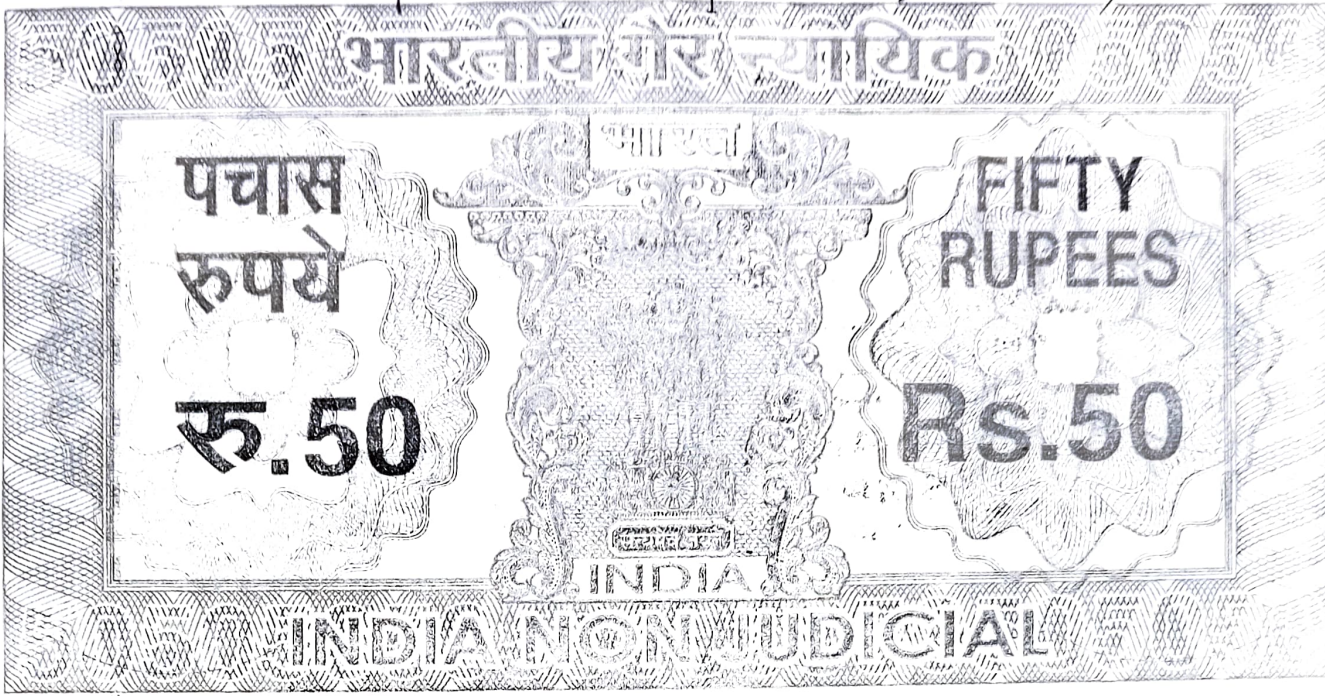


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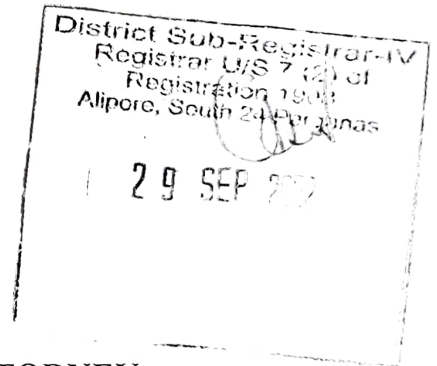


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 440926

29/09/2022  
G-2002942605/2022

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.



**GENERAL POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS** that I, **SRI RANGIN BASU**, (PAN-AMMPB5818R & Aadhaar No. 2432 5130-9258) son of Sri Rabindra Nath Basu, by faith-Hindu, by occupation-Service, Indian, residing at "BASU VILLA" 38, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata -700078, presently residing at OAK 1806 Gulmohar Residency Ahinsa Khand 2 Indirapuram Ghaziabad, U.P.201014 is the owner of land measuring **5 (five) Cottahs 8 (eight) Chittak 37 (Thirty seven) sq.ft.** be the same a little more or less, along with one storied

22168

27 SEP 2022

No.....Rs.-**50/-**-Date.....

Name:.....

Address:.....

Vendor:.....

