appoint and engage Solicitors, Advocates, Council and other agents and to make payment of their fees and charges.

*Haanghul*

✓

*Rusam Kocher*

✓

*Vandana Kocher*

✓



DISTRICT SUB REGISTRAR III  
SOUTH 24 PARGANAS  
20 JUL 2021



10. To settle and withdraw any suit or proceedings on such terms and conditions as the said Attorney shall in his absolute discretion think fit and proper.
11. To sign and execute Vakalatnama and to sign plaints, written statements, partitions and other pleadings and to prefer appeals and revision from any order or decree.
12. To appear in any Court of Law and to give evidence, to prefer any appeal, review or revisions from any order which may be initiated by the said Attorney.
13. It is hereby expressly made clear that all acts, deeds, matters and things by virtue of this power shall be done by the Attorneys entirely.
14. Reasonable in nature

Vishal K. Sharma

**AND GENERALLY** to do all other acts, deeds, matters and things as may be necessary from time to time by our said Attorneys in this absolute discretion signature, which they may deem fit and proper, think necessary to do so, or perform for the aforesaid purposes.

Be it expressly stated that this Power of Attorney does not create or constitute any kind of transfer, enjoyment or making profits in the name of the Attorneys. Be it noted that this Power of Attorney is being granted in favour of the said Attorneys without any consideration and no interest or rights are created on our respective undivided shares in

Haqshub

Kushal Kochhar

Vandana Kochhar



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29 JUL 2021	

10. To settle and withdraw any suit or proceedings on such terms and conditions as the said Attorney shall in his absolute discretion think fit and proper.
11. To sign and execute Vakalatnama and to sign plaints, written statements, partitions and other pleadings and to prefer appeals and revision from any order or decree.
12. To appear in any Court of Law and to give evidence, to prefer any appeal, review or revisions from any order which may be initiated by the said Attorney.
13. It is hereby expressly made clear that all acts, deeds, matters and things by virtue of this power shall be done by the Attorneys entirely.

14. Reasonable in nature

Vishal K. Sharma

**AND GENERALLY** to do all other acts, deeds, matters and things as may be necessary from time to time by our said Attorneys in this absolute discretion signature, which they may deem fit and proper, think necessary to do so, or perform for the aforesaid purposes.

Be it expressly stated that this Power of Attorney does not create or constitute any kind of transfer, enjoyment or making profits in the name of the Attorneys. Be it noted that this Power of Attorney is being granted in favour of the said Attorneys without any consideration and no interest or rights are created on our respective undivided shares in

Haqshub

Kulim Kadar

Vandana Kochhar



the property which is the subject matter of this Power of Attorney and that further, the said Attorneys shall not hereby obtain or have power to make any development work.

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

Manjhub ———— Kusum Kothari ✓

✓ Vandana Kochhar



**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of land containing an area of 6 Cottahs 5 Chittaks a little more or less 472 Mts. being premises No. 414, Prince Anwarshah Road Kolkata 700045, within the limits of the Kolkata Municipal Corporation, Police Station Lake Thana, Ward No. 93 and butted and bounded in the manner following, that is to say:

- ON THE NORTH** : By K.M.C. Road
- ON THE SOUTH** : By Premises No. 414/8 P.A. Shah Road  
& 416/6 P.A. Shah Road
- ON THE EAST** : By other land.
- ON THE WEST** : By Premises No. 414/7 P.A. Shah Road

**OR HOWSOEVER OTHERWISE** the same is butted, bounded, known, numbered, called and/or distinguished.

Haughub →  
✓

Kusum Kooder  
✓

Vandana Kocher  
✓





**IN WITNESS WHEREOF** we the **PRINCIPALS** have hereto and have hereunto set and subscribed our respective hands and seals on these presents, this the 29 day of July 2021.

