

2084/19

IV-114/19



\* 15/5/19  
1145

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 102265

9-1-113827/19

Verified that the document in witness to registration. The signature sheet and endorsement is attached to the document in the part of the document.

*[Signature]*

Assistant District Sub-Registrar  
Bagnan, 24 Parg. (N)

15 MAY 2019

### GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS | SRI PARIKSHIT CHOUDHURY (PAN AEJPC0306G) Son of Sri Tapan Choudhury by religion Hindu, by nationality- Indian, by occupation Service residing at, Choudhury Park, 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station-Belghoria, District North 24 Parganas is the owner of (1) ALL THAT piece and parcel of Bagan Land measuring about 4 Cottahs 9 Chittacks more or less together with all easement rights over the said property comprised in R.S. Dag No. 5956/6160, under R.S. Khatian No 903/1, J.L. No.1, R.S. No.12, Touzi No. 173 Mouza -

क्र. 4949 - 384119  
 मू. = 07 = S. Patel  
 ठिकाण :  
 पत्ता :  
 लालबाग, पुराना, 24 पार्श्व  
 जिल्हा नं. 24, पार्श्व

तारीख :  
 मूल्य : 25/-  
 मालक :  
 उद्देश :



Dist. Sub-Registrar  
 Belghoria, 24 Pps (N)  
 15 MAY 2019



Ariadaha-Kamarhati, Pargana Kolkata, under the jurisdiction of A.D.S.R. Cossipore Dum Dum, at present Additional District Sub Registrar at Belghoria, within the municipal limit of Kamarhati Municipality, under Ward no. 13 (old) 15 (new), Holding no. 147 (old) 549 (new), situated and lying Choudhury Park at premises no. 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station- Belghoria, District North 24 Parganas (2) **ALL THAT** piece and parcel of undivided  $1/8^{\text{th}}$  share of Bastu Land measuring about 14 Chittacks more or less with R.T. Shed structure out of total area of Land measuring about 7 Cottahs 0 Chittacks more or less with R.T. Shed structure Standing thereon and all easement rights over the said property comprised in R.S. Dag No. 5961, under R.S. Khatian No 3965, J.L. No.1, R.S. No.12, Touzi No. 173 Mouza - Ariadaha-Kamarhati, Pargana Kolkata, under the jurisdiction of A.D.S.R. Cossipore Dum Dum, at present Additional District Sub Registrar at Belghoria, within the municipal limit of Kamarhati Municipality, under Ward no. 13 (old) 15 (new), Holding no. 147 (old) 565 (new), situated at Choudhury Park at premises no. 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station- Belghoria, District North 24 Parganas (3) **ALL THAT** piece and parcel of undivided  $1/8^{\text{th}}$  share of Bastu Land measuring about 14 Chittacks more or less with R.T. Shed structure out of total area of Land measuring about 7 Cottahs 0 Chittacks more or less with R.T. Shed structure Standing thereon and all easement rights over the said property comprised in R.S. Dag No. 5961, under R.S. Khatian No 3965, J.L. No.1, R.S. No.12, Touzi No. 173 Mouza - Ariadaha-Kamarhati, Pargana Kolkata, under the jurisdiction of A.D.S.R. Cossipore Dum Dum, at present Additional District Sub Registrar at Belghoria, within the municipal limit of Kamarhati Municipality, under Ward no. 13 (old) 15 (new), Holding no. 147 (old) 566 (new), situated at Choudhury Park at premises no. 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station- Belghoria, District North 24 Parganas and (4) **ALL THAT** piece and parcel of undivided  $1/8^{\text{th}}$  share of Bagan Land measuring about 6 Chittacks 39.37 Sq.Ft. out of total area of Land measuring about 3 Cottas 7 Chittacks more or less together with all easement rights over the said property comprised in of R.S. Dag No. 5956/6160, under Khatian No 903/1, J.L. No.1, R.S. No.12, Touzi No. 173 Mouza - Ariadaha-Kamarhati, Pargana Kolkata, under the jurisdiction of Sub Registry office at Cossipore Dum Dum at present Additional District Sub Registrar at Belghoria, within the municipal limit of Kamarhati Municipality, under Ward no. 13 (old) 15 (new), Holding no. 147 (old) 567 (new), situated at Choudhury Park at premises no. 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station- Belghoria, District North 24 Parganas.

