

900/17

IV 139/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 615633

Corroborated that the document is admitted to registration. The signature sheet's seal is as shown on sheet attached with this document on the part of this document.

Asst. Dir. Reg. & Trans.  
Kolkata, South & Perpetual

15 FEB 2017

GENERAL POWER OF ATTORNEY

BE IT KNOWN TO ALL MEN BY THESE PRESENTS that We (1) SRI ASHOK KUMAR DAS ROY, PAN : COUPD1049E, son of Late Lal Mohan Das Roy, by Nationality - Indian, by faith - Hindu, by occupation - Retired Person, residing at 156, D-Block, Baghajatin, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700 032, (2) SMT. ANIMA GHOSH, wife of Sri Dipak

12-01  
1/38263



Ghosh, daughter of Late Lal Mohan Das Roy, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at 49/C, Swami Vivekananda Road, West Rajapur, Baghajatin, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700 032, **AND (3) SRI DIPAYAN BHOWMIK, PAN : CFTPB1874H**, son of Late Dilip Bhowmik and Late Rina Bhowmik, by Nationality - Indian, by faith - Hindu, by occupation - Service, residing at 11/37, Bijoygarh, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700 032, to nominate, constitute and appoint our relative **SRI SURAJIT ROY alias SRI SURAJIT DAS ROY, PAN : BJKPR1974E**, son of Late Lal Mohan Das Roy, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 13/1, Deshbandhu Road, P.O. Baghajatin, P.S. Patuli, Kolkata - 700 086, as our true and lawful Attorney to look after and perform all necessary works for dealing with our share in the property mentioned in the **Schedule** hereunder written and accordingly we authorize him to act in our names and on our behalf to execute and perform all or any of the following acts, deeds, matters and things for the purpose enumerated below.

**WHEREAS** we Sri Ashok Kumar Das Roy, Smt. Anima Ghosh and Sri Dipayan Bhowmik, the Principals/Executants herein, are joint owners, seize and possess of undivided  $3/6^{\text{th}}$  or 50% share in land measuring 6 (six) Cottahs 11 (eleven) Chittacks 24 (twenty four) Sq.ft. be the same a little more or less and a 300 Sq.ft. tin shed cemented flooring building standing thereon, lying and situated in Mouza : Chakmasur, J.L. No. 30, comprising in C.S. Dag No. 4/55 under C.S. Khatian No. 12, corresponding to R.S. Dag No. 17 under R.S. Khatian No. 6, Pargana : Khaspur, District Collectorate Touzi No. 151, R.S. No. 21½, Sub-Registry Office Alipore, P.S. Patuli (formerly Jadavpur), District : South 24-Parganas also within the jurisdiction of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 226, Birnagar, Assessee No. 31-101-11-0226-1, in the K.M.C. Ward No. 101, mailing address as 13/1, Deshbandhu Road, P.O. Baghajatin, Kolkata - 700 086 together with all easement and quasi-easement rights therein, by inheritance

from our predecessor Kalyani Das Roy, wife of Late Lal Mohan Das Roy, resided at 13/1, Deshbandhu Road, P.O. Baghajatin, P.S. Patuli, Kolkata – 700 086 and which share hereinafter collectively called and referred to as the **said property** which is morefully described in the Schedule hereunder written;

**AND WHEREAS** herein mentioned the relation between the Executants /Principals and the Constituted Attorney as follows : (i) Sri Ashok Kumar Das Roy and Sri Surajit Roy alias Sri Surajit Das Roy, they are brother in relation; (ii) Smt. Anima Ghosh and Sri Surajit Roy alias Sri Surajit Das Roy, they are sister and brother in relation; and (iii) Sri Dipayan Bhowmik and Sri Surajit Roy alias Sri Surajit Das Roy; they are nephew and maternal uncle in relation;

**AND WHEREAS** due to our personal inconvenience, it is not possible for us to properly and best deal with our **said property** mentioned in details in the **Schedule** hereunder written and we are unable to properly deal with our **said property**, so we Sri Ashok Kumar Das Roy, Smt. Anima Ghosh and Sri Dipayan Bhowmik, the Executants/Principals herein, appoint above said **our relative Sri Surajit Roy**, as our Constituted Attorney and accordingly we do hereby nominate, constitute and appoint him as our true and lawful Attorney in our names and on our behalf to execute and perform all the following acts, deeds, matters and things with respect of the **said property** hereunder written, that is to say :

