

20/10/25

I-19915/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 399373

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-III

GENERAL POWER OF ATTORNEY Kripore, South 24-parganas

30/10/25

KNOW ALL MEN BY THESE PRESENTS that **WE, 1) SRI. SANDEEP DHAR**, PAN . ACOPD2860M, Aadhaar No 6855 2326 2289, son of Late Bistu Mohan Dhar @ Bishnu Mohan Dhar, by Nationality: Indian, by faith: Hindu, by occupation: Business & (2) MISS. SNEHA DHAR, PAN: EPBPD1271J, Aadhaar No. 9022 5080 5030, daughter of Sri Sandeep Dhar, by Nationality: Indian, by faith : Hindu, by occupation : Service and both are residing at 1D, Jheel Road, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District: South 24-Parganas, **SEND GREETINGS :-**

*That WE 1) SRI. SANDEEP DHAR, son of Late Bistu Mohan Dhar @ Bishnu Mohan Dhar, by Nationality : Indian, by faith : Hindu, by occupation : Business & 2) MISS. SNEHA DHAR, daughter of Sri Sandeep Dhar, by Nationality: Indian, by faith: Hindu, by occupation : Service and both are residing at 1D, Jheel Road, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District: South 24-Parganas are jointly and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT landed Property measuring about 04(four) Cottahs 11(eleven) Chittaks 19(nineteen) Square Feet be the same a little more or less together with a two storied building each floor having 1600 Square feet More or less with ***cemented flooring***) standing thereon and situated at Mouza : Kasba, J.L. No.13, as being Premises No.1D, Jheel Road, within the ambit of Kolkata Municipal Corporation Ward No. 92, Borough : X, Police Station : formerly Kasba now Garfa, Kolkata : 700031, District : South 24-Parganas, hereinafter referred to as the "SAID PROPERTY" which is morefully and particularly described in the SCHEDULE hereunder written.*

That we are very much engaged with our pre-occupational work; it is not possible for us to look after, manage, the day to day affairs relating to the aforesaid Schedule property. For that reason We unanimously & severally hereby appointing, nominating and authorizing SRI SHASWATA SARKAR, PAN FGWPS9290B, Aadhaar No. 5309 3004 0764, son of Sri Sujit Kumar Sarkar, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at Block-8, 79, Sahid Nagar, Post Office : Haltu, Police Station : previously Kasba now Garfa, Kolkata : 700078, District : South 24-Parganas, Sole Proprietor M/S. ABIR DEVELOPERS, a Proprietorship Firm, having its Principle Place of business at Block-8, 79, Sahid Nagar, Post Office : Haltu, Police Station : previously Kasba now Garfa, Kolkata : 700078, District : 24-Parganas (South) as our true and lawful constituted attorney for and on behalf of us.

NOW KNOW ALL AND THESE PRESENTS WITNESSETH that we do hereby jointly as well as severally appoint, nominate, constitute and authorize **SRI SHASWATA SARKAR**, PAN FGWPS9290B, Aadhaar No. 5309 3004 0764, son of Sri Sujit Kumar Sarkar, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at Block-8, 79, Sahid Nagar, Post Office : Haltu, Police Station : previously Kasba now Garfa, Kolkata : 700078, District : South 24-Parganas, Sole Proprietor **M/S. ABIR DEVELOPERS**, a Proprietorship Firm, having its Principle Place of business at Block-8, 79, Sahid Nagar, Post Office : Haltu, Police Station : previously Kasba now Garfa, Kolkata : 700078, District : 24-Parganas (South), as our true and Lawful Attorney for us in our names on our behalf and in our place to do or commit or cause to be done or committed the following acts, deeds, and things in respect of the Schedule property that is to say :

1. That supervises, manage, maintain and superintend the affairs in relation to the said property or ancillary thereto.
2. To appear and represent us for all concern and to produce, give inspection and file documents and deeds before all Courts of Law Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, The Kolkata Municipal Corporation, B.L &L.R.O, K.I.T. K.M.D.A., Fire Brigade, CESC Ltd. Land Acquisition Department or any other appropriate authority or authorities.
3. To apply for and to obtain temporary and/or permanent connections filtered and unfiltered water, electricity, sewerage, drainage and/or inputs and facilities required from the appropriate bodies and/or authorities and to demarcate the property for the purpose of the demarcation by erecting boundary wall and/or in any way.
4. To institute, commence and file all suits and other actions and legal proceeding in any Court of Civil, Criminal, Revenue or Original, Revisional or

Appellate Jurisdiction including special Jurisdiction of the High Court under Article 226/227 of the Constitution of India or before any Tribunal Appropriate Authority or Authorities, to execute warrant of Attorneys, Vokatnama and other authorities, to act and plead to sign and verify all plaints, written statements, verifications, petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce judgments' and to lodge execution proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences to comprise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of documents or payments of any money or moneys from and court, office or Opposite Party either in execution of decree or order or otherwise our said Attorney shall think fit and proper and to do all acts, deeds, and things that may be necessary or requisite in connection therewith.

