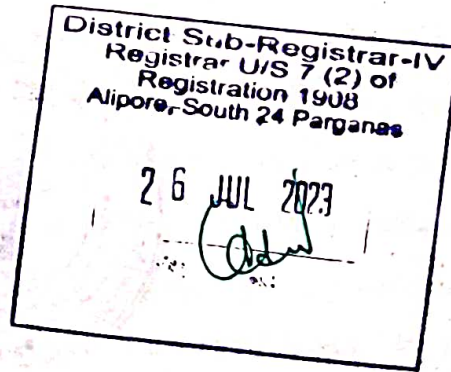


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 367473

26/07/2023  
Q-2001903743/2023

Certified that the document is admitted the Registration. The signature sheets and the endroesement 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 BANKIM DAS, (PAN-AEMPD3698D & Aadhaar No.9878 5997 5696), son of Sri Rabindra Nath Das & (2) SMT. TAPASI DAS, (PAN-BBMPD3283L & Aadhaar No.2398-1174-4542) wife of Sri Bankim Das, both by faith-Hindu, Nationality-Indian, by occupation-Business

14885

24 JUL 2023

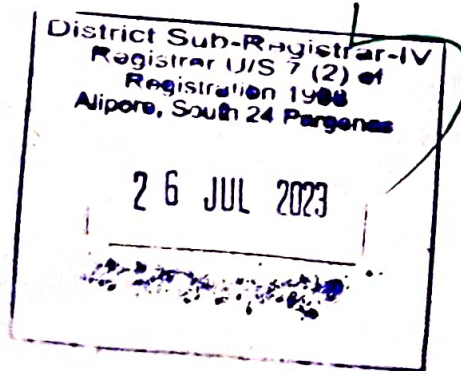
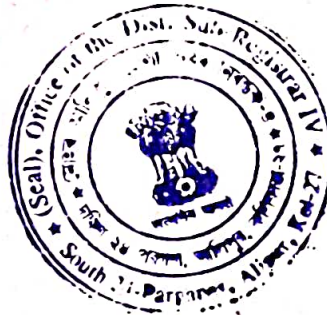
No.....Rs.100/- Date.....

Name : ..... *Advocate*

Address : ..... ALIPORE POLICE COURT  
Kolkata - 700 027

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

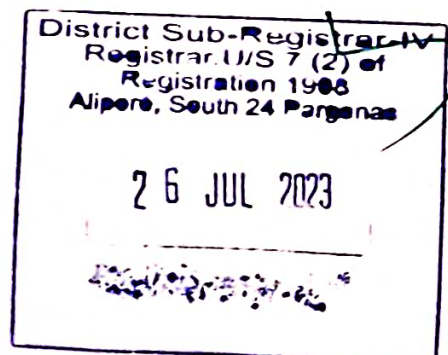
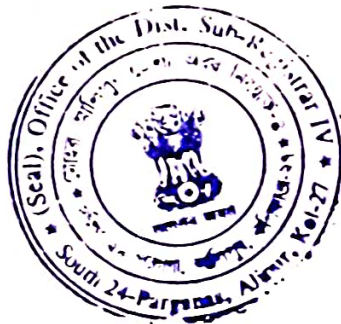


*Adv. Subhan*  
*Alipore police*  
*on 26.7.23*



and Housewife, residing at 41, Rajdanga Sarat Park, P.O. EKTP, P.S. Kasba, Kolkata -700107, are the owner of land measuring 3 Cottah 6 Chitak 6 sq.ft. be the same a little more or less, together with 400 sq.ft. tile shed standing thereon, situated at Mouza-Chakgania Gachi, J.L. No.24, Pargana-Kolkata, Touzi No.151, R.S. No.8½, comprised in R.S. Dag No.40/53 appertaining to R.S. Khatian No.31, being KMC Premises No.1509, Mukundapur, Kolkata-700 099, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, together with all easements rights and appurtenances thereto, more fully described in the Schedule hereunder written and we are exercising the rights of ownership thereto and free from all encumbrances and as it is not possible for us to appear before any office or Department, personally, hence it is necessary and expedient for us to appoint our Attorney and We do hereby nominate, constitute authorise and appoint **M/S. CITY REALTY**, a Proprietorship firm, having its office at 121/24/E, North Purbachal Road, P.O. Haltu, P.S. Garfa, Kolkata- 700 078, **SRI AMAR SAHA**, (PAN-CJGPS3737R & Aadhaar No. 3088-4955-2540) son of Late Ashutosh Saha, by faith Hindu, by occupation-Business, residing at 731, Kalikapur Road, P.O. Haltu, P.S. Garfa, Kolkata- 700 099, as our true and lawful **ATTORNEY** for us, in our name 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 my 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. to sign and submit the building plan for sanction and or regularisation and all the acts for plan sanction purpose 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 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 me everywhere and to sign and verify all papers,



