

5200/23 VC-1/20/23

5-5059/23



पश्चिम बंगाल WEST BENGAL

AG 611284

Certified that the document is admitted to registration in the State sheets and the endowment sheet attached with the document are duly registered.

Handwritten notes: 17/11/2023, 11/20/2023, N.C. No - 21063/07, and a signature.

Signature of District Sub-Register-It. Alipore, South 24 Parganas.

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENCE shall come we, **SMT. JHARNA ROY CHOWDHURY**, PAN - AQZPR3687B, wife of Late Prosenjit Roy Chowdhury, by faith - Hindu, by occupation - Housewife and **SMT. BORNONA SEN**, PAN - CJYPS0144L, wife of Sri. Subrata Sen and Daughter of Late Prosenjit Roy Chowdhury, by faith - Hindu, by occupation - Service and at present both residing at "URBANA", Flat No. 4405, Tower - IV, 783, Anandapur, P.S. Anandapur, Kolkata - 700107, hereinafter jointly referred to as the **"OWNERS"**;

SEND GREETINGS :-

We are the joint Owners of the Premises No. 160A, Bakul Bagan Road, P.O. and P.S. Bhowanipore, Ward - 72, Kolkata - 700025 more fully described in the schedule hereto and hereafter called the "**PROPERTY**"

WHEREAS for inconvenience in coordinating to look after, manage or otherwise to deal with the property as per our mutual understanding, which necessitate us to execute and Register this General Power of Attorney. We do hereby constitute, appoint and empower **Sri. Ujjal Bose**.

Now we do hereby appoint and constitute **Sri. Ujjal Bose**, son of Late. Anil Kumar Bose, at present residing at 103, Monohar Pukur Road, P.S. Rabindra Sarabor, Kolkata-700 029, as our Lawful attorney in our name and on our behalf to do or execute all or any of the following acts, deeds and things in connection with our interest in the above said Premises No. 160A, Bakul Bagan Road, P.O. and P.S. Bhowanipore, Ward - 72, Kolkata - 700025.

1. To appear, sign and represent us before the Kolkata Municipal Corporation having jurisdiction over the Premises No. 160A, Bakul Bagan Road, P.O. and P.S. Bhowanipore, Ward - 72, Kolkata - 700025, for the purpose of modification of the plan or etc. if there be any.
2. To appear, sign and represent us before the K.M.C. in connection with the modification of the plan sanction. ✓
3. To medication, interior and any other constructional work in the said premises, appoint Architect, Engineers etc. ✓

4. To do all type of work in the office of the Kolkata Municipal Corporation with regard to the above said premises and to submit modification plan, drawing map before the Kolkata Municipal Corporation or any authority for sanction of the plan etc. and for the said purpose swear affidavit and sign and file indemnity bond, deposit fees etc.
5. To sign and apply for mutation/amalgamation in our name with respect to the said premises described in the schedule below in the office of the Kolkata Municipal Corporation or wherever necessary.
6. To negotiate and enter into an Agreement or Agreements with any or various purchaser/s of Flats and Car parking spaces, and to receive entire consideration money from the indenting Purchaser/s and the amount to be credited to our Bank Account.
7. To execute the Sale Deeds in favour of the Purchaser and to tender the same before the registering authority and to admit the registration and to receive the consideration themselves and to appropriate the same as the consideration.
8. And generally to do all acts, deeds, matters, and things and to exercise all such powers and authorities as the said Attorney may deem fit and proper in all respect as we could personally do for the purpose of such modification plan sanction and also to do the other ancillary works.
9. Be it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer or enjoyment or making profit in favour of the Attorney and further declare that the said attorney shall not hereby obtain or have power for development work on such property.

10. All the receivables will be paid to the Executant/ Principal and all payable will be borne by the Executant /Principal.

11. This Power of Attorney is revocable in nature.

12. And to do all other acts, things deeds as our lawful attorney may deem fit and proper with respect to the said premises described in the schedule below and which we could or would have done if personally presents. And we do hereby ratify and confirm and agree and undertake to ratify and confirm and whatsoever our said attorney shall lawfully do cause to be done by virtue of the power hereby given and all acts done by our attorney shall be construed to have been done as if by us and our heirs executors, administrators etc. and shall be binding on us.

FIRST SCHEDULE ABOVE REFERRED TO

(Property/Premises)

ALL THAT piece and parcel of land measuring 16 Cottahs 04 Chittaks 12 Sq.ft more or less, together with two multi-storeyed buildings situated lying at Premises No. 160A, Bakul Bagan Road, P.O. and P.S. Bhowanipore, Ward - 72, Kolkata- 700 025, District- South 24 Parganas and within the local limits of the Kolkata Municipal Corporation. The said land is butted and bounded in the manner as following.