5. To appoint, engage on our behalf Advocates, Solicitors or Counsel whenever our said Attorney shall think fit and proper to do so and to discharge and/or terminate his/their appointment.

6. To sign, execute and submit all necessary petitions, applications, declarations, affidavits, documents and papers for the purpose of mutating our names in the record of Kolkata Municipal Corporation relating to the property mentioned in the schedule below. To sign, execute and submit building plans, to sign seeking permission which may be required for sanction of plan documents, or any further modification/s under rule 26 and/or any other regulations and to obtain, collect documents from The Kolkata Municipal Corporation, statements, papers, undertakings, affidavit and declarations as may be required for having the plans and/or altered. That if the premises no of the present schedule is changed in the record of the Kolkata Municipal Corporation in that event our present

Attorney will also be entitled to represent us on the basis of the present Power of Attorney.

7. To ask for demand, recover, receive and collect any money or debt arising out of or in connection with the affairs or the said property from any person or persons, company or association, authorities, firm, government or semi-government concern or concerns including any statutory, local or public body for the purpose thereof.

8. To appoint and arrange from time to time architects, engineers, contractors, supervisors and/or other person or persons on such terms as our said Attorney shall deem fit and proper to do so and to discharge and/or terminate his or their appointments.

9. To sign, execute and submit & collect building plans, modified plan/s, CC Plan and Completion Certificate, documents, statements, paper, undertakings, affidavit and declarations, K.M.C. gifts, rule 26 of K.M.C. Building Rules, as may be required for having the plans and/or the plans modified and/or altered and to appear and represent us before any notary, Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, Executive Magistrate, Judicial Magistrate, and other Officer or Officers or authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfected all necessary documents and papers in future instruments and writings, executed and signed by the said Attorney in manner and to appoint and arrange from time to time architects, engineers, contractors, supervisors and/or other person or persons on such terms as our said Attorney shall deem fit and proper to do so and to discharge and/or terminate his or their appointments.

10. To pay all fees, costs, charges and incur all expenses.

11. To work, manage and look after our property mentioned in the schedule mentioned below.

12. To represent us before all authorities and officers of Government Offices and Police Station, local authorities and such other places.

13. To demolish the existing structures and dispose of the same.

14. To erect boundary wall and to physically measure the property.

15. To receive any notice, any order etc, issued on our behalf by any office or any authority relating to the property mentioned in the Schedule below.

17. To compromise, adjust, settle and compound any dispute, relating to the Schedule mentioned property with any person or persons.

18. 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 Second Scheduled property shall be deposited in the Bank account of the Principal irrespective of any condition.

AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectually as we ourselves could have done the same if we were personally present.

AND we hereinbefore contained shall lawfully do, execute or perform or cause to be done, executed or performed hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the Power in that behalf in exercise of the power, Authorities and liberties conferred upon, under and by virtue of this Power of Attorney Notwithstanding any express power on that behalf is hereunder.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT landed Property measuring about 04(four) Cottahs 11(eleven) Chittaks 19(nineteen) Square Feet be the same a little more or less together with a two storied building each floor having 1600 Square feet M/L with ***cemented flooring***) standing thereon and situated at Mouza : Kasba, J.L. No.13, as being Premises No.1D, Jheel Road, within the ambit of Kolkata Municipal Corporation Ward No.92, Borough: X, Police Station: formerly Kasba now Garfa, Kolkata: 700031, District : South 24-Parganas, [Zone : Other than on P.A.S. Connector - Other than on P.A.S. Connector]. That the entire property is butted and bounded as follows :-

On the North : By 8 feet wide common passage ;
On the South : By Premises No. 1E & 1G Jheel Road.
On the East : By 12 wide Jheel Road ;
On the West : By Premises No. 1H & 1C Jheel Road.

IN WITNESS WHEREOF We the Executants herein, put our respective signatures

on this 30th day of October 2025.

SIGNED, SEALED, & DELIVERED in

The presence of :-

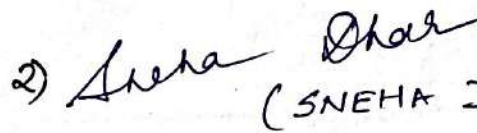
WITNESSES:

1. Snehasis Chakraborty.
A/c - Bishnu Pada Chakraborty.

12P - Telipana Lane.
Dhokuni'a - Kal - 31

2. Sujit Kumar Dasgupta
E/o Late Satya Ranjan Dasgupta
79, Sanhi Nagar, A-Granta
Kolkata-700078, PO- Halta

1)  (SANDEEP DHAR)

2)  (SNEHA DHAR)

Executants

I accept the power

ABIR DEVELOPERS


Proprietor

Signature of Attorney

Prepared by me and prepared in
my office as per instruction of the
principals herein:



Advocate,
Alipore Judges' Court,
Kolkata: 700027.

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SANDEEP DHAR

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SNEHA DHAR

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHASWATA SARKAR..