*Atok Saha*

Advocate

Alipur Police Court

Kolkata-27

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
**29 SEP 2022**

*Atok Saha*  
*Alipur police*  
*col-27*

building standing thereon having its covered area 800 sq.ft., Mouza-Garfa, J.L. No.19, comprised in R.S. Khatian No.1226, corresponding in L.R. Khatian No.2368, appertaining to R.S. & L.R. Dag No.1752, 1755, being Municipal **Premises No. 67/2, Purbachal Main Road**, Kolkata-700078, under P.S. Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/A.D.S.R. office at Sealdah, in the District of South 24-Parganas, more fully described in the Schedule hereunder written and I am exercising the rights of ownership thereto and free from all encumbrances and a it is not possible for me to appear before any office or Department, personally, hence it is necessary and expedient for me to appoint an Attorney and I do hereby nominate, constitute authorise and appoint **ISHANI CONSTRUCTION**, (PAN-AIHPG7655A a Proprietorship Firm having its registered office at 779, Purbachal Main Road, P.O.-Haltu, P.S.-Garfa, Kolkata-700 078, District South 24 parganas, represented by its proprietor **SMT. INDRANI GHOSH**, (PAN-AIHPG7655A & Aadhaar No.3471-4187-5489) wife of Sri Tushar Ghosh, Nationality-Indian, by faith – Hindu, by occupation–Business, residing at 334, Santi Pally, P.O. Anandapur E.K.T.P ,P.S.- Kasba, Kolkata 700 107, District South 24 Parganas as my true and lawful **ATTORNEY** for me, in my name and on my behalf to do and execute inter alia the following acts, deeds and things :-

1. To look after, manage, supervise, administer the said property described in the Schedule hereunder written for and on my behalf.

2. To get mutation of the said property in my name in the office of the Kolkata Municipal Corporation and for such purpose submit application, forms etc. on my behalf and in my name.
3. To sign, execute and submit the proposed building plan on putting her signature and appear before the Building Department of the K.M.C. to sign and submit the building plan for sanction and or regularisation and all the acts for plan sanction purpose and to pay sanction fees and other fees to the Kolkata Municipal Corporation for sanction of such Building plan and other and/or to appear and represent before the Kolkata Municipal Corporation, Tribunal for hearing and to sign and execute such all plans forms, application and papers for submission to the K.M.C. for sanction of proposed building plan or revised/modified building plan and also appear before the Tribunal, K.M.C. Building Department, for hearing on my behalf.
4. To sign and execute on the revalidation of plan and to get C.C. Plan and submit the same to the Building Department, Kolkata Municipal Corporation in my name and on my behalf.
5. To sign, execute and prepare the internal and external plan or plans for sewerage, drainage, water and submit the same to the Drainage Department, Kolkata Municipal Corporation and sign and execute on the plan or plans in my name and on my behalf and obtain the same from the Kolkata Municipal Corporation, upon payment of all fees, charges etc.
6. To appear and to act on my behalf before any office or Department of Govt. of West Bengal, Kolkata Municipal Corporation, District Collector, Revenue office, Board, Police Station, Police Office,

etc. and to represent me everywhere and to sign and verify all papers, forms, petition, applications receipts, vouchers etc. as and when required.

7. To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

8. To execute K.M.C. Declaration, K.M.C. Gift Deed of in favour of the Kolkata Municipal Corporation and to present the said deed or declarations before any Registering authority, having jurisdiction and admit execution thereof and to have the said deed or deeds registered and to sign and verify all such deeds and documents for and on my behalf.

9. To appoint and engage architect/s, engineer/s plumbers, contractors etc, as would be required for sanctioning, construction and completion of proposed building.

10. To apply and obtain electrical connection from CESC LTD and also from K.M.C. drainage and water supply department as would be required in relation to the construction and completion of the proposed building.

**AND GENERALLY** to do all other acts, deeds and things which will be required in connection with the management my said property and all acts, deeds by my said Attorney shall be taken as my acts, deeds and things as if I was personally present and done the same myself.

**AND I** do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which will be done by virtue of this Power of Attorney. This Power of Attorney is revocable in nature.

**BE it specifically stated** that the Schedule mentioned property is not situated within the Notified and Cantonment area and no embargo and/or restriction has been imposed by the local authority/competent authority/ Govt. authority for land in question and if restriction prevails, in that event Principal will be held responsible for that.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring **5 (five) Cottahs 8 (eight) Chittak 37 (Thirty seven) sq.ft.** be the same a little more or less, along with one storied building standing thereon having its covered area 800 sq.ft., Mouza-Garfa, J.L. No.19, comprised in R.S. Khatian No. 1226, corresponding in L.R. Khatian No.2368, appertaining to R.S. & L.R. Dag No.1752, 1755, being Municipal **Premises No.67/2, Purbachal Main Road**, Kolkata-700078, vide Assessee No.31-106-16-2527-0, under P.S. Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of South 24-Parganas, together with the all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : Premises No. 859, Purbachal Main Road

On the South : Purbachal Main Road,

On the East : Land of Premises No. 67/1, Purbachal main Road,

On the West : Land of Premises No. 67, Purbachal main Road.

**IN WITNESSES WHEREOF** we, the Principal, named above, have hereunto set and subscribed my hand and signatures on the 29.9.22 Day of September 2022.

**SIGNED & DELIVERED**

In presence of:-

1. *Devi Sanyal*

*[Signature]*  
Rangin Basu  
**Principal**

This power is accepted by me

2. *Priyanka Sanyal*  
*Alipore Police Court*

**ISHANI CONSTRUCTION**  
*Indrani Ghosh*  
**Proprietor**

**Attorney**












Drafted by:-

*Devi Sanyal*  
Advocate  
Alipore Police 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
	left hand					
	right hand					

Name..... RANGIN BASU

Signature..... 