**SIGNED SEALED AND DELIVERED**

by the within-named **PRINCIPALS**

at Kolkata in the presence of :

- Sumit Barua  
1. SUMIT BARUA  
13, BAKUL BAHAN ROW KOL-25
2. Mamta Kochar  
MAMTA KOCHAR  
2B, PRETORIA STREET, KOL 71

Accepted by the said Attorney as per the Powers and Authorities conferred herein

**Witnesses :**

1. Dr. Bhanendra Kr Kochar  
DR. BHUPENDRA KR KOCHAR  
2B, PRETORIA STREET, KOL-71
2. Simran Kochar  
SIMRAN KOCHAR  
2B, PRETORIA STREET, KOL-71

**Drafted by me and  
Prepared in my office**

Debasish Chowdhury  
**DEBASISH CHOWDHURY**  
**Advocate**  
**Advocate**  
**ALIPURDUARA COURT, KOL-27**  
**WB/929/1983**

✓ Manghurh

✓ Kusum Kodar

✓ Vandana Kochar

**PRINCIPALS**

✓ Vishal K. Singh

**ATTORNEY**



DISTRICT JHARKHAND  
29 JUL 2021



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

✓ Name Manoj Kochhar  
 ✓ Signature Manoj Kochhar



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

✓ Name Vandana Kochhar  
 ✓ Signature Vandana Kochhar



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

✓ Name Kusum Kochhar  
 ✓ Signature Kusum Kochhar



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

✓ Name Vishal Kochhar  
 ✓ Signature Vishal Kochhar



DISTRI  
SOL  
29 JUL 2021

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MANOJ KOCHAR

BHUPENDRA KUMAR KOCHAR

05/08/1964

Permanent Account Number

AFWPK4389D

*Manoj Kohar*

Signature



100004

*Manoj Kohar*



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

VANDANA KOCHAR

MAHENDER KUMAR JAIN

25/01/1986

Permanent Account Number

AAHPJ3684N

*Vandana Kochar*

Signature



30152000

*Vandana Kochar*





FORM NO. 100

PERMANENT ACCOUNT NUMBER  
AEUJK7188R



NAME  
KUSUM KOCHAR

NAME OF FATHER / FATHIVE NAM  
SHIKHAR CHAND KOTHARI

DATE OF BIRTH  
22-09-1945

SIGNATURE

*Kusum Kochhar*

*K. H. Das*

CHARTERED ACCOUNTANT

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

*Kusum Kochhar*



आयकर विभाग

INCOME TAX DEPARTMENT

VISHAL KOCHAR



भारत सरकार

GOVT. OF INDIA

BHUPENDRA KUMAR KOCHAR

22/05/1967

Permanent Account Number

AEWPK6209H

*V. Vishal K. Mehta*  
Signature



6660712

*V. Vishal K. Mehta*






भारत सरकार  
 Government of India

Unique ID: 17000000



नाम: मिर्जा डार  
 मिर्जा डार  
 तिथि/DOB: 16/01/1992  
 लिंग: MALE

Issue Date: 11/08/2021

7026 9491 1223

VID : 9127 4009 5965 1981

आधार कार्ड

Manoj Das




भारत सरकार  
 Unique Identification Authority of India

Unique ID: 17000000

Address:  
 S/O Manoj Das, 635, ANANDAPUR,  
 E.K.T. Kakata,  
 West Bengal - 700107

Issue Date: 11/08/2021

7026 9491 1223

VID : 9127 4009 5965 1981



 1447 | 
  [mhaa.uidai.gov.in](http://mhaa.uidai.gov.in) | 
  [www.uidai.gov.in](http://www.uidai.gov.in)



### Major Information of the Deed


Deed No :	I-1603-05074/2021	Date of Registration	29/07/2021
Query No / Year	1603-2001266990/2021	Office where deed is registered	
Query Date	27/07/2021 1:07:33 PM		1603-2001266990/2021
Applicant Name, Address & Other Details	Sankha Subhra Maity Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240316812, 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. 2,98,78,259/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(d))	Rs. 39/- (Article E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		






#### Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, Premises No: 414, Ward No: 093 Pin Code : 700045




