4389/19

W-643/10



पचास रुपये

रु.50

FIFTY RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমরুঙ্গ पश्चिम बंगाल WEST BENGAL

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11.30m Q=19630/19 Certified that this document is admitted to thegistration. The signature chestand the Endorsement these offschied to the document are participle document.

Additional Dist. Suo Registra: Seaidan

1 9 SEP 2019

# GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We, (1) SRI ARUN RUDRA, (PAN – BPRPR2361N) (Aadhaar – 7971 1681 1713), (2) SRI GAUTAM RUDRA Alias GOURANGA RUDRA, (PAN – BPRPR2357J) (Aadhaar – 4289 7851 4170), both are sons of Late Brohmo Pada Rudra, by occupation – Business and (3) SMT. JAYA BHOWMICK NEE RUDRA, (PAN – BPRPR2359G) (Aadhaar – 2707 0908 9085), wife of Sri Dipak Bhowmick and daughter of Late Brohme Pada Rudra, by occupation Housewife, all by faith – Hindu, all by Nationality – Indian, all are residing at 204, B.B. Ganguly Street, Post Office – Bowbazar, Police Station – Muchipara, Kolkata – 700012, hereinafter called and referred to as the PRINCIPALS/OWNERS, do hereby SEND GREETINGS:

HOME - N - DECOR

Contd...., P/2

W. Washing HS...... Date.

Name: ARJUN GOPE, Advocate Address:-Allpur Police Court, Kol-27

Vendor:-....

I. CHAKRAGORTY

6B, Dr. Rajendra Prasad Saran' Kolkata-700 uns



A.D.S.R., SEALDAH

1 9 SEP 2019

Dist.-South 24 Parganas

Al Dhor. 40, Late R. Dhar. May Nagari.

HOME - N - DECOR Proprietor. WHEREAS the aforesaid (1) Sri Arun Rudra, (2) Sri Gautam Rudra Alias Gouranga Rudra, both are sons of Late Brohmo Pada Rudra and (3) Smt. Jaya Bhowmick Nee Rudra, daughter of Brohmo Pada Rudra, along with Sri Barun Rudra Alias Gobinda Rudra (since deceased) son of Late Brohmo Pada Rudra, have the absolute seized and possessed of or otherwise well and sufficiently entitled to Bastu land measuring ALL THAT piece and parcel of land physically measuring about 06 Cottahs, 01 Chittack and 15 Square Feet be the same a little more or less, together with kutchha structure measuring 1200 Square Feet more or less, lying and situated at in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 134 and R.S. Dag No. 3396, being K.M.C. Premises No. 76/1, Kayastha Para Main Road (Mailing Address 29/5A, Kayastha Para Main Road), within the limits of the Kolkata Municipal Corporation, in Ward No. 106, Police Station - Kasba, Kolkata - 700078, District South 24 - Parganas, with the jurisdiction of the office of District Sub-Registrar at Alipore, hereinafter referred to as the "said Property" more fully and particularly described and mentioned in the **SCHEDULE** hereunder written.

AND WHEREAS the said (1) Sri Arun Rudra, (2) Sri Gautam Rudra Alias Gouranga Rudra and (3) Smt. Jaya Bhowmick Nee Rudra, along with Sri Barun Rudra Alias Gobinda Rudra (since deceased) being the

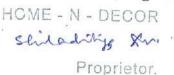
Schooling Kn Proprietor.

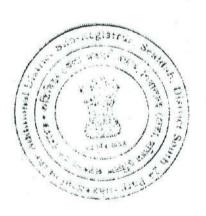




HOME - N - DECOR serlading & Proprietor.

absolute joint Owners and occupiers of the aforesaid landed property have made up their mind to develop the said landed property themselves admeasuring about 06 Cottahs, 01 Chittack and 15 Square Feet be the same a little more or less, together with kutchha structure measuring 1200 Square Feet more or less, lying and situated at in Mouza - Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 134 and R.S. Dag No. 3396, being K.M.C. Premises No. 76/1, Kayastha Para Main Road (Mailing Address 29/5A, Kayastha Para Main Road), within the limits of the Kolkata Municipal Corporation, in Ward No. 106, Police Station - Kasba, Kolkata - 700078, District South 24 -Parganas, as mentioned in the SCHEDULE written hereunder by constructing a residential multi storied building, upon the aforesaid landed property according to the Kolkata Municipal Corporation Sanction Building Plan, but due to financial stringency or paucity of fund and insufficiency knowledge as well as experience and acumen in the field of construction, the said (1) Sri Arun Rudra, (2) Sri Gautam Rudra Alias Gouranga Rudra and (3) Smt. Jaya Bhowmick Nee Rudra, along with Sri Barun Rudra Alias Gobinda Rudra (since deceased), have sought the professional expertise with financial soundness of Developer/s who can undertake the responsibility of construction of such building upon the said landed property at his own arrangement.





