

17312/25

I-16870/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AW 084207

29/8/25  
2/2364287/25

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.

*[Signature]*  
District Sub-Register-III  
Allpore, South 24-parganas

29-08-25

## GENERAL POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS** We, (1) SMT. SABITA SHAW, (PAN- AMAPS3837M & AADHAAR NO. 3072 5088 3887), wife of Sri Shankar Prasad Shaw, by faith- Hindu, Nationality- Indian, by occupation- Housewife, residing at 1/2, Vivekananda Park, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata- 7000 70, District 24 parganas (s),

53089

Sl. No. .... Date .....

Rs. ....

Name .....

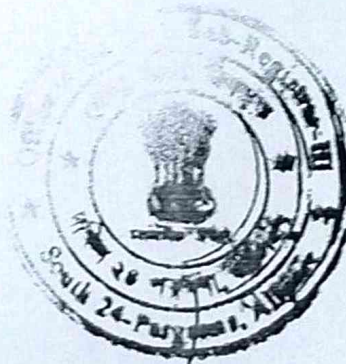
Address .....

13 AUG 2025

13 AUG 2025

DEBES KUMAR MISRA  
ADVOCATE  
CALCUTTA HIGH COURT  
KOLKATA - 700 001

SMRITI RIYAZ DAS  
Govt. Licence Selling Vendor  
Alipore Police Court  
Kot-27



DISTRICT SUB-REGISTRAR-II  
SOUTH 24 P.S. ALIPORE  
29 AUG 2025

Rafesh Lancer  
2/o Nuruddin Lancer  
Alipore Police Court  
Kot-27

(2) **SRI SANJIB THAKUR (PAN NO- AFKPT7772F) (AADHAAR NO. 8098 8366 2481)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070**, Hereinafter called and referred to as the "**OWNERS**" of **ALL THAT** Bastu land measuring **5 Cottah** more or less but after physical measurement **4 Cottah 11 Chittak 5.12 Sq.ft** more or less together with 500 sq.ft RTS structure with cemented floor standing thereon comprised in **Mouza- Bansdrone, J.L no- 45, R.S. No. 381, Touzi no. 63 with 64, Pargana- Magura, R.S & L.R Dag no. 1509, R.S Khatian No. 1009, L.R Khatian no. 5132, 5137, Under KMC Ward no. 113, P.S- Previously Regent park now Bansdrone, K.M.C. Premises No. 623, New Shibtala Road, P.S- Bansdrone, Kolkata- 700070, Assessee No. 311131509642, Dist. 24 pgs(s)**, morefully described in **SCHEDULE** hereunder, do hereby nominate, constitute and appoint **M/S SANJIB THAKUR (PAN NO- AFKPT7772F)**, Regd. office at **62, H.L Sarkar Road, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070** Represented by its sole proprietor **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070**, as our true and lawful **ATTORNEY**, to act in our names, on our behalf and in place of us and in our stead to do the following acts, deeds and things in respect of the under mentioned schedule property, that is to say:

To appear and represent us before the appropriate authorities including the Kolkata Municipal Corporation in connection with the sanction, modification and/or alteration of the Building plan.



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
29 MAR 2025

To pay fees, obtain sanction Building plan and such orders and permissions from the Kolkata Municipal Corporation in our names as be expedient for sanction, modification and/or alteration of the Building plan and other papers and documents as may be required or necessary by the proper authorities.

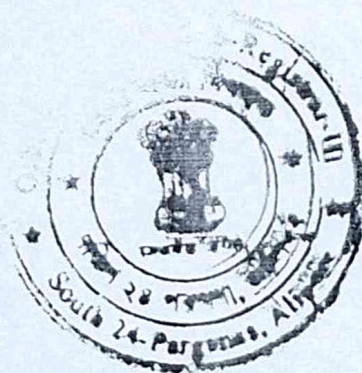
To receive of the excess amount of fees if any paid for the purpose of sanction, modification and/ or alteration, declaration of the Building plan and/or for the purpose related thereto from The Kolkata Municipal Corporation or any authorities, on our behalf.

To appear, present and sign on our behalf before all authorities including those under the Kolkata Municipal Corporation for fixing and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

To receive the registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof on our behalf.

To deposit and withdraw fees, documents and moneys in Court or Courts and/ or any other person or authority and give valid receipts and discharges therefore in connection with the plan.

For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers, deeds and documents.