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... INDRANI GHOSH

Signature..... 

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....





**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	2002942605/2022	Office where deed will be registered
Query Date	28/09/2022 11:46:07 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alok Safui Alipore Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, 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. 1/-	Rs. 1,96,17,273/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 67/2, , Ward No: 106, Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 8 Chatak 37 Sq Ft	1/-	1,96,17,273/-	Property is on Road
<b>Grand Total :</b>				<b>9.1598Dec</b>	<b>1 /-</b>	<b>196,17,273 /-</b>	

**Principal Details :**

SI No	Name & address	Status	Execution Admission Details :
1	RANGIN BASU Son of RABINDRA NATH BASU,38, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AMxxxxxx8R, Aadhaar No.: 24xxxxxxx9258,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



**Attorney Details :**

SI No	Name & address	Status	Execution Admission Details :
1	ISHANI CONSTRUCTION ( Sole Proprietorship ) 779, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 PAN No. Alxxxxx5A, ,Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	INDRANI GHOSH Wife of TUSHAR GHOSH334, SANTI PALLY, City:- , P.O:- ANANDAPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxx5A , Aadhaar No.: 34xxxxxxxx5489	ISHANI CONSTRUCTION (as PROPRIETOR)

**Identifier Details :**

Name & address
ALOK SAFUI Son of SANAT SAFUI ALIPORE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of RANGIN BASU, INDRANI GHOSH

**Owner and Land or Building Details as received from KMC :**

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311061625270 Premises No. : 67/2 Ward No. : 106 Street Name : PURBACHAL MAIN ROAD	Reference Deed No. : I-160301895 Date of Registration. : Apr 18, 2016 Office Where Registered : DSRIIALIPUR	Owner Name : SRI RANGIN BASU Owner Address : 38, PURBACHAL MAIN ROAD , (K.M.C. PRS. NO.-67/2, PURBACHAL MAIN ROAD) , FF-3, PLOT-325, SECTOR-4 , P.O-HALTU , PS- GARFA , KOLKATA-78 Pin No. : 700078	Character of Premises: Total Area of Land: 05 Cottah, 08 Chatak, 37 SqFeet,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 28-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 28-10-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.



5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any registration office of west bengal.



## Major Information of the Deed




Deed No :	I-1604-11868/2022	Date of Registration	29/09/2022
Query No / Year	1604-2002942605/2022	Office where deed is registered	
Query Date	28/09/2022 11:46:07 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alok Safui Alipore Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, 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. 1/-	Rs. 1,96,17,273/-		
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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 67/2, , Ward No: 106 Pin Code : 700078

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	5 Katha 8 Chatak 37 Sq Ft	1/-	1,96,17,273/-	Property is on Road
<b>Grand Total :</b>				<b>9.1598Dec</b>	<b>1 /-</b>	<b>196,17,273 /-</b>	



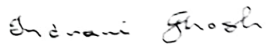
## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>RANGIN BASU</b> Son of RABINDRA NATH BASU Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office	 <small>29/09/2022</small>	 <small>LTI 29/09/2022</small>	 <small>29/09/2022</small>
38, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx8R, Aadhaar No: 24xxxxxxxx9258, Status :Individual, Executed by: Self, Date of Execution: 29/09/2022 , Admitted by: Self, Date of Admission: 29/09/2022 ,Place : Office				




## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>ISHANI CONSTRUCTION</b> 779, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: Alxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>INDRANI GHOSH (Presentant)</b> Wife of TUSHAR GHOSH Date of Execution - 29/09/2022, , Admitted by: Self, Date of Admission: 29/09/2022, Place of Admission of Execution: Office	 <small>Sep 29 2022 12 28PM</small>	 <small>LTI 29/09/2022</small>	 <small>29/09/2022</small>
334, SANTI PALLY, City:- , P.O:- ANANDAPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5A, Aadhaar No: 34xxxxxxxx5489 Status : Representative, Representative of : ISHANI CONSTRUCTION (as PROPRIETOR)				

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>ALOK SAFUI</b> Son of SANAT SAFUI ALIPORE, City:- P.O.- ALIPORE, P.S.- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	29/09/2022	29/09/2022	29/09/2022
Identifier Of RANGIN BASU, INDRANI GHOSH			

Endorsement For Deed Number : I - 160411868 / 2022

On 29-09-2022

**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 11:36 hrs on 29-09-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by INDRANI GHOSH ,.

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

Execution is admitted on 29/09/2022 by RANGIN BASU, Son of RABINDRA NATH BASU, 38, PURBACHAL MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service

Indetified by ALOK SAFUI, , Son of SANAT SAFUI, ALIPORE, 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 29-09-2022 by INDRANI GHOSH, PROPRIETOR, ISHANI CONSTRUCTION (Sole Proprietorship), 779, PURBACHAL MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by ALOK SAFUI, , Son of SANAT SAFUI, ALIPORE, 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 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 22168, Amount: Rs.50.00/-, Date of Purchase: 27/09/2022, Vendor name: S Das



Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 341553 to 341566

being No 160411868 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.09.29 14:43:01 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/09/29 02:43:01 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)