

012614/25

I-12353/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AT 970582

18/8
B-2347618

Certified that the document is admitted to Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-I
Alipore, South 24-Pargana

18 AUG 2025

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, SMT. SARMISTHA SAFUI, (PAN-AMBPS8479G & Aadhaar No.9524 0139 1491) wife of Sri Saikat Sil & daughter of Late Bibhupada Safui, by faith-Hindu, Nationality-Indian, by occupation-Service, residing at 101/3,

4169

01 AUG 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
 Vende



*Abu Safer
 Alipore Police Court
 BCN*



Garfa Main Road, P.O. Santoshpur, P.S. Purba Jadavpur now Survey Park, Kolkata -700075, am the owner of land measuring 6 Cottah 0 Chittak 25 sq.ft. be the same a little more or less, together with 100 sq.ft. tile shed structure standing thereon, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, R.S. No.2, Touzi No.56, comprised in C.S. Dag No.482 corresponding to R.S. & L.R. Dag No.626 appertaining to C.S. Khatian No.233 under superior Khatian No.232 corresponding to R.S. Khatian No.253, L.R. Khatian No.3354, being Premises No.362, Garfa Main Road, Kolkata-700 075, Assessee No.31-104-12-0362-0, within the limits of the Kolkata Municipal Corporation, Ward No.104, under P.S. Purba Jadavpur now Survey Park, Sub-Registry/ A.D.S.R. Sealdah, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, by way of inheritance and I am exercising the rights of ownership thereto and free from all encumbrances and it is not possible for me to appear before any office or Department, being personally present, hence it is necessary and expedient for me to appoint an Attorney and I do hereby nominate, constitute authorise and appoint **AAKASH CONSTRUCTION**,(PAN-PAN-AUJPS4548N), a Proprietorship firm, having its office at 7/1, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Proprietor namely **SMT. AJANTA SAFUL**,(PAN-AUJPS4548N & Aadhar No.9119-8605-6925), wife of Late Ashis Safui, by faith-Hindu, Indian, by occupation-Business, residing at 7/1, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, as my true and lawful **ATTORNEY** for me, in my names and on my behalf to do and execute inter alia the following acts, deeds and things:-



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1. To look after, manage, supervise, administer the said property described in the Schedule hereunder written for and on my behalf.
2. To get mutation of the said property in my name in the office of the Kolkata Municipal Corporation and for such purpose submit application forms etc. on my behalf and in my name.
3. To sign, execute and submit the proposed building plan on putting their 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 my 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 my name and on my 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 my name and on my behalf and obtain the same from the Kolkata Municipal Corporation, upon payment of all fees, charges etc.



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6. To appear and to act on my 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 me 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 my behalf.
9. That The Kolkata Municipal Corporation from all proceeding in court and before other authorities in consideration with any legal dispute between the recorded owner/s and developer or intending Purchasers of the Flats. The K.M.C. authority will not be accountable for any other terms & conditions of the agreement between the developer, the owner or intending purchasers of the flats. The K.M.C. or any Govt. authority/authorities will not be liable to any financial or allocation disputes if occurred in future. If such a situation arises and in that case, the entire responsibility for any cost, loss or claim of any nature shall be borne by the land owner and developer. The K.M.C. shall be no liability in this regard.
10. To sign all plans and submit the same before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and



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external drainage drawing and also appear before the Tribunal, K.M.C. Building Department, for hearing on my behalf.

11. To sign, execute and submit all building plans, revised plan, D-Sketch plan, completion plan, Documents, Statements, Papers Undertaking, Declarations related for necessary sanction, modification and/or addition of alteration of sanctioned plan to be sanctioned from competent authority on my behalf.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management my said property and all acts, deeds by my said Attorney shall be taken as my acts, deeds and things as if I was 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 this Power of Attorney and this Power of Attorney is revocable in nature.

It is pertinent to mentioned herein that no legal proceedings/disputes court cases and/or proceeding is pending before any competent court of law in connection with the schedule mentioned property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and transfer of my said land and all acts, deeds by my said Attorney shall be taken as my acts, deeds and things as if I was personally present and done the same myself.



