

S-1- 1868/2015

W00424/2015



শিচিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Q/ 3514/15

V.C. Case No. 399 R 954777  
 J (I) Rs. 250  
 J (II) Rs. 350  
 Total Rs. 600  
 Received on 17-04-15 D.A. P. P.

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

District Sub-Registrar-I  
Alipore, South 24 Parganas

21 APR 2015

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that I TAPAN CHANDRA ROY son of Late Mahendra Chandra Roy, by faith Hindu, by occupation - Retired, residing at D/35, Rabindrapally, P.O. Baghajatin, P.S. Patuli, Kolkata 700086, state as follows :-

WHEREAS I am the absolute owner of land of all that piece or parcel of homestead land measuring 1 (one) Cottahs 8 ( Eight) Chittaks more or less together with structure comprised in E.P. No. 65, R.S. Dag No. 747(P), 748(P), of Mouza Bademasur, J.L. No. 31, Police Station Jadavpur now Patuli, in the District of 24-Parganas (South) Sub-Registration Office – Alipore with the Municipal Limits of the Kolkata Municipal Corporation Ward No. 101, being KMC Premises No. 42/1, Rabindrapally Block 'D', being Postal Address D/35, Rabindrapally, P.O. Baghajatin, P.S. Patuli, Kolkata 700086 by virtue of a registered Deed of Gift duly executed and registered on 26.09.1991 by the Government of the State of West Bengal as Donor under the disposal of the Refugee Relief and Rehabilitation Department, Government of West Bengal, registered in the office of the Additional District Sub-Registrar at Alipore recorded in Book No. I, Volume No. 14, Pages 121 to 124, Being No. 1656 for the year 1991

NOW KNOWN ME BY THESE PRESENTS that I TAPAN CHANDRA ROY son of Late Mahendra Chandra Roy, by faith Hindu, by occupation – Retired, residing at D/35, Rabindrapally, P.O. Baghajatin, P.S. Patuli, Kolkata 700086 do hereby nominate, constitute and appoint MRINAL MAJHI son of Late Mrityunjoy Majhi, by faith- Hindu, by occupation – Business, residing at D/16, New Patuli, P.O. Panchasayar, P.S. Patuli, Kolkata – 700094 as my true and lawful attorney to act in my name and on my behalf and in my place and stead to the following acts, deeds and things in respect of the above mentioned property, that is to say –

- 1) To look after and maintain the scheduled property on my behalf as my lawful attorney.



- 2) To receive the earnest money from the intending purchaser of the Schedule mentioned property on my behalf as my lawful attorney.
- 3) To represent and appear before any registration authority to register Deed of Conveyance in favour of the intending purchaser to sell the schedule mentioned Property.
- 4) To enter into an agreement for sale of the proposed constructed buildings over the scheduled property with prospective buyers on my behalf and also receive earnest money and all part payments and full consideration money from the prospective buyer or buyers.
- 5) To pay or allow all taxes, rates, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or to become due and payable for or on account of the scheduled property.
- 6) To sign, execute and admit any documents, statements, prepared undertakings, declarations as may be required for necessary permission by the appropriate authority or authorities.
- 7) To swear any affidavit, declaration and indemnity bond etc. for the purpose of the scheduled property if required in future on my behalf as my lawful attorney before any judicial/Executive Magistrate and Notary public.
- 8) To represent me before any office, authority, Court, Tribunal and land reform Tribunal in respect of the schedule property as lawful attorney.
- 9) To appear before the Kolkata Municipal Corporation and submit the building plan for sanction and sign the building plan and other necessary papers and documents if necessary and receive the sanction building plan

from the Kolkata Municipal Corporation and to deposit any fees and charges for the same and to do all formalities to submit plan and also for modification and alteration of plan renew and sign execute any papers documents on behalf of me as my lawful attorney.

10) To appoint any Advocate, Advocates, Solicitors and Deed Writers on my behalf and to sign plaints, pleadings, written statements, deed drafts etc. as my lawful attorney.

11) To apply and obtain electricity, water, sewerage, drainage, or other communications or any other utility to the scheduled property and/or to be made alteration therein and to close down and/or connect or disconnect the same and for that purpose to sign, execute and submit all papers, applications and documents before the competent authorities and to provide all other acts, deeds and things as may be deemed fit and proper by my said attorney.