A.D.S.R., SEALDAH

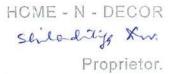
19 SEP 2019

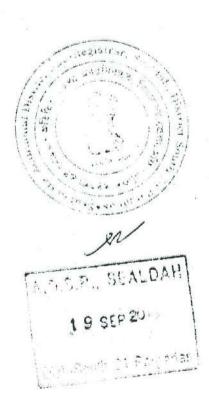
Dist.-South A4 Parganas

HCME - N - DECOR scheding &v. Proprietor. Building Plan approved by the Kolkata Municipal Corporation Authority within stipulated period mentioned therein, along with Owner's Allocation and Developer's Allocation share of ratio in between, together with certain terms and conditions mentioned in the aforesaid registered Development Agreement.

AND WHEREAS the said (1) Sri Arun Rudra, (2) Sri Gautam Rudra Alias Gouranga Rudra and (3) Smt. Jaya Bhowmick Nee Rudra, along with Sri Barun Rudra Alias Gobinda Rudra (since deceased) therein duly executed a Registered Development Power of Attorney dated 16/08/2017 in favour of HOME-N-DÉCOR, Proprietorship Firm, represented by its Proprietor namely SRI SHILADITYA DAS, son of Himanshu Das, which was duly registered in the office of the A.D.S.R., at Sealdah and recorded in Book No. I, Being No. 2205, for the year 2017 relating to the said plot of land of the said property to construct a multi storied building thereon and for all other purpose aforesaid also stating thereon.

AND WHEREAS as per terms of the said registered Development Agreement and registered Power of Attorney between the said HOME-N-DÉCOR, Proprietorship Firm, represented by its Proprietor namely SRI



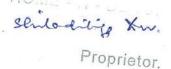


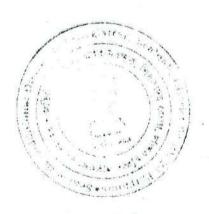
Schladings &m.
Proprietor.

SHILADITYA DAS, son of Himanshu Das and (1) Sri Arun Rudra, (2) Sri Gautam Rudra Alias Gouranga Rudra and (3) Smt. Jaya Bhowmick Nee Rudra, along with Sri Barun Rudra Alias Gobinda Rudra (since deceased), the said Developer started the process of construction, including submitted the building sanction plan and other constructional works for the development.

AND WHEREAS during the process of development work the said Sri Barun Rudra Alias Gobinda Rudra died intestate unmarried on 10/02/2019 leaving behind him her other Co-owners and/or Co-sharer namely (1) SRI ARUN RUDRA, (2) SRI GAUTAM RUDRA Alias GOURANGA RUDRA and (3) SMT. JAYA BHOWMICK NEE RUDRA (the Owners/Vendors herein).

AND WHEREAS by way of Confirmation the said (1) SRI ARUN RUDRA, (2) SRI GAUTAM RUDRA Alias GOURANGA RUDRA and (3) SMT. JAYA BHOWMICK NEE RUDRA (the Owners/Vendors herein) have confirmed all the terms and condition as recited in the Development Agreement dated 16th Day of August, 2017 which was executed by and between HOME-N-DÉCOR, Proprietorship Firm, represented by its Proprietor namely SRI SHILADITYA DAS, son of Himanshu Das (the Developer therein) and the aforesaid Owners/Vendors therein jointly agreed and/or allow the said Developer, to develop the said property as per the





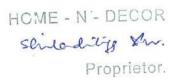
A.D.S.R., SEALDAH

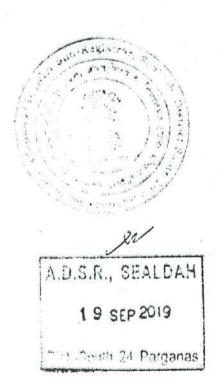
1 9 SEP 2019

Dist.-South 24 Parganas

HCME - N - DECOR Scribality &m. Proprietor. said registered Development Agreement dated 16th Day of August, 2017 without any materials change to the property transferred in the said Development Agreement and entered into mutual Agreement for the purpose of smooth and perfect construction on the said property.

