

09589/2025

D-4457/2025

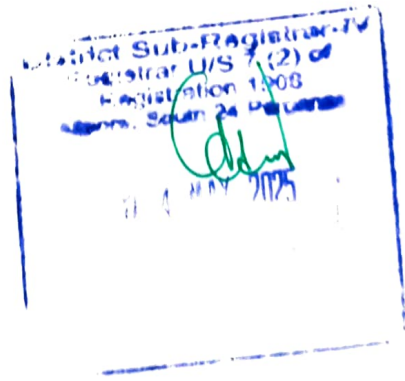


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AX 001892

14/05/2025
 Q- 2001320551/2025

... certified that the document is admitted the
 registration. The signature sheets and the
 endorsement sheets attached with the
 document are the part of this document



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) **SRI SOUMEN SARKAR**, (PAN-CJHPS8031B) son of Sri Subrata Sarkar, by faith Hindu, Indian, by occupation-Business, residing at 11/1, Eastern Park, 2nd Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, (2)

21269

Name : A. K. DAS, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Kolkata Collectorate
1, Netaji Subhas Rd.,
Kolkata-1

Amal K. Das
Licensed State
Vendor

800 MAY 2025



Alipore Sefer
Alipore P.O. Coent
u. 22

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
10 4 MAY 2025

SRI AMIT KARMAKAR, (PAN-BADPK6883K & Aadhaar No. 4345 3026 8446) son of Late Jagat Karmakar, by faith Hindu, Indian, by occupation-Business, residing at 7, Chhit Kalikapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099 & (3) **SMT. SUKLA DEY**, (PAN-CAUPD8044D) wife of Sri Tapan Dey, by faith Hindu, Indian, by occupation-Housewife, residing at 18/1, Kalikapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata-700099, are the owners of land measuring 3 Cottah 7 Chittak 28 sq.ft. be the same a little more or less, with structure 400 sq.ft. R.T. shed standing thereon, situated at Mouza-Santoshpur, J.L. No.22, Pargana- Khaspur, R.S. No.6, Touzi No.230 & 233, comprised in R.S. Dag No.766 appertaining to R.S. Khatian No.282, being Premises No.19, Patoary Para, Assessee No.31-104-32-0019-0, Kolkata-700078, under P.S. Kasba then Purba Jadavpur now Survey Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.104, Sub-Registry/ A.D.S.R. 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 **R.S. CONSTRUCTION**, (PAN-ABAFR6912P) a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by one of its Partners namely **MISS REETI SAFUI** (PAN-JKLPS3714P & Aadhaar No.24662972 3566), daughter of Late Rana Safui, by faith Hindu, by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, 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 3 Cottah 7 Chittak 28 sq.ft. be the same a little more or less, with structure 400 sq.ft. R.T. shed standing thereon, situated at Mouza-Santoshpur, J.L. No.22, Pargana-Khaspur, R.S. No.6, Touzi No.230 & 233, comprised in R.S. Dag No.766 appertaining to R.S. Khatian No.282, being Premises No.19, Patoary Para, Assessee No.31-104-32-0019-0, Kolkata-700078, under P.S. Kasba then Purba Jadavpur now Survey Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.104, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, the entire land being butted and bounded as follows :-

On the North : 3, Eastern Park 5th Road,

On the South : 20'ft., wide K.M.C. Road,

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

On the West : Triparna 385,

IN WITNESSES WHEREOF we, the Principal, named above, have hereunto set and subscribed our hand and signatures on the ...12/15/25...
Day of.....May... 2025.

SIGNED & DELIVERED

In presence of:-

1.

Aloy Safer
Alipore Police Court
12/27

Dmit Kromker

Sukla Dey
Saumen Sarker

Principals

This power is accepted by me

2. Pinta Saha
Alipore Police Court

R. S. CONSTRUCTION
Reeh Safer
Partner

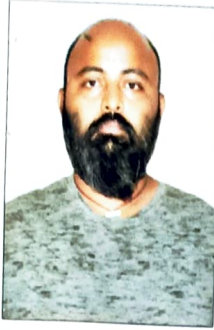




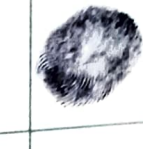





Attorney

Drafted by:-

Aloy Safer
AM












Advocate
Alipore Police Court,
Kolkata -700 027.

F460193

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name.....