District Sub-Registrar-IV Registrar U/S 7 (2) of Registration 1908 Alipore, South 24 Parganas
26 JUL 2023



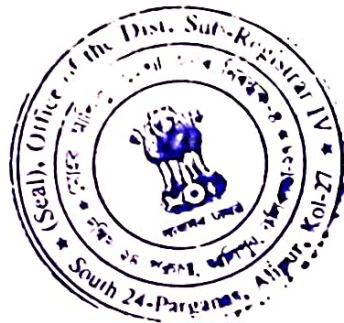
forms, petition, applications receipts, vouchers etc. as and when required.

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.
9. To appoint and engage architect/s, engineer/s plumbers, contractors etc, as would be required for sanctioning, construction and completion of proposed building.
10. To apply and obtain electrical connection from CESC LTD and also from K.M.C. drainage and water supply department as would be required in relation to the construction and completion of the proposed building.

**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 our said Attorney shall be taken as our acts, deeds and things as if we were personally present and done the same our self

**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. This Power of Attorney is revocable in nature.

**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/



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

26 JUL 2023



Govt. authority for land/flat in question and if restriction prevails, in that event Principal will be held responsible for that.

SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of the land measuring 3 Cottah 6 Chitak 6 sq.ft. be the same a little more or less, together with 400 sq.ft. tile shed standing thereon, situated at Mouza-Chakgania Gachi, J.L. No.24, Pargana-Kolkata, Touzi No.151, R.S. No.8½, comprised in R.S. Dag No.40/53 appertaining to R.S. Khatian No.31, being KMC Premises No.1509, Mukundapur, Kolkata-700 099, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

On the North : Land of Scheme Plot No.4 & 5

On the South : 20'ft. wide KMC Road,

On the East : Land of Scheme Plot No.7,

On the West: Land of Scheme Plot No.9,



District Sub-Registrar-V  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023

**IN WITNESSES WHEREOF** we, the Principals, named above, have hereunto set and subscribed our hand and signatures on the 26<sup>th</sup> Day of July.... 2023.

**SIGNED & DELIVERED**

In presence of:-

1. Manoj Kumar

Banwar Das  
Tabasi Das

---

**Principals**

This power is accepted by me

2. Pratik Kumar  
Alipore Police Court  
at-28

**CITY REALTY**

Amor Saha

**Proprietor**

---

**Attorney**

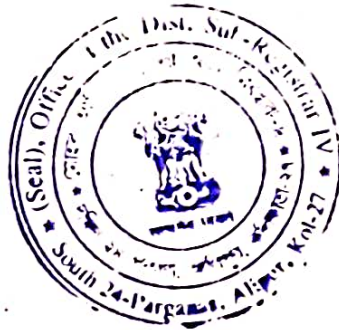
Drafted by:-

Manoj Kumar  
Advocate P460/99  
Alipore Police Court,  
Kolkata -700 027.



CITY REALTY

Proprietor














District Sub-Registrar IV  
Registrar I/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023

		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..... Bonklu Das

Signature.....

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

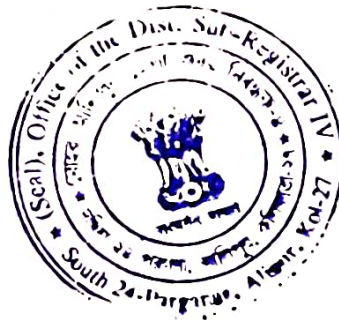
Name..... Tabasi Das

Signature.....

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

Name.....