AND WHEREAS for the purpose of completion of the proposed multi storied building, on the said land and to sell and/or transfer of the said Developer's Allocation of the proposed building, together with undivided proportionate share in the land and to appear before any office and place the said Owners/Principals herein namely (1) SRI ARUN RUDRA, (2) SRI GAUTAM RUDRA Alias GOURANGA RUDRA and (3) SMT. JAYA BHOWMICK NEE RUDRA WE DO HEREBY NOMINATE, CONSTITUTE, AUTHORIZE AND APPOINT the said Developer namely "HOME-N-DÉCOR, Proprietorship Firm, represented by its Proprietor namely SRI SHILADITYA DAS, son of Himanshu Das, as our true and lawful Attorney to do as per provocation of the registered Developer Agreement dated 08/05/2015, which was duly registered in the office of the A.D.S.R., at Sealdah and recorded in Book No. I, Being No. 2203, for the year 2017 and registered Development Power of Attorney, which was duly registered in the office of the A.D.S.R., at Sealdah and recorded in Book No. I, Being No. 2205, for the year 2017.





HOME - N - DECUR Scienting Xv.

Proprietor.







Jaya Rudra পিড়া প্রথম কার Father Brahmphapeda Rudra কন্ম চাল Year of Brin 1979 মাইলা / Pensie



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্সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পারচয় প্রাণিধারন UNIQUE IDENTIFICATION AUTHORITY OF INDI-

े प्राप्त करणानी है। वितासक क्षित्रकालकाला समित्रकाला Arturess 204 B B GANGULY STREET Bownazer S O B-Moazer Kolketa West Bengal 700012

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HOME - N - DECOR shiladrify Xm. Proprietor. AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorneys, which will be done by virtue of this Power of Attorney.

## SCHEDULE OF LAND

ALL THAT piece and parcel of land physically measuring about 06 Cottahs, 01 Chittack and 15 Square Feet be the same a little more or less, together with kutchha structure measuring 1200 Square Feet more or less, lying and situated at in Mouza – Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, R.S. Khatian No. 134 and R.S. Dag No. 3396, being K.M.C. Premises No. 76/1, Kayastha Para Main Road (Mailing Address 29/5A, Kayastha Para Main Road), within the limits of the Kolkata Municipal Corporation, in Ward No. 106, Police Station – Kasba, Kolkata – 700078, District South 24 – Parganas, with the jurisdiction of the office of District Sub-Registrar at Alipore and the same is butted and bounded as follows:

ON THE NORTH:

R.S. Dag No. 3396;

ON THE SOUTH :

R.S. Dag No. 3396;

ON THE EAST

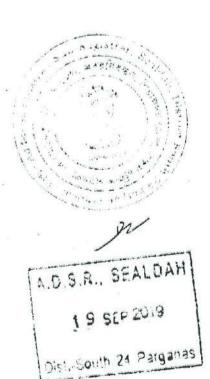
R.S. Dag No. 3359;

ON THE WEST

12' Feet Wide K.M.C. Road.

HOME - N - DECOR Shilading Xv.

Proprietor.



HCME - N - DECOR Schooling Xv. Proprietor.

Middle Finger Ring Finger Small Finger Thumb 1st finger left hand right hand signature sousener Rusa ist finger Thumb Middle Finger Ring Finger Small Finger left hand right · hand Signature Jayer Bhowmick (nee Rudora) 14 finger Middle Finger Ring Finger Small Finger Thumb left hand right hand Thumb Middle Finger Ring Finger Small Finger 1<sup>st</sup> finger left hand right hand Name ..... Signature Shiladiga Xv.

HCME - N - DECOR Shiladitza Xvr.

Proprietor.



A.D.S.R., SEALDAH

Dist. South 24 Pargares

HCME - N - DECOR Serie adding XIV.

Proprietor.



### भारत सरकार GOVERNMENT OF INDIA



Atun Rudra Pol: Sanu es Falher: Shommas

Father : BRAHMAPADA RUDRA

वृह्य अवस



7971 1681 1713

- সাধারণ মান্ধের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রশিক্ষণ Unique identification authority of Noia

টেক্তি, লাটি, রাম্পুলান সরকার প্রাণ্ট, বিভাগ নিমা, কোত্রতার, বাদ্যালয়

Address.

40/8 RAMDULAL SARKAR
STREET Beagon Street
SID Beagon Street Korkatu
(Vest Benjan 100003)

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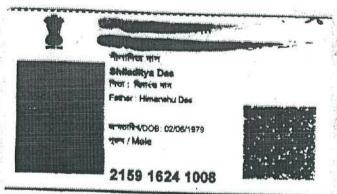
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CHOROSS
204: B.B. GANCUL V
STREET BOWDSZER S.O.
BOW HOTEL KUNEUR West
Burger, 700012



HCME - N - DECOR Shilading &. Proprietor.



