

17388/23

F-16623/23

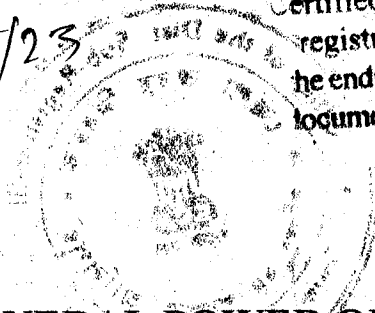


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 359626

16/10/2023

2-2554395/23



Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

GENERAL POWER OF ATTORNEY

16 OCT 2023

KNOW ALL MEN BY THESE PRESENTS that I, SMT. MALABIKA BAGCHI (PAN No. AYYEB0258R),(Aadhaar No.3811 5364 4575) wife of Sri Shakti Brata Bagchi, by caste – Hindu, by profession – Housewife, residing at premises No. 495, Hari Sava Math (Mailing address P-120, Usha Park), P.S. Bansdroni, Kolkata – 700084,

12 OCT 2023

20650

No..... ₹ 100/- Date.....
Name :..... *Manu Mukhopadhyay*.....

Address :..... Advocate
Alipur Police Court

Vendor :..... Kolkata- 27

Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27

12 OCT 2023



DISTRICT SUB REGISTRAR-III
ALIPUR POLICE COURT
16 OCT 2023

Manu Mukhopadhyay
Advocate

NTO Shri Sambhu Sarkar
Alipore Police Court
KOI-27

do hereby nominate, constitute and appoint, M/S. AMBIENTE CONSTRUCTION, a proprietorship firm, having its office at 32, H.L. Sarkar Road, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata -700070, represented by its sole proprietor SRI ATANU CHAKRABORTY, PAN NO. ACCPC4088J, Aadhaar No. 3712 8739 6291, son of Late Pulin Behari Chakraborty, by faith - Hindu, by Occupation - Business, Nationality - Indian, residing at A/4, Chirantani Park, P.O. & P.S. Banskroni, Kolkata - 700070, District - South 24 Parganas,, to be my true and lawful ATTORNEY to do and execute all or any of the following acts and deeds for me and on my behalf;

WHEREAS I am the absolute owners, seized and possessed of land otherwise well and sufficiently entitled to ALL THAT piece and parcel land measuring an area of 5 Cottahs more or less but physically it measures more or less 4 Cottahs 09 Chittaks 24 sq. ft. together with tin shedded structure measuring about 500 sq. ft. situated and lying at Police Station then Regent Park now Banskroni, comprised in Dag No. 129, Khatian No. 341, under Khatian No. 340, Mouza Rainagar, Touzi No. 6, J.L. No. 47, R.S. No. 201, portion of premises No. P-120, Usha Park, K.M.C. premises No. 495, Hari Sava Math, Kolkata 700084, Sub-Registration Office Alipore, District South 24-Parganas, within K.M.C. Ward No. 112, assessee No. 31-112-09-0495-8.

AND WHEREAS I have entered into a registered Agreement for Development on 16.10.2023 in the office of the District sub Registrar -, South 24 Parganas, Alipore, recorded in Book No. I, Volume No., Pages from to , Being No. 1662.. for the year



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
16 OCT 2023

2023 for development of the above property with AMBIENTE CONSTRUCTION, a proprietorship firm, having its office at 32, H.L. Sarkar Road, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata – 700070, represented by its sole proprietor SRI ATANU CHAKRABORTY, on payment or deposit of requisite stamp duty and registration fee as per the rules of the statute wherein it has been agreed by and between myself as owners in respect of the property described in the Schedule hereunder and the developer above named, relating to the proposed building to be constructed as per the building plan to be sanctioned by the Kolkata Municipal Corporation in which myself shall hold or retain my allocated portion as specifically mentioned in the said registered agreement for development and in similar terms the Constituted Attorney, Developer of the said property shall have the right to deal with the remaining flats/apartments/units and other saleable space in terms of the said registered agreement for development;

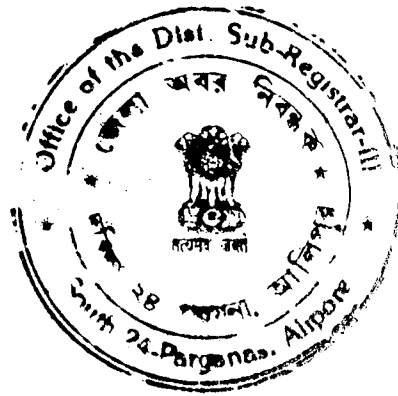
AND WHEREAS due to personal reasons and preoccupation it has become difficult for me to look after the affairs of my property personally and hence these presents;

- 1) To look after the said property and to manage, control and supervise the said Property.
- 2) To Effect Mutation in respect of the said property and to sign all application or objections for such purpose and to do all acts and things in case of Mutation matter in respect of the said property.



