

10186/12

IV

5652



2.10

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

100/ N 000157

Certified that the Document is admitted to Registration. The Signature, Seal and the endorsement shown respectively on the document are the part of this Document.

Additional Registrar of Assurance - III
Kolkata

Additional Registrar of Assurances-III, Kolkata

18 SEP 2012

By this Power of Attorney I **NIKHIL BHARTIA** Son of Om Prakash Bhartia, Holding PAN: AMGPB2148G residing at 640, Block-O, New Alipore, Kolkata-700053, P.S. New Alipore, do hereby appoint **NIKUNJ BHARTIA** Son of Om Prakash Bhartia, residing at 640, O Block, New Alipore, P.S. New Alipore, Kolkata-700053, and **SUSHIL KUMAR AGARWAL** Son of Kanhiya Lal Agarwal residing at 6/7, New Seal Lane, Howrah- 711101, P.S. Howrah, my attorneys in my name and on my behalf to do jointly or severally inter alia the following acts, deeds and things

J, 250
J, 2400

650/-

E 71-
D/K/125

Power



ক্রমিক নং 1822 তারিখ 10/09/12

ক্রেতার নাম DEBABRATA BANERJEE

ঠিকানা Advocate

ঘানা 106/ 12/1, Lindsay Street, Ground & 2nd Floor
Front Building, Kolkata - 700087
Ph : 2252-2633/3241

Registration at...
day of...
residence of...

স্বাক্ষর
সৈকত মেহের
ট্যাক্স ও স্ট্যাম্প
হাওলা ব্যবসায়

Nikunj Bhartia



Nikunj Bhartia



Nikhil Bhartia



Sushil Kumar Agarwal



IDENTIFIED BY ME
Tapan Chakraborty

TAPAN CHAKRABORTY
S/O. LATE R. N. CHAKRABORTY
12/1, LINDSAY STREET,
KOL - 87, P. S. - NEW MARKET,
PROFESSION - SERVICE

Additional Registrar of Assurance - III
Kolkata

15 SEP 2012

WHEREAS I along with other Co-Owners purchased **ALL THAT** Land measuring more or less 27 (Twenty Seven) Cottah 2 (Two) Chatak 6 (Six) Sq.ft TOGETHER WITH structure standing thereon at and being presently Premises No.16, Mondal's Temple Lane, (also known as 16, Mondal Temple Lane) Kolkata-700053, P.S. New Alipore, under KMC ward No.81 being Assessee No.110810700026 District Registration Office at Alipore, District 24 Parganas (South), more fully and particularly described in the **SCHEDULE** hereinafter mentioned and for the sake of brevity hereinafter called the SAID PROPERTY.

NOW THIS PRESENTS WITNESS that I do and doth hereby nominate, constitute and appoint the said **NIKUNJ BHARTIA & SUSHIL KUMAR AGARWAL** as my true and lawful attorneys to do and perform jointly or severally following acts, things namely :

1. To look after, manage, supervise and administer the affairs of my Property at Premises No.16, Mondal's Temple Lane, (also known as 16, Mondal Temple Lane) Kolkata-700053, P.S. New Alipore, and protect my interest and share in the aforesaid Landed Properties.
2. To appear on my behalf before the Kolkata Municipal Corporation, Urban Land Ceiling Authority, Income-Tax Authority and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps to submit, sign, verify and to receive back all Plans, petitions, applications, forms, challans, receipts etc. on my behalf.
3. To carry into effect and perform all contracts or agreements entered into by me with any person/persons firm or association.
4. To apply for, submit plans for sanction of the Building Plan and to obtain the Building Plan/Plans duly sanctioned by the Kolkata Municipal Corporation or any other Municipal Authority.



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5. To make contract or Agreement for sale of the said Property or part thereof with any person/persons/firm/association at such rate or price my said Attorney shall deem fit and proper.
6. To sell, convey, transfer the said Property to the intending buyer/buyers on receipt of advance money or full consideration money thereof.
7. To mortgage, pledge, keep as co-lateral security with Bank and/or financial institution for obtaining loan for myself and also for others whom my Attorney think, fit.
8. To execute and sign any contract or Agreement on my behalf on receipt of advance money or part payment of the consideration money and to grant valid receipt or discharge for the same.
9. To execute any deed of conveyance or conveyances of the said Land or part thereof in favour of the intending Purchaser/Purchasers and to sign and verify all such deeds, documents as and when such occasion will arise.
10. To present any Deed of Conveyance or Conveyances for registration before any Registration authority within the territory of Indian Union either District Registrar, sub-Registrar, Additional District Sub-Registrar Alipore, Registrar of Assurances and admit execution, to have the conveyance or conveyances registered and to do all acts, deeds, things which my said Attorney shall consider necessary for conveying the said Property to the said Purchaser/Purchasers as fully and effectually in all respects as I could do the same myself.
11. To receive back any Deed or document from any court or office on proper and valid receipt.
12. To appear in all the Courts either civil, criminal, Revenue, Original, Revisional, or appellate, in the Registration Offices and in any other office



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and to sign and verify Vakaltnama, Ekramama, Powernama etc. and to file plaint, complaint, written statements, verification, affidavit, show cause petition, objection petition before any Magistrate, either Judicial Magistrate Executive Magistrate, District Magistrate, Additional District magistrate or before any sub-Judge, Munsiff, District Judge, Sessions Judge, district Delegate.