DISTRICT SUB-REGISTRAR IN  
SOUTH 24 PGS. ALIPORE

29 AUG 2025

And We, do hereby agree to ratify and confirm all or whatsoever, other act or acts which our said Attorney shall lawfully do execute or permit or cause to done executed or performed in connection with all the acts and deeds stated herein before.

**THE SCHEDULE ABOVE REFERRED TO:  
[DESCRIPTION ON ENTIRE LAND]**

**ALL THAT Bastu** land measuring **5 Cottah** more or less but after physical measurement **4 Cottah 11 Chittak 5.12 Sq.ft** more or less together with 500 sq.ft RTS structure with cemented floor standing thereon comprised in **Mouza- Bansdroni, J.L no- 45, R.S. No. 381, Touzi no. 63** with **64, Pargana- Magura, R.S & L.R Dag no. 1509, R.S Khatian No. 1009, L.R Khatian no. 5132, 5137, Under KMC Ward no. 113, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 623, New Shibtala Road, P.S- Bansdroni, Kolkata- 700070, Assessee No. 311131509642, Dist. 24 pgs(s)** together With all easements rights of adjoining public road and all other rights, appurtenances and inheritances and access and user of the Premises, Together With all appurtenances, including all customary and other rights of easements, liberties privileges, advantages and appendages for beneficial use of the Premises, which is butted and bounded by:-

ON THE NORTH- Premises No. 1/43B & 1/41, Pirpukur Road

ON THE SOUTH- 3509 wide KMC cement concrete road

ON THE EAST- 2438 wide KMC cement concrete road

ON THE WEST- 6096 wide KMC Road



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
29 AUG 2025

**IN WITNESS WHEREOF**, We, the Principal herein signs and executes this power on this the **20<sup>th</sup> day of August and Two Thousand Twenty Five (2025)**.

Signed & delivery by the Principals at Kolkata.

**In the presence of:**

**Witness:-**

1. Puya Paul.  
Alipore Police Court  
Kol-27.

Sayil (P)

Sabita Ghose

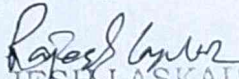
**SIGNATURE OF THE PRINCIPAL**

2. Souvik Bhowmik  
Alipore Police Court  
Kol-27

Sayil (P)

**SIGNATURE OF THE ATTORNEY**

**Drafted by me**

  
RAJESH LASKAR  
Advocate  
WB 294 / 2009

**Advocate**

**Alipore police court,**

**Kolkata- 27**



DISTRICT SDR REGISTRAR IN  
SOUTH 24 PGS. ALIPORE  
29 AUG 2025



|           | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|-----------|-------|-------------|---------------|-------------|---------------|
| Left Hand |       |             |               |             |               |

|            | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Right Hand |       |             |               |             |               |

*Sajid Akh*

SIGNATURE.....



|           | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|-----------|-------|-------------|---------------|-------------|---------------|
| Left Hand |       |             |               |             |               |

|            | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| Right Hand |       |             |               |             |               |

SIGNATURE. *Sabita Shree*.....



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
29 AUG 2025

### Major Information of the Deed

|   |   |   |                   |
|---|---|---|-------------------|
| Deed No :   | I-1603-16870/2025   | Date of Registration                      | 29/08/2025        |
| Query No / Year   | 1603-2002364287/2025  | Office where deed is registered           |                   |
| Query Date  | 18/08/2025 4:30:49 PM   | D.S.R. - III SOUTH 24-PARGANAS, District: | South 24-Parganas |
| Applicant Name, Address & Other Details   | Rajesh Laskar<br>Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910845995, 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. 87,00,003/-   |   |                   |
| Stamp duty Paid(SD)   | Registration Fee Paid   |   |                   |
| Rs. 100/- (Article:48(d))   | Rs. 232/- (Article:E)   |   |                   |
| Remarks   | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)  |   |                   |

#### Land Details :




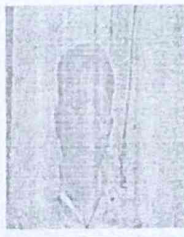

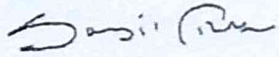
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Shibtala Road, , Premises No: 623, , Ward No: 113 Pin Code : 700070

| 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                 | 5 Katha      | 1/-                     | 85,50,003/-           | Width of Approach Road: 20 Ft., |
| Grand Total : |             |                |                       | 8.25Dec      | 1 /-                    | 85,50,003 /-          |                                 |

