

2085/19

IV-115/19



X 102264

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

21/5/19

8-1-113774/19

Certifies that the document in respect
 is registration. The signature sheet
 and endorsement are attached to
 the documents are a part of the
 document.

[Signature]
 Additional District Sub-Registrar
 Bhadrabad, 24 Parganas (N)

15 MAY 2019

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS | SMT. MINAKSHI CHOUDHURY (PAN ACNPC7267J)
 Wife of Sri Tapan Choudhury by religion Hindu, by nationality- Indian, by occupation Housewife 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 -

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) 546 (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 1/8th 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 1/8th 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 1/8th share of Bagan Land measuring about 6 Chittacks 39.37 Sq.Ft. more or less 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.

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 properly, so I do hereby nominate, constitute and appoint my husband **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) 546 (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 1/8th 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 1/8th 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 1/8th share of Bagan Land measuring about 6 Chittacks 39.37 Sq.Ft. more or less 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 15th day of May 2019.

WITNESSES:

1. Prantar Choudhury
10 Kumud Ghosal Road
Ariadaha Kol-57.

2. Binod Choudhury
22/1, Mahadev Ghosal Row,
Kol-57.

Minakshi Choudhury

Signature of the Principal























Tapan Choudhury

Signature of the Attorney

DRAFTED AND PREPARED BY ME:

Sandipan Bera
(SANDIPAN BERA)
ADVOCATE
BARRACKPORE COURT
ENROLLMENT NO. W.B-616/2007

PAGE NO.-
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/ Presentents					
	<i>Minakshi Chaudhary</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	<i>Rajan Chaudhary</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)				

Job : 9874709788

आयकर विभाग

INCOME TAX DEPARTMENT

MINAKSHI CHOUDHURY

MONOJIT PRASAD GHOSH

24/03/1954

Permanent Account Number

ACNPC7267J

Handwritten Signature

Signature

भारत सरकार

GOVT. OF INDIA



Minakshi Choudhury

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTISI,

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

यदि कार्ड खो गये या कृपया सूचना दें/ लौटायें :



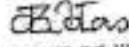
आयकर पैन सेवा यूनिट, ए.टी.एस.ई.

प्लॉट नं. 3, सेक्टर 11, ए.सी.डी. बेलपुर,

नवी मुंबई - 400 614.

Minakshi Choudhury

Mob : 9874709791

कार्ड लेखा 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		 असुर असुर, ए.ए.ए. COMMISSIONER OF INCOME-TAX, W.B. - XI

Choudhury Tapan Choudhury

इस कार्ड के खो / गिरा जाने पर दृष्ट्या जारी करने वाले अधिकारी को सूचित / सापेक्ष कर दें
संयुक्त आयकर आयुक्त (प्रशासि एवं तकनीकी),
पी-7,
चौमगाछर 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),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Choudhury Tapan Choudhury

Major Information of the Deed



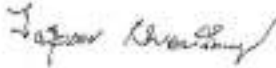
Deed No :	IV-1526-00115/2019	Date of Registration	15/05/2019
Query No / Year	1526-1000113774/2019	Office where deed is registered	
Query Date	13/05/2019 2:31:01 PM	A.D.S.R. Belghoria, District North 24-Parganas	
Applicant Name, Address & Other Details	SANDIPAN BERA BARRACKPORE COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9088533889, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :


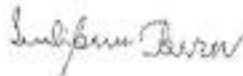
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mrs MINAKSHI CHOUDHURY (Presentant) Wife of Mr TAPAN CHOUDHURY Executed by: Self, Date of Execution: 15/05/2019 , Admitted by: Self, Date of Admission: 15/05/2019 ,Place : Office	Photo  <small>15/05/2019</small>	Finger Print  <small>LRI 15/05/2019</small>	Signature  <small>15/05/2019</small>
10 KUMUD GHOSAL ROAD, P.O:- ARIADHA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACNPC7267J, 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-1526-00115/2019-15/05/2019

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TAPAN CHOUDHURY 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	 LT1 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
Mr Sandipan Bera Son of Mr Panchanan Bera 10 Mahadeb Ghosal Road, P.O:- Belgharia, P.S:- Belgharia, District:-North 24- Parganas, West Bengal, India, PIN - 700057	 15/05/2019	 15/05/2019	 15/05/2019
Identifier Of Mrs MINAKSHI CHOUDHURY, Mr TAPAN CHOUDHURY			

Endorsement For Deed Number : IV - 152600115 / 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 12:08 hrs on 15-05-2019, at the Office of the A.D.S.R. Belghoria by Mrs MINAKSHI CHOUDHURY ,Executant.

Major Information of the Deed :- IV-1526-00115/2019-15/05/2019

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

Execution is admitted on 15/05/2019 by 1. Mrs MINAKSHI CHOUDHURY, Wife of Mr TAPAN CHOUDHURY, 10 KUMUD GHOSAL ROAD, P.O: ARIADaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession House wife, 2. Mr TAPAN CHOUDHURY, Son of Late GOPAL KRISHNA CHOUDHURY, Choudhury Park, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business

Indetified by Mr Sandipan Bera, , , Son of Mr Panchanan Bera, 10 Mahadeb Ghosal Road, P.O: Belgharia, Thana: Belgharia, , 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: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 4950, 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-1526-00115/2019-15/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1526-2019, Page from 2428 to 2441
being No 152600115 for the year 2019.



Digitally signed by SAIKAT PATRA
Date: 2019.05.15 15:47:16 +05:30
Reason: Digital Signing of Deed.

Saikat Patra

(Saikat Patra) 15-05-2019 15:46:36
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)