Signature..... *Sauma Sarkar*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					




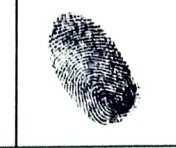

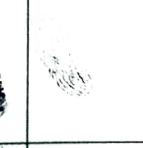


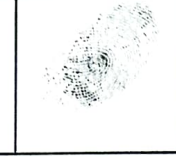


Name..... *Sukla Dey*

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *Anil Kumar Das*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... *REETI SAHU*

Signature..... *Reeti Sahu*



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001320551/2025	Office where deed will be registered
Query Date	14/05/2025 10:53:13 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, 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. 88,10,975/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 50/- (Article:48(d))		Rs. 7/- (Article:E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Patoari Para,
Premises No: 19, , Ward No: 104, Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 7 Chatak 28 Sq Ft		86,90,975/-	Width of Approach Road: 20 Ft..
Grand Total :				5.736Dec	0 /-	86,90,975 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,20,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles
Shed, Extent of Completion: Complete

Total :	400 sq ft	0 /-	1,20,000 /-	
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Query No: 2001320551 of 2025, Printed On : May 14 2025 10:53AM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-04457/2025	Date of Registration	14/05/2025
Query No / Year	1604-2001320551/2025	Office where deed is registered	
Query Date	14/05/2025 10:53:13 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, 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. 88,10,975/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



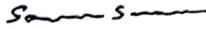






District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Patoari Para, , Premises No: 19, , Ward No: 104 Pin Code : 700078

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	3 Katha 7 Chatak 28 Sq Ft		86,90,975/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.736Dec	0 /-	86,90,975 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,20,000 /-	



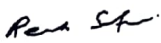
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	SOU MEN SARKAR Son of SUBRATA SARKAR Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office	 14/05/2025	 Captured LTI 14/05/2025	 14/05/2025
11/1, EASTERN PARK, 2ND ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: CJxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office				
2	AMIT KARMAKAR Son of Late JAGAT KARMAKAR Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office	 14/05/2025	 Captured LTI 14/05/2025	 14/05/2025
7, CHHIT KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: BAxxxxxx3K, Aadhaar No: 43xxxxxxxx8446, Status :Individual, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office				
3	SUKLA DEY Wife of TAPAN DEY Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office	 14/05/2025	 Captured LTI 14/05/2025	 14/05/2025
18/1, KALIKAPUR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: CAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	R.S. CONSTRUCTION 210, GARFA MAIN ROAD, City:-, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Date of Incorporation:XX-XX-1XX4 , PAN No.:: ABxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			Signature
1	Name	Photo	Finger Print	Signature
	REETI SAFUI (Presentant) Daughter of Late RANA SAFUI Date of Execution - 14/05/2025, , Admitted by: Self, Date of Admission: 14/05/2025, Place of Admission of Execution: Office	 May 14 2025 1:10PM	 Captured LTI 14/05/2025	 14/05/2025
101/3, GARFA MAIN ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: JKxxxxxx4P, Aadhaar No: 24xxxxxxxx3566 Status : Representative, Representative of : R.S. CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
ALOK SAFUI Son of Late SANAT SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 14/05/2025	 Captured 14/05/2025	 14/05/2025
Identifier Of SOUMEN SARKAR, AMIT KARMAKAR, SUKLA DEY, REETI SAFUI			

Endorsement For Deed Number : I - 160404457 / 2025

On 14-05-2025

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 12:08 hrs on 14-05-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by REETI SAFUI .

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

Execution is admitted on 14/05/2025 by 1. SOUMEN SARKAR, Son of SUBRATA SARKAR, 11/1, EASTERN PARK, 2ND ROAD, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. AMIT KARMAKAR, Son of Late JAGAT KARMAKAR, 7, CHHIT KALIKAPUR, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. SUKLA DEY, Wife of TAPAN DEY, 18/1, KALIKAPUR, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by ALOK SAFUI, , Son of Late SANAT 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 14-05-2025 by REETI SAFUI, PARTNER, R.S. CONSTRUCTION (Partnership Firm), 210, GARFA MAIN ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by ALOK SAFUI, , Son of Late SANAT 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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27280, Amount: Rs.100.00/-, Date of Purchase: 07/05/2025, Vendor name: Amal Kr Saha



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 122002 to 122015

being No 160404457 for the year 2025.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2025.05.22 16:24:57 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 22/05/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.



District Sub-Registrar's Office
Registrar 125/7 (2) of
Registration 1906
Alibore, South 24 Divisions

14 MAY 2016