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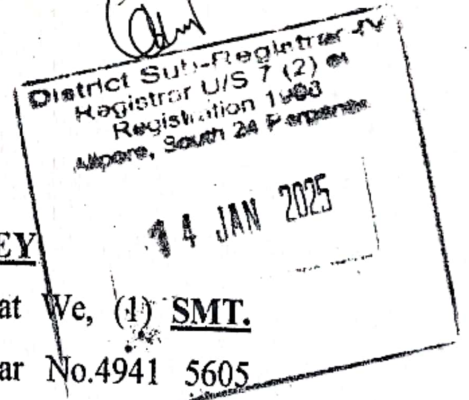


पश्चिम बंगाल WEST BENGAL

AU 136741

14/01/2025
Q-2000119582/2025

Certified that the document is submitted for
Registration. The signature sheet and the
endorsement sheet attached with the
document are the part of this document.



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) SMT. ALPANA SAFUI, (PAN-CTUPS7816R & Aadhaar No.4941 5605 3742), wife of Late Sankar Safui, (2) SRI ABIRLAL SAFUI, (PAN-GBIPS1373D & Aadhaar No.7926 6538 9202), son of Late Sankar Safui, both by faith-Hindu, Indian, by occupation-Housewife & Business, (3) MS. SUBARNA SAFUI, (PAN-GPCPS5491L & Aadhaar No.7717 6396 8666), & (4) MS. SUMANA SAFUI, (PAN-LBHPS8485A & Aadhaar No.7919 3876 2743), both daughters of Late Sankar Safui, all by faith-Hindu, Indian, by occupation-Homemaker, all residing at Garfa Main Road, Safui Para, P.O. Haltu, P.S. Garfa, Kolkata-700 078, are the

15932

10 JAN 2025

No.....Rs. /- Date.....

Name:- B. C. LAHIRI

Advocate

Address:- Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

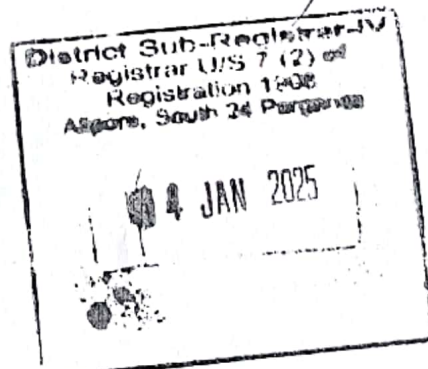
STAMP VENDOR

Alipore Police Court, Kol-27

Vender



Subhankar Das
District Sub-Registrar IV
Alipore, South 24 Parganas



owners of land measuring 7 Cottah 4 Chittak 0 sq.ft. be the same a more or less together with 300 sq.ft. tile shed structure standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10,12, R.S. No.2, comprised in R.S. & L.R, Dag No.878, appertaining to R.S. Khatian No.177 corresponding to L.R. Khatian No.3189, 3190, 3191, 3202, being KMC Premises No.220, Garfa Main Road, Assessee No.31-106-02-0716-5, Kolkata-700078, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, under P.S. Kasba now Garfa, Sub-Registry office at Sealdah, in the District of South 24-Parganas, fully described in the Schedule hereunder written and we are exercising the rights of ownership thereto and free from all encumbrances and it is not possible for us to appear before any office or Department, being personally present, hence it is necessary and expedient for us to appoint an Attorney and we do hereby nominate, constitute authorise and appoint **M/S. A. R. CONSTRUCTION** a Proprietorship firm having its office at 128, Garfa Main Road, P.O. Haltu, Kolkata-700078, represented by its Proprietor, **SRI AJOY KUMAR ROY**, (PAN-AFKPR5631P & Aadhaar No.7841 9798 8854), son of Late Krishna Kumar Roy by faith-Hindu, by Occupation-Business, residing at 128, Garfa Main Road, P.O. Haltu, P.S. Kasba, now Garfa, Kolkata-700078, as our true and lawful **ATTORNEY** for us, in our names and on our behalf to do and execute inter alia the following acts, deeds and things :-

1. To look after, manage, supervise, administer the said property described in the Schedule hereunder written for and on our behalf.
2. To get mutation of the said property in our names in the office of the Kolkata Municipal Corporation and for such purpose submit application, forms etc. on our behalf and in our names.