13. To institute any cause, suit or proceeding before any Court of Law against any person, firm, association or any authority.
14. To appoint and constitute on my behalf pleader, Advocate or any legal practitioner or agent whenever my said Attorney shall think proper to do so and to discharge them.
15. To conduct, defend, contest all cases, suits and proceedings is instituted by any person, firm, association or any authority.
16. To compound, compromise, settle and submit to arbitration all suits, cases, proceedings, claims, demands etc. arising in course of or in relation to the management, supervision and transfer of the said Property.
17. To sign, verify and file applications for execution of decree or orders of any court.
18. To prefer appeal, motion, revision before any higher court against any order or judgment passed by any lower court.
19. To open Bank Account/Accounts with any Nationalized Bank and to operate the same by their own signature.
20. To appear and to file claim petition before the Land Acquisition Authority in case the said Property or any part thereof is acquired or requisitioned by

the Govt. of West Bengal or any other statutory authority and to receive the compensation.

21. The Attorney shall immediately pay us total (my share) sale consideration or deposit the same to my Bank Account.
22. There is nothing monetary transaction between the executants and the Attorney for the said Power hereby given.

And generally to do all other acts, deeds and things which in the opinion of my said Attorney ought to be done and all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things done by me as I am 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 the Power hereby conferred and on the strength of this General Power of Attorney.

Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the Property which is the subject matter of this power of attorney and that further the said attorney shall not hereby obtain or have power to make any construction Development work on the said Property.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT Land measuring more or less 27 (Twenty Seven) Cottah 2 (Two) Chatak 6 (Six) Sq.ft TOGETHER WITH structure standing thereon at and being presently Premises No.16, Mondal's Temple Lane, (also known as 16, Mondal Temple Lane) Kolkata-700053, P.S. New Alipore, under KMC ward No.81 being Assessee No.110810700026 District Registration Office at Alipore, District 24 Parganas (South), along with all easement and quasi easement rights, and butted and bounded –




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15 SEP 2012

ON THE NORTH : Mondal's Temple Lane

ON THE SOUTH : 2B, Chetla Road, Natun Basti and Common Passages

ON THE EAST : Common Passages and 16H, Mondal's Temple Lane

ON THE WEST : Mondal's Temple Lane.

OR HOWSOEVER OTHERWISE the said Property is butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF I, the said **NIKUNJ BHARTIA** have hereto set and subscribed my hand and seal this 15th day of September 2012

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF :

Nikhil Bhartia

NIKUNJ BHARTIA

1) Suben Das
12/1, Lindsay Street
Kolkata - 87

2) Debani Dutta
37A Bentinck Street
Kolkata - 69.

Accepted by us

Nikunj Bhartia

NIKUNJ BHARTIA

Sushil Kumar Agarwal
SUSHIL KUMAR AGARWAL

Drafted by me



DEBABRATA BANERJEE
ADVOCATE

W.B./1167/1981
12/1, Lindsay Street, Kolkata



Additional Registrar of Assurance - III
Kolkata

15 SEP 2022



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 05652 of 2012
(Serial No. 10186 of 2012)

On

Payment of Fees:

On 15/09/2012

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

Presented for registration at 14.10 hrs on :15/09/2012, at the Private residence by Nikunj Bhartia , one of the Claimants

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

Execution is admitted on 15/09/2012 by

1. Nikhil Bhartia, son of Om Prakash Bhartia , 640, Block O, New Alipore, P. S. - New Alipore, Kolkata, P.O. :- District:-, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others
2. Nikunj Bhartia, son of Om Prakash Bhartia , 640, O Block, New Alipore, P. S. - New Alipore, Kolkata, P.O. :- District:-, WEST BENGAL, India, Pin :-700053, By Caste Hindu, By Profession : Others
3. Sushil Kumar Agarwal, son of Kanhiya Lal Agarwal , 6/7, New Seal Lane, Thana:-Howrah, P.O. :- District:-Howrah, WEST BENGAL, India, Pin :-711101, By Caste Hindu, By Profession : Others
Identified By Tapan Chakraborty, son of Lt. R. N. Chakraborty, 12/1, Lindsay Street, P. S. - New Market, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700087, By Caste: Hindu, By Profession: Service.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 17/09/2012

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 17/09/2012

(Under Article : E = 7/- on 17/09/2012)

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.- 100/-

Additional Registrar of Assurance
Kolkata

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

18/09/2012 12:24:00

EndorsementPage 1 of 2





Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 05652 of 2012
(Serial No. 10186 of 2012)






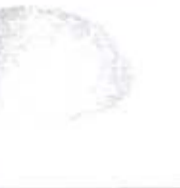



























(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III


Additional Registrar of Assurance - III
Kolkata

18 SEP 2012

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Page No.

Sl. No.	Signature of the executants/ Presentants					
 Nikhil Bhartiya						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	
 Nikunj Bhartiya						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	
 Sushil Kumar Agarwal						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	




Additional Registrar of Assurance - III
Kolkata

15 SEP 2022

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 9
Page from 37 to 47
being No 05652 for the year 2012.




(Sanatan Maity) 18-September-2012
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

18-9-12