**AND WHEREAS** due to my business and some other reasons I could not look after and maintain my abovementioned property more fully and particularly described in the schedule hereunder written property, so I do hereby nominate, constitute and appoint my father **SRI TAPAN CHOUDHURY (PAN ACQPC4492C)** Son of Late Gopal Krishna Choudhury by religion Hindu, by nationality- Indian, by occupation- Business, residing at Choudhury Park, 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057,

Police Station-Belghoria, District North 24 Parganas, to be my true and lawful attorney to do and execute and perform of the following acts, deeds matters and things viz:

1. To look after, maintain and supervise the above mentioned property properly on my behalf.
2. To sign and execute all Agreements, agreement for sale to the prospective buyers and/or purchasers of the above mentioned property or part thereof on my behalf as my authorized agent as also shall be entitled to receive the earnest money and/or Part payment of the consideration money or full consideration money from such prospective buyers and/or purchasers of the said properties or part thereof.
3. To call at as and when necessary, all offices of the Government, the Kamarhati Municipality, concerned B.L & L.R.O and other authorities in connection with the said properties and to sign all applications, affidavits forms, papers and all other documents to be submitted for the said purpose as our said Attorney shall at his absolute discretion think fit and proper on my behalf.
4. To appear for and represent me in all Courts, Civil or Criminal or Revenue including Labour Tribunals as also Original Revisional or appellate Courts, in any Registration offices and to sign, execute, verify and file plaints, written statements, Deeds and petitions and also to present appeals in any Court and to accept services of all summons, registered letters, notices and other process of law relating to or concerning the said properties or part thereof on my behalf.
5. To appoint, engage, pleaders, advocates or solicitors on my behalf whenever my said attorney shall think proper to do so and to discharge and/or terminate his, her or their appointment.
6. To compromise, compound or withdraw cases or be non-suited or to refer to arbitration all disputes and differences arising out of the said properties on my behalf.
7. To represent me in the office of the concerned B.L& L.R.O for mutation of my name and all other necessary works on my behalf and to sign an execute in all papers and documents on my behalf.
8. To withdraw and received documents or money from any Court and/or offices on my behalf.

- 9. To receive from the intending purchaser or purchasers any earnest money and / or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same which will protect the said purchaser or purchasers on my behalf.
- 10. Upon such receipt as aforesaid in my name and as act and deed to sign, execute and deliver any Agreement for Sale or Sales conveyance or conveyances of the said property or part thereof in favour of the said purchaser or purchasers or his/ her / their nominee or nominees assignee or assignees on my behalf.
- 11. To sign and execute all other deeds, instruments and assurances which they will consider necessary and to enter in to and / or agree to such covenants and conditions as may be required for fully and effectually conveying the said properties as I could do myself, if personally present.
- 12. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar, District- Registrar and Registrar of Assurances and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said properties to the said purchaser or purchasers as fully and effectually in all respects as I could do the same myself.
- 13. Be it expressly stated that this Power of Attorney does not create, constitute or assure in any kind of transfer, enjoyment or making profit in favour of the Attorney is created on the property which is the subject matter of this Power of attorney and that further declare that the said Attorney shall not hereby obtain or have power for Development work on such properties and this General Power of Attorney is revocable.

All receivable will be paid to the Principal and all the payable will be borne by the Principal Bank account

I do hereby ratify and confirm all acts, deeds or things my attorney shall do execute or perform and to be done, executed or performed in connection with the said property and any part thereof notwithstanding no express power is hereunder provided.