আধার - সাধারণ মানুষের অধিকার



ত্ত প্রাথকরণ y তা maia

विकाताः, /, नि. तब्रतनाद, शंलप् रानप्ट, शंलप्ट, (कालकार्धा, नकित का Address: 96/3, P. MAJUMDER, HALTU, Hattu, Haltu, Kolketa, West Bengal, 700078

# 2159 1624 1008







HCME - N - DECOR schooling &m. Proprietor.



Rahul Dhar

Elector's Name निर्वाष्ट्रकत नाम

রাহল ধর

Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম

Ranajit Dha न्निक्ट धर

Sex निक

M

Age as on 1.1,2005 ১.১২০০৫ -এ বয়স

が 19 38

Addres: Ajaynagar ( Ansha ) 109 Kasha South 24 - Parganas 700075

विकासा:

অসমনগর (অংশ) ১০৯ কমবা দক্ষিণ ২৪ ারগণা ৭০০০৭৫



Facsimile Signatur: Electoral Registration Officer নিৰ্বাচক নিৰ্মান আধিকারিক

Assembly Constituency: 108-Jadavpur

বিধানসভা নিৰাচন ক্ষেত্ৰ : ১০৮-যাদবপুর

District: South 24 - Parganas

জেলা : দক্ষিণ ২৪ পরগলা

Date: 12.03.2005

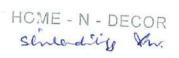
ভারিশ: ১২.০৩ ০০৫

HOME - N - DECOR soileding Xn.

# Major Information of the Deed

| Deed No:                                     | IV-1606-00643/2019   | Date of Registration 19/09/2019                        |  |         |
|--|--|--|--|---------|
| Query No / Year                              | 1606-1000196301/2019   | Office where deed is registered                        |  |         |
| Query Date                                   | 04/09/2019 5:11:01 PM  | A.D.S.R. SEALDAH, District: South 24-Parganas          |  |         |
| Applicant Name, Address<br>& Other Details   | Rahul Dhar .<br>Alipore,Thana : Alipore, District :<br>Mobile No. : 9836926280, Status | South 24-Parganas, WEST BENGAL, PIN - 700027, s:Others |  |         |
| Transaction                                  |  | Additional Transaction                                 |  |         |
| [4002] Power of Attorney,                    | General Power of Attorney  |  |  |         |
| Set Forth value                              |  | Market Value   |  |         |
| Stampduty Paid(SD)  Rs. 50/- (Article:48(d)) |  | Registration Fee Paid Rs. 7/- (Article:E)              |  |         |
|  |  |  |  | Remarks |

| SI<br>No | Name,Address,Photo,Finger p  | orint and Signatu  | re  |   |
|----------|--|--|---|---|
| 1        | Name   | Photo  | Finger Print  | Signature   |
|          | Shri Arun Rudra<br>(Presentant)<br>Son of Late Brohmo Pada<br>Rudra<br>Executed by: Self, Date of<br>Execution: 19/09/2019<br>, Admitted by: Self, Date of<br>Admission: 19/09/2019 ,Place<br>: Office |  |   | 27,745  |
|          | . Office   | 19/09/2019   | LTI   | 19/09/2019  |
| -        |  | .O:- Bowbazar,   | 19/09/2019<br>P.S:- Muchipara   | , District:-Kolkata, West Bengal, India   |
| -        | PIN - 700012 Sex: Male, By<br>BPRPR2361N, Aadhaar No: 7<br>Execution: 19/09/2019   | .O:- Bowbazar,<br>Caste: Hindu, C<br>79xxxxxxxx1713                    | P.S:- Muchipara<br>Pccupation: Busin<br>3, Status :Individ  | , District:-Kolkata, West Bengal, India<br>ness, Citizen of: India, PAN No.::<br>dual, Executed by: Self, Date of           |
| 2        | PIN - 700012 Sex: Male, By<br>BPRPR2361N, Aadhaar No: 7  | .O:- Bowbazar,<br>Caste: Hindu, C<br>79xxxxxxxx1713                    | P.S:- Muchipara<br>Pccupation: Busin<br>3, Status :Individ  | , District:-Kolkata, West Bengal, India,<br>ness, Citizen of: India, PAN No.::<br>dual, Executed by: Self, Date of          |
| 2        | PIN - 700012 Sex: Male, By<br>BPRPR2361N, Aadhaar No: 7<br>Execution: 19/09/2019<br>, Admitted by: Self, Date of   | .O:- Bowbazar,<br>Caste: Hindu, C<br>79xxxxxxxx1713<br>Admission: 19/0 | P.S:- Muchipara<br>P.S:- Muchipara<br>Occupation: Busin<br>B, Status :Individ<br>09/2019 ,Place : | , District:-Kolkata, West Bengal, India<br>ness, Citizen of: India, PAN No.::<br>dual, Executed by: Self, Date of<br>Office |



Proprietor.