Signature..... Ames Sale



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

26 JUL 2023





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

Query No / Year	2001903743/2023	Office where deed will be registered
Query Date	25/07/2023 11:25:26 PM	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	
[14C1] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		
Set Forth value	Market Value	
	Rs. 53,14,952/-	
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: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No: 1509 , Ward No: 109, Pin Code : 700099

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 6 Chatak 6 Sq Ft		52,06,952/-	Width of Approach Road: 20 Ft.,
Grand Total :					5.5825Dec	0 /-	52,06,952 /-	

**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/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,08,000 /-	



# Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr BANKIM DAS Son of Mr RABINDRA NATH DAS,41, RAJDANGA SARAT PARK, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx8D, Aadhaar No.: 98xxxxxxxx5696, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs TAPASI DAS Wife of Mr BANKIM DAS,41, RAJDANGA SARAT PARK, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BBxxxxxx3L, Aadhaar No.: 23xxxxxxxx4542, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

## Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	M S CITY REALTY ( Sole Proprietorship ) ,121/24/E, NORTH PURBACHAL ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 PAN No. CJxxxxxx7R, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

## Representative Details :

Sl No	Name & Address	Representative of
1	Mr AMAR SAHA Son of Late ASHUTOSH SAHA731, KALIKAPUR ROAD, 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, PAN No. CJxxxxxx7R, Aadhaar No.: 30xxxxxxxx2540	M S CITY REALTY (as PROPRIETOR)

## Identifier Details :

Name & address
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:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr BANKIM DAS, Mrs TAPASI DAS, Mr AMAR SAHA





### Major Information of the Deed

Deed No :	I-1604-09297/2023	Date of Registration	26/07/2023
Query No / Year	1604-2001903743/2023	Office where deed is registered	
Query Date	25/07/2023 11:25:26 PM	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. 53,14,952/-	
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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More – Daspara/Chak Garia) , , Premises No: 1509, , Ward No: 109 Pin Code : 700099







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S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
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Total :		400 sq ft	0 /-	1,08,000 /-	






## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BANKIM DAS</b> Son of Mr RABINDRA NATH DAS Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office	<b>Photo</b>  26/07/2023	<b>Finger Print</b>  LTI 26/07/2023	<b>Signature</b>  26/07/2023
41, RAJDANGA SARAT PARK, City:- , P.O:- EKTP, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx8D, Aadhaar No: 98xxxxxxxx5696, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office				
2	<b>Name</b> <b>Mrs TAPASI DAS</b> Wife of Mr BANKIM DAS Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office	<b>Photo</b>  26/07/2023	<b>Finger Print</b>  LTI 26/07/2023	<b>Signature</b>  26/07/2023
41, RAJDANGA SARAT PARK, City:- , P.O:- EKTP, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BBxxxxxx3L, Aadhaar No: 23xxxxxxxx4542, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office				



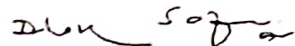
## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>M S CITY REALTY</b> 121/24/E, NORTH PURBACHAL ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.: CJxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

# Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr AMAR SAHA</b> <b>(Presentant )</b> Son of Late ASHUTOSH SAHA Date of Execution - 26/07/2023, , Admitted by: Self, Date of Admission: 26/07/2023, Place of Admission of Execution: Office	<b>Photo</b>  <small>Jul 26 2023 1:54PM</small>	<b>Finger Print</b>  <small>LTI 26/07/2023</small>	<b>Signature</b>  <small>26/07/2023</small>
731. KALIKAPUR ROAD, 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, , PAN No.:: CJxxxxxx7R, Aadhaar No: 30xxxxxxxxx2540 Status : Representative, Representative of : M S CITY REALTY (as PROPRIETOR)				

# Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr ALOK SAFUI</b> Son of Late SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 <small>26/07/2023</small>	 <small>26/07/2023</small>	 <small>26/07/2023</small>
Identifier Of Mr BANKIM DAS, Mrs TAPASI DAS, Mr AMAR SAHA			



On 26-07-2023

**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 13:43 hrs on 26-07-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr AMAR SAHA ,.

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

Execution is admitted on 26/07/2023 by 1. Mr BANKIM DAS, Son of Mr RABINDRA NATH DAS, 41, RAJDANGA SARAT PARK, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business, 2. Mrs TAPASI DAS, Wife of Mr BANKIM DAS, 41, RAJDANGA SARAT PARK, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife

Indetified 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 26-07-2023 by Mr AMAR SAHA, PROPRIETOR, M S CITY REALTY (Sole Proprietoship), 121/24/E, NORTH PURBACHAL ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified 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 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 14885, Amount: Rs.100.00/-, Date of Purchase: 24/07/2023, Vendor name: SUBHANKAR DAS



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 1604-2023, Page from 296248 to 296263  
being No 160409297 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.08.01 16:14:04 +05:30  
Reason: Digital Signing of Deed.

*(Signature)*

(Anupam Halder) 2023/08/01 04:14:04 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)