1. To manage and look after, control and supervise the management and also to administer the **said property** as mentioned in the Schedule below in our names and on our behalf in all respects.
2. To sign, execute, verify and to file plaints, written statements and objection and all other petitions and also to present appeals and to file new cases in future in any courts if required and to accept services of all letters,

summons, notices and other process of law, in our names and on our behalf regarding the **said property** mentioned in the Schedule below.

3. To appear and represent us in all Courts, Civil, Criminal, Revenue, Original, Revisional or Appellate or Writ jurisdiction of the concerned High Court, Land Acquisition Department, Urban Land Ceiling Department, B.L.&L.R.O., the Kolkata Municipal Corporation Office, Electric Supply Authority or Office, Rent Control Office, CESC, and any other competent Authority or Authorities for the **said property**.

4. To appear in all cases, pending and to be filed in future, in connection with the **said property** on our behalf and represent us in all cases in all Courts and also any other competent authority or authorities for doing all the necessary works as and when required under law.

5. To take necessary steps for mutation and conversion in respect of the **said property** in the records of the concerned B.L. & L.R.O. and the Kolkata Municipal Corporation and other statutory authority or authorities and to represent us in all mutation, conversion and assessment hearing before the concerned B.L. & L.R.O. and the Kolkata Municipal Corporation and other statutory authority or authorities for the **said property** and take other necessary steps for the **said property**.

6. To execute, carry into effect and perform all works on our behalf in respect of the **said property** described in the Schedule written below as well as to make necessary representations including filing of applications and appear before Assessors and Collectors of the K.M.C. and the concerned B.L. & L.R.O. and other concerned authorities in regard to the fixation of ratable value in respect of the **said property** and/or any portion thereof by the Assessor and Collector of the Corporation and the concerned B.L. & L.R.O.



7. To sign, execute and appear for all the papers, instruments, documents, declarations, Affidavits required for drainage, sewerage, water connection from the Kolkata Municipal Corporation (K.M.C.) authority and required for electric connection from the CESC and any other competent authority.
8. To sign, execute, registry and appear for all the papers and instruments and any other deeds, documents, declarations, Affidavits for required from the Kolkata Municipal Corporation (K.M.C.) authority, KMDA, PWD, Traffic Department, B.L. & L.R.O. and other competent authority and for that above said purpose our Constituted Attorney shall sign, execute, registry and appear at and before the Kolkata Municipal Corporation, B.L. & L.R.O., KMDA, PWD, Traffic Department, Registry Offices and other competent authority
9. To sign, execute, registry and appear all the papers and plans required for approval of building plan, revised building plan, modified building plan, regularise building plan, completion plan, drainage/sewerage connection and any other deeds, documents, declarations, Affidavits for required building plan from the Kolkata Municipal Corporation (K.M.C.) authority and other competent authority and for that above said purpose our Constituted Attorney will sign, execute, registry and appear at and before the Kolkata Municipal Corporation, Registry Offices and other competent authorities.
10. To appoint and engage on our behalf Advocate or Pleaders whenever our said Attorney shall think fit and proper for different Courts of Law and also to discharge and/or terminate their appointments, whenever it becomes necessary, in respect of the **said property**.
11. To make necessary representations to the C.E.S.C. and other concerned authorities for obtaining electric power/connection for the **said property**.

12. To perform all formalities and necessary works and sign and execute all things, instruments, applications, affidavits, declarations for the **said property** as and when required.

13. To sign and execute all deeds, things, instruments, applications, affidavits, declarations which our said Attorney consider necessary for fully and effectually dispose of the rights and interest of the **said property**

14. To do and take every acts and legal steps for maintain peace keeping and to ensure no breach of peace at over and around the **said property**.

15. To make General Dairy, F.I.R, Complaint to Police Authority and/or Administrative Authority or Authorities or any Competent Authority for secures our legal rights on the **said property**.