**SCHEDULE OF THE PROPERTY**  
**(DESCRIPTION OF THE LAND)**

(1) **ALL THAT** piece and parcel of Bagan Land measuring about 4 Cottahs 9 Chittacks more or less together with all easement rights over the said property comprised in R.S. Dag No. 5956/6160, under R.S. Khatian No 903/1, J.L. No.1, R.S. No.12, Touzi No. 173 Mouza – Ariadaha-Kamarhati, Pargana Kolikata, under the jurisdiction of A.D.S.R. Cossipore Dum Dum, at present Additional District Sub Registrar at Belghoria, within the municipal limit of Kamarhati Municipality, under Ward no. 13 (old) 15 (new), Holding no. 147 (old) 549 (new), situated and lying Choudhury Park at premises no. 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station- Belghoria, District North 24 Parganas (2) **ALL THAT** piece and parcel of undivided  $1/8^{\text{th}}$  share of Bastu Land measuring about 14 Chittacks more or less with R.T. Shed structure out of total area of Land measuring about 7 Cottahs 0 Chittacks more or less with R.T. Shed structure Standing thereon and all easement rights over the said property comprised in R.S. Dag No. 5961, under R.S. Khatian No 3965, J.L. No.1, R.S. No.12, Touzi No. 173 Mouza – Ariadaha-Kamarhati, Pargana Kolikata, under the jurisdiction of A.D.S.R. Cossipore Dum Dum, at present Additional District Sub Registrar at Belghoria, within the municipal limit of Kamarhati Municipality, under Ward no. 13 (old) 15 (new), Holding no. 147 (old) 565 (new), situated at Choudhury Park at premises no. 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station- Belghoria, District North 24 Parganas (3) **ALL THAT** piece and parcel of undivided  $1/8^{\text{th}}$  share of Bastu Land measuring about 14 Chittacks more or less with R.T. Shed structure out of total area of Land measuring about 7 Cottahs 0 Chittacks more or less with R.T. Shed structure Standing thereon and all easement rights over the said property comprised in R.S. Dag No. 5961, under R.S. Khatian No 3965, J.L. No.1, R.S. No.12, Touzi No. 173 Mouza – Ariadaha-Kamarhati, Pargana Kolikata, under the jurisdiction of A.D.S.R. Cossipore Dum Dum, at present Additional District Sub Registrar at Belghoria, within the municipal limit of Kamarhati Municipality, under Ward no. 13 (old) 15 (new), Holding no. 147 (old) 566 (new), situated at Choudhury Park at premises no. 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station- Belghoria, District North 24 Parganas and (4) ) **ALL THAT** piece and parcel of undivided  $1/8^{\text{th}}$  share of Bagan Land measuring about 6 Chittacks 39.37 Sq.Ft. out of total area of Land measuring about 3 Cottas 7 Chittacks more or less together with all easement rights over the said property comprised in of R.S. Dag No. 5956/6160, under Khatian No 903/1, J.L. No.1, R.S. No.12, Touzi No. 173 Mouza – Ariadaha-Kamarhati, Pargana Kolikata, under the jurisdiction of Sub Registry office at Cossipore Dum Dum at present Additional District Sub Registrar at Belghoria, within the municipal limit of Kamarhati Municipality, under Ward no. 13 (old) 15 (new), Holding no. 147 (old) 567 (new), situated at Choudhury Park at premises no. 10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station- Belghoria, District North 24 Parganas.

IN WITNESS WHEREOF the parties hereto set and subscribed their hands and seal on the 15<sup>th</sup> day of May 2019.

**WITNESSES:**

1. Prantar Choudhury  
10 Kumud ghosal Road  
Ariadaha, Kol - 57

2. Binu Chakraborty  
22/1, Mahadeb Ghosh  
Road - Kol - 57

Phondhury

Signature of the Principal

Japan Choudhury

























Signature of the Attorney

**DRAFTED AND PREPARED BY ME:**

Sandipan Bera  
(SANDIPAN BERA)



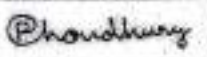
ADVOCATE  
BARRACKPORE COURT  
ENROLLMENT NO. W.B-618/2007

PAGE NO.-  
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/ Presentents					
	 <i>Phondhuoy</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Japa Khawthmy</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Mob : 9999219160

धार्मिक चिह्न संख्या / PERMANENT ACCOUNT NUMBER	AEJPC0306G	
नाम / NAME	PARIKSHIT CHOUDHURY	
पिता का नाम / FATHER'S NAME	TAPAN CHOUDHURY	
जन्म तिथि / DATE OF BIRTH	28-11-1977	
हस्ताक्षर / SIGNATURE		
	अखिल बागुल (कम), अंचल, कोलकाता COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA	


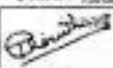
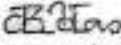
*Choudhury*

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संबन्धित नामकरण अनुसूची (पदावधि एवं तकनीकी),  
फै-7,  
बीरगो स्क्वायर,  
कोलकाता - 700 069.