204, B. B. Ganguly Street, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPRPR2357J, Aadhaar No: 42xxxxxxxx4170, Status:Individual, Executed by: Self, Date of Execution: 19/09/2019

, Admitted by: Self, Date of Admission: 19/09/2019 ,Place: Office

| 3 | Name  | Photo      | Finger Print      | Signature                        |
|---|---|------------|-------------------|----------------------------------|
|   | Smt Jaya Rudra, (Alias:<br>Jaya Bhowmick) Wife of Shri Dipak Bhowmick Executed by: Self, Date of Execution: 19/09/2019 , Admitted by: Self, Date of Admission: 19/09/2019 ,Place : Office |            |                   | Jayor Rhowoniek (nae-<br>Rudba') |
|   |   | 19/09/2019 | LTI<br>19/09/2019 | 19/09/2019                       |

204, B. B. Ganguly Street, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPRPR2359G, Aadhaar No: 27xxxxxxxxx9085, Status: Individual, Executed by: Self, Date of

Execution: 19/09/2019

, Admitted by: Self, Date of Admission: 19/09/2019 ,Place: Office

#### Attorney Details:

| , West Bengal, India, PIN - 700078 ,<br>tíon, Executed by: Representative |
|---|
|   |

#### Representative Details:

| 1 | Name  | Photo               | Finger Print      | Signature    |
|---|---|---------------------|-------------------|--------------|
|   | Shri Shiladitya Das Son of Himanshu Das Date of Execution - 19/09/2019, , Admitted by: Self, Date of Admission: 19/09/2019, Place of Admission of Execution: Office |                     |                   | Sheadaly Xw. |
|   |   | Sep 19 2019 11:58AM | LTI<br>19/09/2019 | 19/09/2019   |

#### Identifier Details:

DECOR (as proprietor)

| 。                       | 在1000年间,1000年间,1000年间,1000年间,1000年间,1000年间,1000年间,1000年间,1000年间,1000年间,1000年间,1000年间, |
|-------------------------|---|
| Name Photo Finger Print |   |
| Name Photo Finger Print | Signature   |
|                         |   |
|                         |   |

HCME - N - DECOR Schooling Xm. Proprietor. Rahul Dhar
Son of Late R Dhar
Ajoy Nagar, P.O:- Santoshpur, P.S:- Purba
Jadabpur, District:-South 24-Parganas,
West Bengal, India, PIN - 700075







19/09/2019

19/09/2019

19/09/2019

Identifier Of Shri Arun Rudra, Shri Gouranga Rudra, Smt Jaya Rudra, Shri Shiladitya Das

Endorsement For Deed Number: IV - 160600643 / 2019

#### On 19-09-2019

#### 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 11:30 hrs on 19-09-2019, at the Office of the A.D.S.R. SEALDAH by Shri Arun Rudra, one of the Executants.

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

Execution is admitted on 19/09/2019 by 1. Shri Arun Rudra, Son of Late Brohmo Pada Rudra, 204, B. B. Ganguly Street, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business, 2. Shri Gouranga Rudra, Alias Gautam Rudra, Son of Late Brohmo Pada Rudra, 204, B. B. Ganguly Street, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business, 3. Smt Jaya Rudra, Alias Jaya Bhowmick, Wife of Shri Dipak Bhowmick, 204, B. B. Ganguly Street, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession House wife

Indetified by Rahul Dhar, , , Son of Late R Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 19-09-2019 by Shri Shiladitya Das, proprietor, HOME N DECOR (Others), 96/3, P. Majumder, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Indetified by Rahul Dhar, , , Son of Late R Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

#### 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/-

HCME - N - DECOR scilendiff &w. Proprietor.

# **Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 490559, Amount: Rs.50/-, Date of Purchase: 14/09/2019, Vendor name: I CHAKRABORTY

Raine

Sudikshit Roy Barma
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

HOME - N - DECOR scilading Xm. Proprietor. Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1606-2019, Page from 16065 to 16086 being No 160600643 for the year 2019.



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