12) To sell the schedule mentioned PROPERTY herein to other and to sign and present the deed of sale, conveyance or conveyances or other document or documents for registration of the said sale and to admit execution thereof and receive consideration on my behalf before the sub-Registrar/District Registrar/Registrar of Assurances and having authority for and to have it registered according to law and to do all other acts, deeds and things which my said attorney shall consider necessary for the transferring and/or conveying the scheduled property as my lawful and effectual attorney.

13) All consideration money shall be deposited in my Bank account/accounts.

14) Be it expressly stated that the power of attorney does not create, constitute or assure 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 properties.

15) All the receivables will be paid to the principal and all payable will be born by the Principal

AND I do hereby agree to ratify and confirm whatsoever other acts my said attorney shall lawfully execute or perform in connection with the sale and construction of and over the scheduled property by virtue of the Power-of-Attorney of properties notwithstanding any express power in that behalf as hereunder provided.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT. piece and parcel of homestead land measuring 1 (one) Cottahs 8 ( Eight) Chittaks more or less together with structure comprised in E.P. No. 65; R.S. Dag No. 747(P), 748(P), of Mouza Bademasur, J.L. No. 31, Police Station Jadavpur now Patuli, in the District of 24-Parganas (South) Sub-Registration Office.– Alipore with the Municipal Limits of the Kolkata Municipal Corporation Ward No. 101, being KMC Premises No. 42/1, Rabindrapally Block 'D', being Postal Address D/35, Rabindrapally, P.O. Baghajatin, P.S. Patuli, Kolkata 700086 which is butted and bounded in the manner following :-

North : E.P No 64 & Road

South: E.P. No 64

East : E.P. No 63

West: E.P. No 272



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals and executed this power of attorney this 17<sup>th</sup> day of April, 2015.

SIGNED SEALED AND DELIVERED

by the within mentioned in the presence of :

1. Rajon Roy  
D/38, Rabindra Pally  
P.O. - Baghajatin,  
KOLKATA-700 086.

Japan Chandra Roy

SIGNATURE OF THE EXECUTANT

2. Subhas Chandra  
A/1 Rabindra Pally  
Col. 86

Manish Majhi

SIGNATURE OF THE ACCEPTANT

Drafted by me

Partha Pratim Das  
Partha Pratim Das  
Advocate,  
High Court, Calcutta  
Bar Association Room No. 13,












Typed by me

Ramkrishna Sahoo  
Ramkrishna Sahoo  
10, Old Post Office Street,  
Kolkata 700001

		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 .....

Signature *Taban Chandra Ray*


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	left hand					
	right hand					

Name .....

Signature *Neural Majhi*

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PHOTO	left hand					
	right hand					

Name .....

  
**Government Of West Bengal**  
**Office Of the D.S.R. - I SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

Endorsement For Deed Number : IV - 00424 of 2015  
(Serial No. 01868 of 2015 and Query No. 1601L000003514 of 2015)

**On 17/04/2015**

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

Presented for registration at 20.10 hrs on :17/04/2015, at the Private residence by Tapan Chandra Roy ,Executant.

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

Execution is admitted on 17/04/2015 by

1. Tapan Chandra Roy, son of Late Mahendra Chandra Roy , D/35, Rabindrapally, P. S- Patuli, Kolkata, P.O. :-Baghajatin, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700086, By Caste Hindu, By Profession : Retired Person
2. Mrinal Majhi, son of Late Mrityunjoy Majhi , D/16, New Patuli, Panchasayar, P. S- Patuli, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094, By Caste Hindu, By Profession : Business  
Identified By Partha Pratim Das, son of . . ., High Court, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

( Md. Shadman )  
DISTRICT SUB-REGISTRAR-I

**On 20/04/2015**

**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:**

Amount By Cash

Rs. 7.00/-, on 20/04/2015

( Under Article : ,E = 7/- on 20/04/2015 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.- /-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 50/-

( Kalidas Mandal )  
DISTRICT SUB-REGISTRAR-I