In case this card is lost/ found, kindly inform/ return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
F-7,  
Chowringhee Square,  
Calcutta- 700 069.

*Choudhury*

Mob : 9879709791

कार्ड संख्या / PERMANENT ACCOUNT NUMBER	ACQPC4492C	
नाम / NAME	TAPAN CHOUDHURY	
पिता का नाम / FATHER'S NAME	GOPAL KRISHNA CHOUDHURY	
जन्म तिथि / DATE OF BIRTH	03-02-1949	
हस्ताक्षर / SIGNATURE		 असिस्टेंट कमिश्नर, पी.टी.ओ. COMMISSIONER OF INCOME-TAX, W.B. - XI

Choudhury

Tapan Choudhury

इस कार्ड के खो / गिर जाने पर दृष्ट्या जारी करने वाले अधिकारी को सूचित / वापस कर दें।  
संयुक्त आयकर आयुक्त(पड़मि एवं तकनीकी),  
ए-7,  
चौरांगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
A-7,  
Chowringhee Square,  
Calcutta- 700 069.




Choudhury

Tapan Choudhury

### Major Information of the Deed

Deed No :	IV-1526-00114/2019	Date of Registration	15/05/2019
Query No / Year	1526-1000113827/2019	Office where deed is registered	
Query Date	13/05/2019 2:52:00 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sandipan Bera 10 Mahadeb Ghosal Road,Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9088533889, Status :Advocate		
Transaction	Additional Transaction		
<b>[4002] Power of Attorney, General Power of Attorney</b>			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			



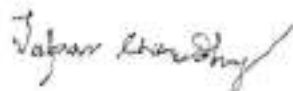
### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Parikshit Choudhury</b> Son of Mr Tapan Choudhury Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office	 <small>15/05/2019</small>	 <small>LTI 15/05/2019</small>	 <small>15/05/2019</small>
Choudhury Park 10 Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AEJPC0306G, Status :Individual, Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office				


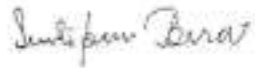
Major Information of the Deed :- IV-1526-00114/2019-15/05/2019



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Tapan Choudhury</b> <b>(Presentant)</b> Son of Late Gopal Krishna Choudhury Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office	 15/05/2019	 LTI 15/05/2019	 15/05/2019
Son of Late Gopal Krishna Choudhury Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACQPC4492C, Status :Individual, Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sandipan Bera</b> Son of Mr Parichanna Bera 10 Mahadeb Ghosal Road, P.O:- Ariadaha, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700057	 15/05/2019	 15/05/2019	 15/05/2019
Identifier Of Mr Parikshit Choudhury, Mr Tapan Choudhury			

**Endorsement For Deed Number : IV - 152600114 / 2019**

On 15-05-2019

**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 12:04 hrs on 15-05-2019, at the Office of the A.D.S.R. Belghoria by Mr Tapan Choudhury ,Claimant.

Major Information of the Deed :- IV-1526-00114/2019-15/05/2019

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

Execution is admitted on 15/05/2019 by 1. Mr Parikshit Choudhury, Son of Mr Tapan Choudhury, Choudhury Park 10 Kumud Ghosal Road, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Service, 2. Mr Tapan Choudhury, Son of Late Gopal Krishna Choudhury, Choudhury Park 10 Kumud Ghosal Road, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business

Indelified by Mr Sandipan Bera, , Son of Mr Panchanna Bera, 10 Mahadeb Ghosal Road, P.O: Ariadaha, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Advocate

**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/-

**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 4949, Amount: Rs.50/-, Date of Purchase: 30/04/2019, Vendor name: Ranjita Pal



**Saikat Patra**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
North 24-Parganas, West Bengal**

Major Information of the Deed :- IV-1526-00114/2019-15/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1526-2019, Page from 2414 to 2427

being No 152600114 for the year 2019.



Digitally signed by SAIKAT PATRA  
Date: 2019.05.15 15:43:51 +05:30  
Reason: Digital Signing of Deed.

(Saikat Patra) 15-05-2019 15:43:08  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)