DISTRICT SUB REGISTRAR-III
SAILFELIGABEE ALIPORE
16 OCT 2023

- 3) To appoint any person/ persons for any work or purpose related to the said property, whenever our said Attorney shall think proper to do so and to discharge and/or terminate his/her/their appointments.
- 4) To appear for and represent me in all courts Civil, Criminal or Revenue, Original and Appellate and to sign and execute, declare and or affirm plaint, written statement, petition, objection, and to execute Bond of Indemnity, Declaration, Affidavit, Verification, Warrant of Attorney, Vakalatnama, Undertaking, Memorandum of appeal or any other pleading or papers in any proceedings in any way connected with the said property.
- 5) To appear and represent me before the competent authorities including K.I.T, K.M.D.A. Police, Fire Service, The Kolkata Municipal Corporation, Chief Electrical Inspector Government of West Bengal and any other Authority or Authorities in respect of the said property.
- 6) To apply for and obtain electricity from WBSEDCL water, sewerage, drainage from The Kolkata Municipal Corporation, permission for installation of Lift from Chief Electrical Inspector, Government of West Bengal and any other utilities to be required in the said property and also to take Completion Certificate from said authorities and to sign and execute all applications, forms, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by our said Attorney to that effect.
- 7) To sign all forms, papers, applications and proposed building plans for obtaining permission/sanction, alteration, addition, and or



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS AIRPORE
16 OCT 2023

- modification of the said plans thereto and also to apply for and obtain completion certificate from The Kolkata Municipal Corporation in respect of the said property and to do all deeds and things may be necessary as the said Attorney shall think and deemed fit and proper.
- 8) To apply to The Kolkata Municipal Corporation for supply of water from the main line and also to sign and submit plans for inside water line and also to do the needful for such purpose in respect of the said property.
 - 9) To apply, sign and submit detailed House -Drain plans and to apply for main drain connection to the Kolkata Municipal Corporation and to do the needful for such purpose in respect of the said property.
 - 10) To issue notice to The Kolkata Municipal Corporation as may be required for different purpose as provided in The Kolkata Municipal Corporation Building rules in respect of the said property.
 - 11) To apply for obtaining occupancy certificate from The Kolkata Municipal Corporation and to accept the same and also to do the needful for such purpose in respect of the said property.
 - 12) To apply to the WBSEDCL for supply of electricity for the said property and to shift the electrical main and Service Line and Meter whatsoever from its existing position, if necessary, at the said property.
 - 13) To receive Cheques Demand drafts on behalf of the Owner and that should be credited in our bank Account.
 - 14) To sign and execute all Deeds including Deed/s of Conveyance, and all other instruments of transfer, and agreements, indemnities,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
16 OCT 2023

undertakings, declarations, confirmations and to present the same whether executed by us or by our said Attorney and to admit the execution thereof and present for registration before the Registrar having jurisdiction concerning the said property and to take all necessary steps for preparation of such execution and registration of the aforesaid documents for similar purposes

Be it noted that this power of Attorney is being granted in favour of the Attorney without any consideration and no interest, title of right of property is being given in favour of the Attorney and the Attorney does not have any power of promote, to develop or make any construction on the property by virtue of this Power of Attorney and this Power of Attorney is always revocable.

All the earnings from the said property on my account including its sale price must be paid to the Principal or to their Bank Accounts.

We, do hereby agree to ratify and confirm and bind ourselves all whatsoever other act or acts our said Constituted Attorney shall do, execute and perform in connection with the said property/ premises notwithstanding no express power, is hereunder given. This Power of Attorney is revocable in nature.

Be its specifically stated the said property is not situated within the restricted and/or cantonment area and no restriction/ embargo is imposed by the local authority/competent authority/government authority for transferring the property/ land and if any such restriction prevails in that event the Principal shall be solely held responsible for that.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
16 OCT 2023

And generally to act do or cause to be done all or any other acts and deeds as our said Attorney may require to do from time to time for and on our behalf for the purpose aforesaid and we Do hereby agree and undertake to ratify and confirm all such acts and deeds of our Said Attorney by Virtue of these present.

SCHEDULE OF THE SAID PROPERTY:

ALL THAT piece or parcel of homestead land measuring about 5 Cottahs more or less but physically it measures more or less 4 Cottahs 09 Chittaks 24 sq. ft. together with tin shedded structure measuring about 500 sq. ft. situated and lying at Police Station then Regent Park now Bansdroni, comprised in Dag No. 129, Khatian No. 341, under Khatian No. 340, Mouza Rainagar, Touzi No. 6, J.L. No. 47, R.S. No. 201, portion of premises No. P-120, Usha Park, K.M.C. premises No. 495, Hari Sava Math, Kolkata 700084, Sub-Registration Office Alipore, District South 24-Parganas, within K.M.C. Ward No. 112, butted and bounded as follows:

ON THE NORTH - Premises No. P-125, Usha Park.