Signature



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাক্তির আই ডি / Enrollment No.: 1215/80006/41642

To

স্নেহাশীষ চক্রবর্তী

Snahasis Chakraborty

12P TELIPARA LANE

Dhakuria

Dhakuria

Circus Avenue Kolkata

West Bengal 700031

7278615859



MP949781718FT

08/10/2015

294978171



আপনার আধার সংখ্যা / Your Aadhaar No. :

5864 0330 9478

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



স্নেহাশীষ চক্রবর্তী

Snahasis Chakraborty

পিতা : বিষ্ণু পদ চক্রবর্তী

Father : Bishnu Pada Chakraborty

জন্মতারিখ / DOB : 20/01/1968

পুরুষ / Male



5864 0330 9478

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1603-19915/2025	Date of Registration	30/10/2025
Query No / Year	1603-2002885811/2025	Office where deed is registered	
Query Date	27/10/2025 1:15:43 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	KALYAN CHAKRABORTY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777486008, 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. 1,80,73,684/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 232/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



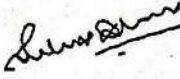


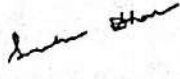
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jheel Road, Road Zone : (Other than on P.A.S Connector – Other than on P.A.S Connector) , , Premises No: 1D, , Ward No: 092
Pin Code : 700031

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	4 Katha 11 Chatak 19 Sq Ft		1,56,73,684/-	Width of Approach Road: 12 Ft.,
Grand Total :				7.7779Dec	0 /-	156,73,684 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3200 Sq Ft.	0/-	24,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3200 sq ft	0 /-	24,00,000 /-	



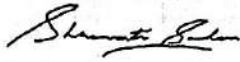
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANDEEP DHAR Son of Late BISTU MOHAN DHAR Executed by: Self, Date of Execution: 30/10/2025 , Admitted by: Self, Date of Admission: 30/10/2025 ,Place : Office	 30/10/2025	 Captured LTI 30/10/2025	 30/10/2025
	1D, JHEEL ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx0M, Aadhaar No: 68xxxxxxxx2289, Status :Individual, Executed by: Self, Date of Execution: 30/10/2025 , Admitted by: Self, Date of Admission: 30/10/2025 ,Place : Office			
2	Name Miss SNEHA DHAR Daughter of Mr SANDEEP DHAR Executed by: Self, Date of Execution: 30/10/2025 , Admitted by: Self, Date of Admission: 30/10/2025 ,Place : Office	 30/10/2025	 Captured LTI 30/10/2025	 30/10/2025
	1D, JHEEL ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-2XX0 , PAN No.:: EPxxxxxx1J, Aadhaar No: 90xxxxxxxx5030, Status :Individual, Executed by: Self, Date of Execution: 30/10/2025 , Admitted by: Self, Date of Admission: 30/10/2025 ,Place : Office			



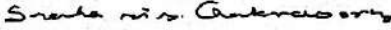
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	ABIR DEVELOPERS 79, SAHID NAGAR, BLOCK - 8, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Date of Incorporation:XX-XX-2XX0 , PAN No.:: FGxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHASWATA SARKAR (Presentant) Son of Mr SUJIT KUMAR SARKAR Date of Execution - 30/10/2025, , Admitted by: Self, Date of Admission: 30/10/2025, Place of Admission of Execution: Office	 <small>Oct 30 2025 2:06PM</small>	 Captured <small>LTI 30/10/2025</small>	 <small>30/10/2025</small>
79, SAHID NAGAR, BLOCK - 8, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX0 , PAN No.:: FGxxxxxx0B, Aadhaar No: 53xxxxxxxx0764 Status : Representative, Representative of : ABIR DEVELOPERS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SNAHASIS CHAKRABORTY Son of Mr BISHNU PADA CHAKRABORTY 12P, TELIPARA LANE, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	 <small>30/10/2025</small>	 Captured <small>30/10/2025</small>	 <small>30/10/2025</small>
Identifier Of Mr SANDEEP DHAR, Miss SNEHA DHAR, Mr SHASWATA SARKAR			

Endorsement For Deed Number : I - 160319915 / 2025

On 30-10-2025

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 : 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 13:29 hrs on 30-10-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SHASWATA SARKAR ,.

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

Execution is admitted on 30/10/2025 by 1. Mr SANDEEP DHAR, Son of Late BISTU MOHAN DHAR, 1D, JHEEL ROAD, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 2. Miss SNEHA DHAR, Daughter of Mr SANDEEP DHAR, 1D, JHEEL ROAD, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service

Indetified by Mr SNAHASIS CHAKRABORTY, , , Son of Mr BISHNU PADA CHAKRABORTY, 12P, TELIPARA LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

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

Execution is admitted on 30-10-2025 by Mr SHASWATA SARKAR, PROPRIETOR, ABIR DEVELOPERS, 79, SAHID NAGAR, BLOCK - 8, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr SNAHASIS CHAKRABORTY, , , Son of Mr BISHNU PADA CHAKRABORTY, 12P, TELIPARA LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 18387, Amount: Rs.50.00/-, Date of Purchase: 28/10/2025, Vendor name: S Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 541192 to 541207

being No 160319915 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.11.06 20:40:34 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 06/11/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**