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	6 Katha 5 Chatak		2,98,78,259/-	Property is on Road Adjacent to Metal Road.
<b>Grand Total :</b>				<b>10.4156Dec</b>	<b>0 /-</b>	<b>298,78,259 /-</b>	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Manoj Kochar (Presentant)</b> Son of Dr Bhupendra Kumar Kochar Executed by: Self, Date of Execution: 29/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office	 28/07/2021	 LTI 29/07/2021	 29/07/2021
2b, Pretoria Street, 2nd Floor, Raj Kutir, City: - Kolkata, , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9D, Aadhaar No: 41xxxxxxxx2695, Status :Individual, Executed by: Self, Date of Execution: 29/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office				

2	<b>Name</b> <b>Mrs Vandana Kochar</b> Daughter of Mr Manoj Kochar Executed by: Self, Date of Execution: 29/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office	<b>Photo</b>  29/07/2021	<b>Finger Print</b>  LTI 29/07/2021	<b>Signature</b>  29/07/2021
2B, Pretoria Street, 2nd Floor, Raj Kutir, City:- Kolkata, , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Axxxxxxx4N, Aadhaar No: 85xxxxxxxx0158, Status :Individual, Executed by: Self, Date of Execution: 29/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office				
3	<b>Name</b> <b>Mrs Kusum Kochar</b> Wife of Dr Bhupendra Kumar Kochar Executed by: Self, Date of Execution: 29/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office	<b>Photo</b>  29/07/2021	<b>Finger Print</b>  LTI 29/07/2021	<b>Signature</b>  29/07/2021
2B, Pretoria Street, 2nd Floor, Raj Kutir, City:- Kolkata, , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxxx8R, Aadhaar No: 44xxxxxxxx1911, Status :Individual, Executed by: Self, Date of Execution: 29/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Vishal Kochar</b> Son of Dr Bupendra Kumar Kochar Executed by: Self, Date of Execution: 29/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office	<b>Photo</b>  29/07/2021	<b>Finger Print</b>  LTI 29/07/2021	<b>Signature</b>  29/07/2021
Son of Dr Bupendra Kumar Kochar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxxx9H, Aadhaar No: 45xxxxxxxx6789, Status :Individual, Executed by: Self, Date of Execution: 29/07/2021 , Admitted by: Self, Date of Admission: 29/07/2021 ,Place : Office				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Manoj Das</b> Son of Mr Manoranjan Das 635, Anandapur, City:- P.O:- E K T P, P.S.-Tijala, District:-South 24-Parganas, West Bengal, India, PIN- 700107			
	29/07/2021	29/07/2021	29/07/2021
Identifier Of Mr Manoj Kochar, Mrs Vandana Kochar, Mrs Kusum Kochar, Mr Vishal Kochar			

On 29-07-2021

**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 : 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 13:00 hrs on 29-07-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Manoj Kochar , one of the Executants.

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

Execution is admitted on 29/07/2021 by 1, Mr Manoj Kochar, Son of Dr Bhupendra Kumar Kochar, 2b, Pretoria Street, 2nd Floor, Raj Kutir, P.O: Middleton Row, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business; 2. Mrs Vandana Kochar, Daughter of Mr Manoj Kochar, 2B, Pretoria Street, 2nd Floor, Raj Kutir, P.O: Middleton Row, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession House wife; 3. Mrs Kusum Kochar, Wife of Dr Bhupendra Kumar Kochar, 2B, Pretoria Street, 2nd Floor, Raj Kutir, P.O: Middleton Row, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession House wife; 4, Mr Vishal Kochar, Son of Dr Bupendra Kumar Kochar, 2B, Pretoria Street, 2nd Floor, Raj Kutir, P.O: Middleton Row, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Business.

Indetified by Mr Manoj Das, . . . Son of Mr Manoranjan Das, 835, Anandapur, P.O: E K T P, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, 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 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AC4848, Amount: Rs.50/-, Date of Purchase: 17/06/2021, Vendor name: Subhankar Das



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 1603-2021, Page from 154355 to 154374  
being No 160305074 for the year 2021.



*Debasish Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2021.08.04 12:24:17 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/08/04 12:24:17 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)