ON THE SOUTH - 16 feet wide K.M.C. Road.

ON THE EAST - Portion of Premises No. P-120, Usha Park.

ON THE WEST - Plot of Dag No. 124.



DISTRICT SUB REGISTRAR-III
SOUTH 28 PARGANAS ALIPORE
16 OCT 2023

IN WITNESS WHEREOF We, the Principal/Executor and Attorney do hereby hereunder set and subscribed our signatures, on the present 16th day of October 2023

SIGNED, SEALED AND DELIVERED

By the presence of:

WITNESSES:

1. Ramendra Bhetta
Ramendra Bhetta Chavva.
22 New Park, Bet-tala
Brahmapur.
to. Bansdroni Kol. 700070.
2. [Signature]
P. 120/1 us la Park.
P.O. Garia, Kolkata.

Malabika Bagchi
**SIGNATURE OF PRINCIPAL /
EXECUTOR**

[Signature]
SIGNATURE OF ATTORNEY

Drafted by me and

Prepared in my chamber

(Name Mukhopadhyay
Advocate

Alipore Judges' Court WB-30/08

~~Bar Library Room No. 2,~~

Kolkata - 700027



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
16 OCT 2023

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Malabika Bajek*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name

Signature *Manu Chakraborty*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
16 OCT 2023



BAR COUNCIL OF WEST BENGAL
(STATUTORY BODY UNDER THE ADVOCATES ACT 1961)
2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 001
PHONE : 2248 8956/7233
IDENTITY CARD



Name.....

MANU MUKHOPADHYAY Advocate

Father's/Husband's Name.....

SAMBHU SARKAR

Asit Baran Basu
ASIT BARAN BASU
CHAIRMAN EX-COMMITTEE

Arun Kumar Sarkar
ARUN KUMAR SARKAR
CHAIRMAN

Major Information of the Deed

Deed No :	I-1603-16623/2023	Date of Registration	16/10/2023
Query No / Year	1603-2002554395/2023	Office where deed is registered	
Query Date	06/10/2023 4:33:28 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANU MUKHOPADHYAY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433182370, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 38,57,628/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

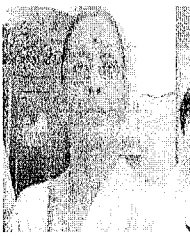

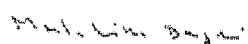
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabha Math, , Premises No: 495, , Ward No: 112 Pin Code : 700070

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	4 Katha 9 Chatak 24 Sq Ft		37,22,628/-	Width of Approach Road: 16 Ft.,
Grand Total :				7.5831Dec	0 /-	37,22,628 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	1,35,000 /-	



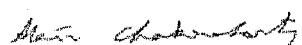
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs MALABIKA BAGCHI Wife of Mr SHAKTI BRATA BAGCHI Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office		 Captured	
	16/10/2023	LTI 16/10/2023	16/10/2023	
P-120, USHA PARK, City:- Not Specified, P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx8R, Aadhaar No: 38xxxxxxxx4575, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	AMBIENTE CONSTRUCTION 32, H.L. SARKAR ROAD, City:- Not Specified, P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: ACxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ATANU CHAKRABORTY (Presentant) Son of Late PULIN BEHARI CHAKRABORTY Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office		 Captured	
	Oct 16 2023 2:05PM	LTI 16/10/2023	16/10/2023	
32, H.L. SARKAR ROAD, City:- Not Specified, P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8J, Aadhaar No: 37xxxxxxxx6291 Status : Representative, Representative of : AMBIENTE CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs MANU MUKHOPADHYAY Wife of Mr SAMBHU SARKAR ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	16/10/2023	16/10/2023	16/10/2023
Identifier Of Mrs MALABIKA BAGCHI, Mr ATANU CHAKRABORTY			

Endorsement For Deed Number : I - 160316623 / 2023

On 16-10-2023

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.

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

Presented for registration at 13:40 hrs on 16-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ATANU CHAKRABORTY .

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

Execution is admitted on 16/10/2023 by Mrs MALABIKA BAGCHI, Wife of Mr SHAKTI BRATA BAGCHI, P-120, USHA PARK, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified by Mrs MANU MUKHOPADHYAY, , , Wife of Mr SAMBHU SARKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-10-2023 by Mr ATANU CHAKRABORTY, PROPRIETOR, AMBIENTE CONSTRUCTION (Sole Proprietorship), 32, H.L. SARKAR ROAD, City:- Not Specified, P.O:- BANSDRONI, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700070

Identified by Mrs MANU MUKHOPADHYAY, , , Wife of Mr SAMBHU SARKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , 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 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 20650, Amount: Rs.100.00/-, Date of Purchase: 12/10/2023, 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 1603-2023, Page from 487849 to 487864

being No 160316623 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.11.22 17:48:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/11/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.