**AND** all the receivable will be paid back to the Principals and all the payable will be borne by the Principals.

**AND** be it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment or making personal profit in favour of the Attorney and further declare that the said Attorney shall not hereby obtain or have power for development work and any type of construction works on the **said property** by this indenture.

**AND GENERALLY** to do all other acts and also to conduct all matters which may arise in near future in respect of our **said property** mentioned hereunder.

**AND** we do hereby agree to ratify and confirm all acts, deeds, matters, steps, petitions, applications and things lawfully done by our said Attorney which shall be constructed as acts, deeds, matters, steps, petitions,

applications and things, done by us to all intends and purposes which we could do personally if we would there personally present.

**THE SCHEDULE REFERRED TO ABOVE**

(Description of the **said property**)

**ALL THAT** piece and parcel of undivided  $\frac{3}{6}^{\text{th}}$  or 50% share of land measuring about 6 (six) Cottahs 11 (eleven) Chittacks 24 (twenty four) Sq.ft. be the same a little more or less and a 300 Sq.ft. tin shed cemented flooring building standing thereon, lying and situated in Mouza : Chakmasur, J.L. No. 30, comprising in C.S. Dag No. 4/55 under C.S. Khatian No. 12, corresponding to R.S. Dag No. 17 under R.S. Khatian No. 6, Pargana : Khaspur, District Collectorate Touzi No. 151, R.S. No. 21½, Sub-Registry Office Alipore, P.S. Patuli (formerly Jadavpur), District : South 24-Parganas also within the jurisdiction of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 226, Birnagar, Assessee No. 31-101-11-0226-1, in the K.M.C. Ward No. 101, mailing address as 13/1, Deshbandhu Road, P.O. Baghajatin, Kolkata – 700 086, with all easement rights therein and the entire property is being butted and bounded as follows:-

**ON THE NORTH** : Property of Sri Banku Behari Saha;

**ON THE SOUTH** : Property of Smt. Dipali Das;

**ON THE EAST** : 10'-0" wide K.M.C. maintained Road;

**ON THE WEST** : Property of Sri Subodh Sengupta.



IN WITNESSES WHEREOF the parties have hereto set and subscribed their hands and signatures on 15<sup>th</sup> day of February, Two Thousand and Seventeen (2017).

SIGNED, SEALED AND DELIVERED IN  
KOLKATA in presence of the following  
WITNESSES:

1. Dipak K. Ghosh  
49/c, S.V. Road  
West Rajapur  
Baghajatin  
Kolkata-700032

2. Rekha Das Roy  
D/156 Baghajatin  
Kolkata-32

1. Subhankar Das Roy

2. Anurupa Ghosh

3.

Dipankar Bhattacharya

Signature of the Principals  
/Executants

Sumanjit Roy  
Signature of the Attorney

Prepared as per instruction by  
the parties herein & Drafted by:

  
WB/753/2002

**Surya Prasad Datta Roy**  
Advocate  
Alipore Judges' Court,  
Kolkata - 700 027.

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....












Thumb

1st finger

middle finger

ring finger

small finger

 Ashok Kumar Das Roy	left hand					
	right hand					

Name Ashok Kumar Das Roy

Signature Ashok Kumar Das Roy












Thumb

1st finger

middle finger

ring finger

small finger

 Anirba Ghosh	left hand					
	right hand					

Name Anirba Ghosh

Signature Anirba Ghosh

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....












Thumb

1st finger

middle finger

ring finger

small finger

	left hand					
	right hand					

Name Dipayan Bhowmik

Signature Dipayan Bhowmik












Thumb

1st finger

middle finger

ring finger

small finger

	left hand					
	right hand					



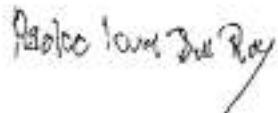


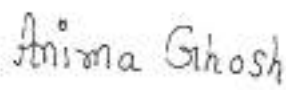


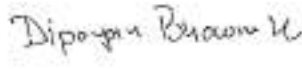
Name Srujit Roy

Signature Srujit Roy

## Major Information of the Deed



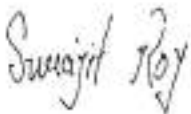
Deed No :	IV-1605-00139/2017	Date of Registration	15/02/2017
Query No / Year	1605-1000038263/2017	Office where deed is registered	
Query Date	08/02/2017 1:25:04 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	S P DATTA ROY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831832151, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