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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 and this Power of Attorney revocable in nature.

~~BE it noted that this revocable Power of Attorney is being granted, in favour of the said Attorney without any consideration and no right title and interest is created, in favour of the Attorney on the property which is the subject matter of this Power of Attorney and that the said Attorney shall not hereby obtain any right to make construction or development work on the said property and further that the entire sale proceeds if any arising out of any part of the schedule property shall be deposited in the bank account of the principal, irrespective of any conditions.~~

~~ALL the receivable shall be paid back to the Principal and all the payable shall be borne by the Principal.~~

BE It specifically stated that the schedule mentioned property is not situated within the notified area, Cantonment area, lease hold property, and no embargo and/or restriction has been imposed by the local authority/competent authority/Govt.authority for transferring the land/flat in question, no violation of the Section 22/A, of Indian Registration Act.1908 and if restriction prevails, in that event Principal will be held responsible for that.

BE It expressly stated that this Power of Attorney is not created, constituted assumed any kind of transfer, enjoyment or making profit in favour of the Attorney and further declare that the said Attorney shall not have obtain or have power for development work on such property.



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SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 6 Cottah 0 Chittak 25 sq.ft. be the same a little more or less, together with 100 sq.ft. tile shed structure standing thereon, situated at **Mouza-Garfa, J.L. No.19, Pargana-Khaspur, R.S. No.2, Touzi No.56, comprised in C.S. Dag No.482 corresponding to R.S. & L.R. Dag No.626 appertaining to C.S. Khatian No.233 under superior Khatian No.232 corresponding to R.S. Khatian No. 253, L.R. Khatian No.3354, being Premises No.362, Garfa Main Road, Kolkata-700 075, Assessee No.31-104-12-0362-0, within the limits of the Kolkata Municipal Corporation, Ward No.104, under P.S. Purba Jadavpur now Survey Park, Sub-Registry/ A.D.S.R. 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 : Land of Smt. Sabita Safui & R.S. Dag No.592,

On the South : Land of Smt. Samita Safui.

On the East : 15'ft. wide Road & Land of Smt. Samita Safui.

On the West : Land of R.S. Dag No.592.

Road Zone: KMC Ward No. 104-KMC Ward No. 104.



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IN WITNESSES WHEREOF I, the Principal, named above, have hereunto set and subscribed my hand and signatures on the 18th Day of August 2025.

SIGNED & DELIVERED

In presence of:-

1. Sarmista Bhattacharya
158, Prince Golan
Hossain Shah Road,
Kolkata - 700032

Sarmista Safui
Principal

This power is accepted by me

2. Alon Safu
Alon Safu
6127

Alon Safu
Attorney

Drafted by:-

Alon Safu
Advocate
Alipore Police Court,
Kolkata-700 027. FC6755













Registrar of Companies - II
Kolkata, South 7A, Park Street
18 AUG 2025

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name... SARMITA SAFUI

Signature... Sarmita Safui

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name AJANTA SAFUI

Signature... Ajanta Safui

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature

18/08/2025
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18/08/2025
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District Sub Registrar-II
Alipore, South 24 Parganas
18 AUG 2025

Major Information of the Deed

Deed No :	I-1602-12353/2025	Date of Registration	18/08/2025
Query No / Year	1602-2002347618/2025	Office where deed is registered	
Query Date	16/08/2025 1:19:12 PM	D.S.R. - I SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	ALOK SAFUI ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777497650, Status Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,44,70,621/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 4B(d))	Rs. 232/- (Article E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garfa Main Road, Road Zone : (KMC Ward-104 -- KMC Ward-104 (Thakur Ramkrishna Lane)) , Premises No: 362. , Ward No. 104 Pn Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	6 Katha 25 Sq Ft	1/-	2,44,40,621/-	Width of Approach Road: 15 Ft.
Grand Total :				9.9573Dec	1/-	244,40,621/-	



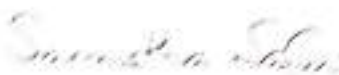
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	1/-	30,000/-	Structure Type: Structure




Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	1/-	30,000/-
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Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SARMASTHA SAFUI (Presentant) Daughter of Late: SHIBUPATI SAFUI Executed by: Self, Date of Execution: 18/08/2025 , Admitted by: Self, Date of Admission: 18/08/2025 ,Place : Office			
	101/3, GANEA MAIN ROAD, City:- , P.O:- SAKTISAMPUR, P.S:-Purba Medinipur, Dist:-751022, 26-Paraganas, West Bengal, India, PIN:- 751015, Sex: Female, By Caste: Hindu, Occupation: Self ID, Citizen of: Inhabitant of Birth: XX-XX-1976, PAN No.: MZ11111115, Aadhaar No: 54111111111552, Status: Individual, Executed by: Self, Date of Execution: 18/08/2025, Admitted by: Self, Date of Admission: 18/08/2025, Place : Office			
2	AAKASH CONSTRUCTION 101, GANEA MAIN ROAD, City:- , P.O:- HAL HU, P.S:-Kasba, Dist:-Sudu 26-Paraganas, West Bengal, India, PIN:- 751018 Date of Incorporation: XX-XX-1976, PAN No.: AU11111111, Aadhaar No: 9111111111115525, Status: Organization, Executed by: Representation, Executed by: Representation			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs AJANTA SAFUI Wife of Late: ASHISH SAFUI Executed by: Self, Date of Execution: 18/08/2025 , Admitted by: Self, Date of Admission: 18/08/2025 ,Place : Office			
	Wife of Late: ASHISH SAFUI 101, GANEA MAIN ROAD, City:- , P.O:- HAL HU, P.S:-Kasba, Dist:-Sudu 26-Paraganas, West Bengal, India, PIN:- 751018, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: Inhabitant of Birth: XX-XX-1974, PAN No.: AU11111111, Aadhaar No: 9111111111115525, Status: Individual, Executed by: Self, Date of Execution: 18/08/2025, Admitted by: Self, Date of Admission: 18/08/2025, Place : Office			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
	Mrs AJANTA SAFUI Wife of Late ASHISH SAFUI Date of Execution - 18/08/2025 , Admitted by: Self, Date of Admission: 18/08/2025, Place of Admission of Execution: Office	 Aug 18 2025 12:21PM	 Captured LTI 18/08/2025	 18/08/2025
7/1, GARFA SAFUI PARA, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AUxxxxxx8N, Aadhaar No: 91xxxxxxxx6925 Status : Representative, Representative of : AAKASH CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALOK SAFUI Son of Late SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 Parganas, West Bengal, India, PIN:- 700077	 18/08/2025	 Captured 18/08/2025	 18/08/2025
Identifier Of Mrs SARMISTHA SAFUI, Mrs AJANTA SAFUI, Mrs AJANTA SAFUI			

Endorsement For Deed Number : I - 160212353 / 2025

On 18-08-2025

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 : 4B (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:01 hrs on 18-08-2025, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mrs SARMISTHA SAFUI , one of the Executants.

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

Execution is admitted on 18/08/2025 by 1. Mrs SARMISTHA SAFUI, Daughter of Late BIBHUPADA SAFUI, 101/3, GARFA MAIN ROAD, P.O: SANTOSHIPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Mrs AJANTA SAFUI, Wife of Late ASHISH SAFUI, 7/1, GARFA MAIN ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Identified by Mr ALOK SAFUI, . . Son of Late SANAT KUMAR SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-08-2025 by Mrs AJANTA SAFUI, PROPRIETOR, AAKASH CONSTRUCTION (Sole Proprietorship), 7/1, GARFA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr ALOK SAFUI, . . Son of Late SANAT KUMAR SAFUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) - Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 970582, Amount: Rs.100.00/-, Date of Purchase: 01/08/2025, Vendor name: Subhankar Das


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 60,
Registered in Book - I
Volume number 1602-2025, Page from 560710 to 560725
being No 160212353 for the year 2025.



Digitally signed by SUMAN BASU
Date: 2025.08.29 17:36:55 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 29/08/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.