#### Structure Details :

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 500 Sq Ft.        | 1/-                     | 1,50,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :  |                   | 500 sq ft         | 1 /-                    | 1,50,000 /-           |                           |



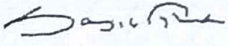
**Principal Details :**

| SI No  | Name,Address,Photo,Finger print and Signature  |   |   |   |
|--|--|---|---|---|
| 1  | Name   | Photo   | Finger Print  | Signature   |
|  | <b>Mrs SABITA SHAW</b><br>Wife of Mr Shankar Prasad Shaw<br>Executed by: Self, Date of Execution: 20/08/2025<br>, Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office |    | <br>Captured   |    |
|  | 29/08/2025   |   | LTI<br>29/08/2025   | 29/08/2025  |
| 1/2, Vivekananda Park,, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AMxxxxxx7M, Aadhaar No: 30xxxxxxxx3887, Status :Individual, Executed by: Self, Date of Execution: 20/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office |  |   |   |   |
| 2  | Name   | Photo   | Finger Print  | Signature   |
|  | <b>Mr SANJIB THAKUR</b><br>Son of Mr NARESH THAKUR<br>Executed by: Self, Date of Execution: 20/08/2025<br>, Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office       |  | <br>Captured |  |
|  | 29/08/2025   |   | LTI<br>29/08/2025   | 29/08/2025  |
| P-11, Pir Pukur Road, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx2F, Aadhaar No: 80xxxxxxxx2481, Status :Individual, Executed by: Self, Date of Execution: 20/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office             |  |   |   |   |

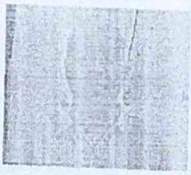

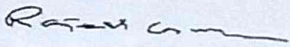
**Attorney Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |  |  |  |
|-------|--|--|--|--|
| 1     | <b>SANJIB THAKUR</b><br>62 H L SARKAR ROAD, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AFxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |  |  |  |

**Representative Details :**

| Sl No  | Name,Address,Photo,Finger print and Signature  |   |   |   |
|--|--|---|---|---|
| 1  | <b>Name</b><br><b>Mr SANJIB THAKUR</b><br><b>(Presentant )</b><br>Son of Mr NARESH THAKUR<br>Date of Execution -<br>20/08/2025, , Admitted by:<br>Self, Date of Admission:<br>29/08/2025, Place of<br>Admission of Execution: Office | <b>Photo</b><br><br>Aug 29 2025 3:06PM | <b>Finger Print</b><br><br>Captured<br>LTI<br>29/08/2025 | <b>Signature</b><br><br>29/08/2025 |
| P-11, Pir Pukur Road, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AFxxxxxx2F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SANJIB THAKUR (as ) |  |   |   |   |

**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|
| <b>Mr RAJESH LASKAR</b><br>Son of Mr NURUDDIN LASKAR<br>ALIPORE POLICE COURT, City:- , P.O:-<br>ALIPORE, P.S:-Alipore, District:-South 24<br>-Parganas, West Bengal, India, PIN:-<br>700027 | <br>29/08/2025 | <br>Captured<br>29/08/2025 | <br>29/08/2025 |
| Identifier Of Mrs SABITA SHAW, Mr SANJIB THAKUR, Mr SANJIB THAKUR   |   |   |   |

Endorsement For Deed Number : I - 160316870 / 2025

On 29-08-2025

**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 : 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 14:56 hrs on 29-08-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SANJIB THAKUR .,

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

Execution is admitted on 29/08/2025 by 1. Mrs SABITA SHAW, Wife of Mr Shankar Prasad Shaw, 1/2, Vivekananda Park., P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Mr SANJIB THAKUR, Son of Mr NARESH THAKUR, P-11, Pir Pukur Road, P.O: BANSDRONI, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr RAJESH LASKAR, , , Son of Mr NURUDDIN LASKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 29-08-2025 by Mr SANJIB THAKUR, , SANJIB THAKUR (Sole Proprietorship), 62 H L SARKAR ROAD, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr RAJESH LASKAR, , , Son of Mr NURUDDIN LASKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, 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 53089, Amount: Rs.100.00/-, Date of Purchase: 13/08/2025, Vendor name: S B 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 456247 to 456258

being No 160316870 for the year 2025.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.09.09 15:12:02 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 09/09/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.