

10903/25

I-10717/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 916627

9/6/25
R-2/15/69 81/25

certified that the document is admitted to
registration. The signature sheets and
the counterfoils are attached with the
instrument in the office of the document.

[Signature]
District Sub Registrar-II
Hoore, South 24-parganas.

10706/25

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that WE, (1) SMT PROTIMA DAS (PAN NO. AXSPD4994K, AADHAAR NO. 6908 1875 3779), Wife of Anil Kumar Das, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at 60, H.L. Sarkar Road, Simanta Bag, P.O & P.S- Bansdrani, Kolkata- 700070, District South 24 Parganas (2) SMT RUMKI SARDAR @ SARADAR (PAN NO. GHGPS6893Q) (Adhaar No. 6288 9773 3907), Wife of Sri Kanai Sardar, by faith- Hindu, by Occupation- Housewife, by Nationality-

45273

22 MAY 2025

22 MAY 2025

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

Sl. No.....Date.....
Rs.....
Name.....
Address.....
.....

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
KOL-27



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 9 JUN 2025

Identified by me:
Parvej Ali Gazi
Sp Anwar Ali Gazi
Alipore Police Court
KOL-27

Indian, residing at **South Park, H.L. Sarkar Road, P.O & P.S- Banskroni, Kolkata- 700070**, Hereinafter called and referred to as the "LAND OWNERS" of **ALL THAT** Bastu land measuring **4 Cottah 8 Chittak 7 sq.ft** more or less with 200 sq.ft RTS structure with cemented floor standing thereon comprised in **Mouza- Banskroni, J.L- 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, L.R Dag no. 1327, R.S Khatian No. 137, L.R Khatian no. 5099, 5110, Under KMC Ward no. 112, P.S- Previously Regent park now Banskroni, K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Banskroni, Kolkata- 700070, Assessee No. 311121000603**, now within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, do hereby nominate, constitute and appoint **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. Banskroni, P.S. Regent Park now Banskroni, Kolkata- 700070**, as our true and lawful ATTORNEY, to act in our name, 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.

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.



DISTRICT SUB-REGISTRAR
SOUTH 24 PGS. ALIPORE
- 9 JUN 2025

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

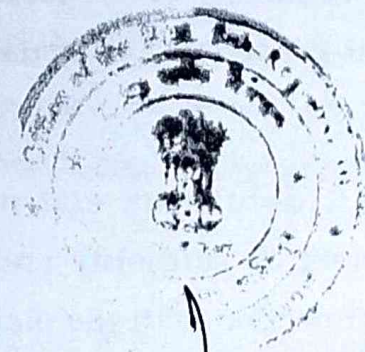
To appear, present and sign on our behalf before all authorities including those under the Kolkata Municipal Corporation for fixing and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit necessary papers and documents and to do all other acts, deeds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

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.



DISTRICT SUB-REGISTRAR
SOUTH 24 PGS. ALIPORE
- 9 JUN 2025

THE SCHEDULE ABOVE REFERRED TO

[ENTIRE LAND]

ALL THAT Bastu land measuring **4 Cottah 8 Chittak 7 sq.ft** more or less with 200 sq.ft RTS structure with cemented floor standing thereon comprised in **Mouza- Bansdroni, J.L- 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, L.R Dag no. 1327, R.S Khatian No. 137, L.R Khatian no. 5099, 5110, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070, Assessee No. 311121000603**, now within the limits of the Kolkata Municipal Corporation, Ward No.113, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto attached being butted and bounded as follows:-`

On the North: Land/House of Asit Paul & Sandhya Paul

On the South: 11ft KMC Road

On the East: : Land/House of Subrata Karmakar

On the West: 20FT wide KMC Road



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS ALIPORE
- 9 JUN 2025

IN WITNESS WHEREOF, WE, the Principal herein signs and executes this power on this the 9th day of June and Two Thousand Twenty Five (2025).

Signed & delivery by the Principals at Kolkata.

In the presence of:

Witness:-

1. *Fuja Paul*
Alipore Police Court
Kol-27.

Pratima Das

2. *Farvej Ali Gazi*
Alipore Police Court
Kol-27.