ON THE NORTH : By KMC Road known as Bakul Bagan Road;

ON THE SOUTH : By Pre. No. 4 & 5, Beltala Road;

ON THE EAST : By Pre. No. 159/1A, & 159, Bakul Bagan Road;

ON THE WEST : By Pre. Nos. 160D, 160E/1, & 162, Bakul Bagan Road;

IN WITNESS WHEREOF we have executed these present on the 17th day of

April, 2023

SIGNED SEALED AND DELIVERED

by the said Owners at Kolkata in the

Presence of:

- 1. Shubir Saha
12 Kamdome Terrace
Kolkata - 700026.
- 2. Siddhartha Ray
Flat 3A 238 Tower I,
160A Bidul Bagan Road,
Kolkata 700025

1) Tharna Roy Chowdhury

2) Banona Sen

SIGNATURE OF THE OWNERS

[Signature]
(JSSAL BASE)

Accepted By:



Drafted by me:

Satyajit Bag

Advocate:

F/813/938/2016

Alipore Criminal Court

Kolkata - 700027





NAME **SHARNA ROY CHOUDHURY**
 SIGNATURE *Sharna Roy Choudhury*

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



NAME **B. SARANYA SEAL**
 SIGNATURE *B. Saranya Seal*

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



NAME **UJJAL BOSE**
 SIGNATURE *Ujjal Bose*

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



NAME **A. BHATY P. A. P. A.**
 SIGNATURE *A. Bhaty P. A. P. A.*

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Major Information of the Deed

Deed No :	I-1603-05059/2023	Date of Registration	18/04/2023
Query No / Year	1603-2000963607/2023	Office where deed is registered	
Query Date	15/04/2023 7:46:56 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABHAY PADA DAS 26, K P LANE,Thana : Kallighat, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9830244850, Status :Deed Writer		
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/-	Rs. 8,64,97,561/-		
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 assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakul Bagan Road, , Premises No: 160A, , Ward No: 072 Pin Code : 700025

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Area of Land Use	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	16 Katha 4 Chatak 12 Sq Ft	1/-	8,47,87,561/-	Property is on Road
Grand Total :					1 /-	847,87,561 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	17,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Tiles Floor, Age of structure:0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Tiles Floor, Age of Structure:0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	17,10,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt JHARNA ROY CHOWDHURY Wife of Late PROSENJIT ROY CHOWDHURY URBANA, FLAT 4405, TOWER IV, 783, ANANDAPUR, City:-, P.O:- ANANDAPUR, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQxxxxx7B, Aadhaar No: 60xxxxxxxx8847, Status :Individual, Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Pvt. Residence
2	Smt BORNONA SEN Wife of Shri SUBRATA SENURBANA, FLAT 4405, TOWER IV, 783, ANANDAPUR, City:-, P.O:- ANANDAPUR, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CJxxxxx4L, Aadhaar No: 64xxxxxxxx2872, Status :Individual, Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri UJJAL BOSE (Presentant) Son of Late ANIL KUMAR BOSE 103, MONOHAR PUKUR ROAD, City:-, P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxx8G, Aadhaar No: 00xxxxxxxx0000, Status :Individual, Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHAY PADA DAS Son of Late S DAS 26, K P LANE, City:-, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24- Parganas, West Bengal, India, PIN:- 700026			
Identifier Of Smt JHARNA ROY CHOWDHURY, Smt BORNONA SEN, Shri UJJAL BOSE			

On 17-04-2023

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

Presented for registration at 16:45 hrs on 17-04-2023, at the Private residence by Shri UJJAL BOSE ,Claimant.

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

Execution is admitted on 17/04/2023 by 1. Smt JHARNA ROY CHOWDHURY, Wife of Late PROSENJIT ROY CHOWDHURY, URBANA, FLAT 4405, TOWER IV, 783, ANANDAPUR, P.O: ANANDAPUR, Thana: Tijjala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession, House wife, 2. Smt BORNONA SEN, Wife of Shri SUBRATA SEN, URBANA, FLAT 4405, TOWER IV, 783, ANANDAPUR, P.O: ANANDAPUR, Thana: Tijjala , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service, 3. Shri UJJAL BOSE, Son of Late ANIL KUMAR BOSE, 103, MONOHAR PUKUR ROAD, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business Identified by Mr ABHAY PADA DAS, , Son of Late S DAS, 26, K P LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24 Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Law Clerk



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 18-04-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 114409, Amount: Rs.50.00/-, Date of Purchase: 30/01/2023, Vendor name: J Chatterjee



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 1603-2023, Page from 148601 to 148611
being No 160305059 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.04.19 10:45:23 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/19 10:45:23 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)