### Principal Details :

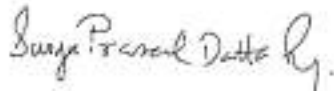
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Mr ASHOK KUMAR DAS ROY</b> Son of Late LAL MOHAN DAS ROY Executed by: Self, Date of Execution: 15/02/2017 , Admitted by: Self, Date of Admission: 15/02/2017 ,Place : Office	 <small>15/02/2017</small>	 <small>LTI 15/02/2017</small>	 <small>15/02/2017</small>
156, BAGHAJATIN, Block/Sector: D, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. COUPD1049E, Status :Individual				
2	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Smt Anima Ghosh</b> Wife of Mr Dipak Ghosh Executed by: Self, Date of Execution: 15/02/2017 , Admitted by: Self, Date of Admission: 15/02/2017 ,Place : Office	 <small>15/02/2017</small>	 <small>LTI 15/02/2017</small>	 <small>15/02/2017</small>
49/c, Swami Vivekananda Road, West Rajapur Baghaja, P.O:- Jadavpur University, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual				
3	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Mr Dipayan Bhowmik</b> Son of Late Dilip Bhowmik Executed by: Self, Date of Execution: 15/02/2017 , Admitted by: Self, Date of Admission: 15/02/2017 ,Place : Office	 <small>15/02/2017</small>	 <small>LTI 15/02/2017</small>	 <small>15/02/2017</small>

,37, BIIJOYGARH, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. CFTPB1874H, Status :Individual

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SURAJIT ROY, (Alias: Mr SURAJIT DAS ROY)</b> Son of Late LAL MOHAN DAS ROY Executed by: Self, Date of Execution: 15/02/2017 , Admitted by: Self, Date of Admission: 15/02/2017 ,Place : Office			
		15/02/2017	LT1 15/02/2017	15/02/2017
Son of Late LAL MOHAN DAS ROY Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BJKPR1974E, Status :Individual				

**Identifier Details :**

Name & address	
Mr SURYA PRASAD DATTA ROY Son of Late S K DATTA ROY ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr ASHOK KUMAR DAS ROY, Smt Anima Ghosh, Mr Dipayan Bhowmik, Mr SURAJIT ROY	
	15/02/2017

**Endorsement For Deed Number : IV - 160500139 / 2017**

On 15-02-2017

**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 12:01 hrs on 15-02-2017, at the Office of the A.D.S.R. ALIPORE by Mr ASHOK KUMAR DAS ROY , one of the Executants.



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

ution is admitted on 15/02/2017 by 1. Mr ASHOK KUMAR DAS ROY, Son of Late LAL MOHAN DAS ROY, 155 BAGHAJATIN, Sector D, P.O. JADAVPUR UNIVERSITY, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 2. Smt Anima Ghosh, Wife of Mr Dipak Ghosh, 49/c, Swami Vivekananda Road, West Rajapur Baghaja, P.O. Jadavpur University, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 3. Mr Dipayan Bhowmik, Son of Late Dilip Bhowmik, 11/37, BIJOYGARH, P.O. JADAVPUR UNIVERSITY, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 4. Mr SURAJIT ROY, Alias Mr SURAJIT DAS ROY, Son of Late LAL MOHAN DAS ROY, 13/1, DESHBANDHU ROAD, P.O. BAGHAJATIN, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Business

Indetified by Mr SURYA PRASAD DATTA ROY, Son of Late S K DATTA ROY, ALIPORE JUDGES COURT, P.O. ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1719, Amount: Rs. 100/-, Date of Purchase: 08/02/2017, Vendor name: S Das



**Amitava Chanda**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1605-2017, Page from 2302 to 2320

being No 160500139 for the year 2017.



Digitally signed by AMITAVA CHANDA  
Date: 2017.02.16 15:06:18 +05:30  
Reason: Digital Signing of Deed.

(Amitava Chanda) 16-02-2017 15:06:18  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)

---