3. To sign, execute and submit the proposed building plan on putting his signature and appear before the Building Department of the K.M.C. and if any deviation is occurred then to sign and submit the building plan for regularization and all the acts for plan sanction purpose and appear before the said Building Department of the K.M.C. and to pay sanction fees and other fees to the Kolkata Municipal Corporation for sanction of such Building plan and other and/or to appear and represent before the Kolkata Municipal Corporation, Tribunal for hearing and to sign and execute such all plans forms, application and papers for submission to the K.M.C. for sanction of proposed building plan or revised/modified building plan and also appear before the Tribunal, K.M.C. Building Department, for hearing on our behalf.
4. To sign and execute on the revalidation of plan and to get C.C. Plan and submit the same to the Building Department, Kolkata Municipal Corporation in our names and on our behalf.
5. To sign, execute and prepare the internal and external plan or plans for sewerage, drainage, water and submit the same to the Drainage Department, Kolkata Municipal Corporation and sign and execute on the plan or plans in our names and on our behalf and obtain the same from the Kolkata Municipal Corporation, upon payment of all fees, charges etc.
6. To appear and to act on our behalf before any office or Department of Govt. of West Bengal, Kolkata Municipal Corporation, District Collector, Revenue office, Board, Police Station, Police Office, etc. and to represent us everywhere and to sign and verify all papers, forms, petition, applications receipts, vouchers etc. as and when required.

7. To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
8. To execute K.M.C. Declaration, K.M.C. Gift Deed of in favour of the Kolkata Municipal Corporation and to present the said deed or declarations before any Registering authority, having jurisdiction and admit execution thereof and to have the said deed or deeds registered and to sign and verify all such deeds and documents for and on our behalf.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management our said property and all acts, deeds by our said Attorney shall be taken as our acts, deeds and things as if we were personally present and done the same ourselves.

AND we do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

BE it specifically stated that the Schedule mentioned property is not situated within the Notified and Cantonment area and no embargo and/or restriction has been imposed by the local authority/competent authority/ Govt. authority for land/flat in question and if restriction prevails, in that event Principal will be held responsible for that. This Power of Attorney is revocable in nature.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 7 Cottah 4 Chittak 0 sq.ft.be the same a more or less together with 300 sq.ft. tile shed structure standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, Touzi No.10,12, R.S. No.2, comprised in R.S. & L.R, Dag No.878, appertaining to R.S. Khatian No.177 corresponding to L.R. Khatian

No.3189, 3190, 3191, 3202, being KMC Premises No.220, Garfa Main Road, Assessee No.31-106-02-0716-5, Kolkata-700078, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, under P.S. Kasba now Garfa, Sub-Registry office at Sealdah, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

On the North : 12'ft. wide K.M.C. Road,

On the South : Land of R.S. Dag No.878,

On the East : Land of R.S. Dag No.871,

On the West : Land of R.S. Dag No.885, 884, 879,

IN WITNESSES WHEREOF we, the Principal, named above, have hereunto set and subscribed our hand and signatures on the 14th Day of January 2025.

SIGNED & DELIVERED

In presence of:-

1. *[Signature]*

Alpana Satri
Alvi Lal Satri
Sumana Satri
Subarna Satri

Principals

This power is accepted by me

2 *Pinku Sealun*
Dipen *pub* *at 01.22*

A. R. CONSTRUCTION

[Signature]
Attorney **Proprietor**

Drafted by:-

[Signature]
Advocate
Alipore Police Court,
Kolkata -700 027.

		Thumb	1st Finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Signature: *Alpana Sahu*

		Thumb	1st Finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Signature: *Abhishek Sahu*

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	Left hand					
	Right hand					

Signature: *Subarna Sahu*

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	Left hand					
	Right hand					

Signature: *Sumanasofi*

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	Left hand					
	Right hand					

Signature: *Amr Kumar Roy*

		Thumb	1st Finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Signature:

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 12266 to 12281

being No 160400333 for the year 2025.



(Signature)

Digitally signed by Anupam Halder
Date: 2025.01.14 13:16:08 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 14/01/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.