Rummi Sanyal

SIGNATURE OF THE PRINCIPAL

Sanjit Bhattacharya

SIGNATURE OF THE ATTORNEY

Drafted by me

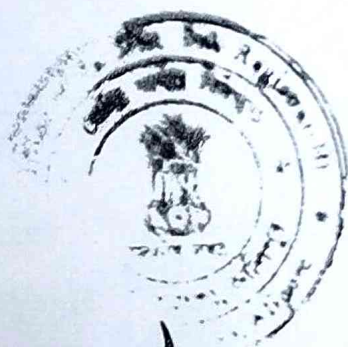
Rajesh Laskar

Advocate

WB/294/

Alipore police court,

Kolkata- 27



DISTRICT SUB-REGISTRAR-IU
SOUTH 24 PWS. ALIPORE
- 7 JUN 2025



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE... *Pratima Das*



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE... *Rumki Samdara*



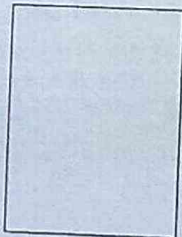
DISTRICT REGISTRAR-III
SOUTH ALIPORE
- 9 JUN 2025



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE.....
Sayir Akh



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Left Hand					

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Right Hand					

SIGNATURE.....



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S. ALIPORE
- 0 JUN 2025

Major Information of the Deed

Deed No :	I-1603-10717/2025	Date of Registration	10/06/2025
Query No / Year	1603-2001516981/2025	Office where deed is registered	
Query Date	31/05/2025 10:10:58 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajesh Laskar 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. 54,71,669/-		
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 :






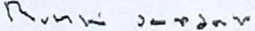
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: H. L. Sarkar Road, , Premises No: 60, , Ward No: 112 Pin Code : 700070

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	4 Katha 8 Chatak 7 Sq Ft	1/-	54,11,669/-	Width of Approach Road: 17 Ft.,
Grand Total :				7.441Dec	1 /-	54,11,669 /-	



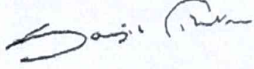
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	



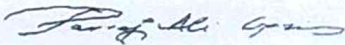
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs PROTIMA DAS Wife of Late ANIL KUMAR DAS Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office	 09/06/2025	 Captured LTI 09/06/2025	 09/06/2025
60, H.L. Sarkar Road, Simanta Bag, 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-1XX2 , PAN No.:: AXxxxxxx4K, Aadhaar No: 69xxxxxxxx3779, Status :Individual, Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office				
2	Mrs RUMKI SARDAR, (Alias: Mr RUMKI SARADAR) Wife of Mr KANAI SARDAR Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office	 09/06/2025	 Captured LTI 09/06/2025	 09/06/2025
South Park, H.L. Sarkar Road, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-2XX7 , PAN No.:: GHxxxxxx3Q, Aadhaar No: 62xxxxxxxx3907, Status :Individual, Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SANJIB THAKUR (Presentant) Son of Mr Naresh Thakur Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office	 09/08/2025	 Captured LTI 09/06/2025	 09/06/2025
Son of Mr Naresh Thakur P-11, Pir Pukur Road, Vidyasagar Park, City:- Not Specified, P.O:- Bansdroni, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AFxxxxxx2F, Aadhaar No: 80xxxxxxxx2481, Status :Individual, Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARVEJ ALI GAZI Son of Mr ANSAR ALI GAZI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	09/06/2025	09/06/2025	09/06/2025
Identifier Of Mrs PROTIMA DAS, Mrs RUMKI SARDAR, Mr SANJIB THAKUR			

Endorsement For Deed Number : I - 160310717 / 2025

On 09-06-2025

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

Presented for registration at 16:23 hrs on 09-06-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by M SANJIB THAKUR ,Claimant.

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

Execution is admitted on 09/06/2025 by 1. Mrs PROTIMA DAS, Wife of Late ANIL KUMAR DAS, 60, H.L. Sarkar Rd Simanta Bag, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by ca Hindu, by Profession House wife, 2. Mrs RUMKI SARDAR, Alias Mr RUMKI SARADAR, Wife of Mr KANAI SARDAR South Park, H.L. Sarkar Road, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN 700070, by caste Hindu, by Profession Others, 3. Mr SANJIB THAKUR, Son of Mr Naresh Thakur, P-11, Pir Pukur Road, Vidyasagar Park, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr PARVEJ ALI GAZI, , , Son of Mr ANSAR ALI GAZI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advoca



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

On 10-06-2025

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 : (d) of Indian Stamp Act 1899.

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(t 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 45273, Amount: Rs.100.00/-, Date of Purchase: 22/05/2025, Vendor name: S DAS



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

ertificate of Registration under section 60 and Rule 69.
egistered in Book - I
olume number 1603-2025, Page from 281483 to 281495
eing No 160310717 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.06.10 17:10:07 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 10/06/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.