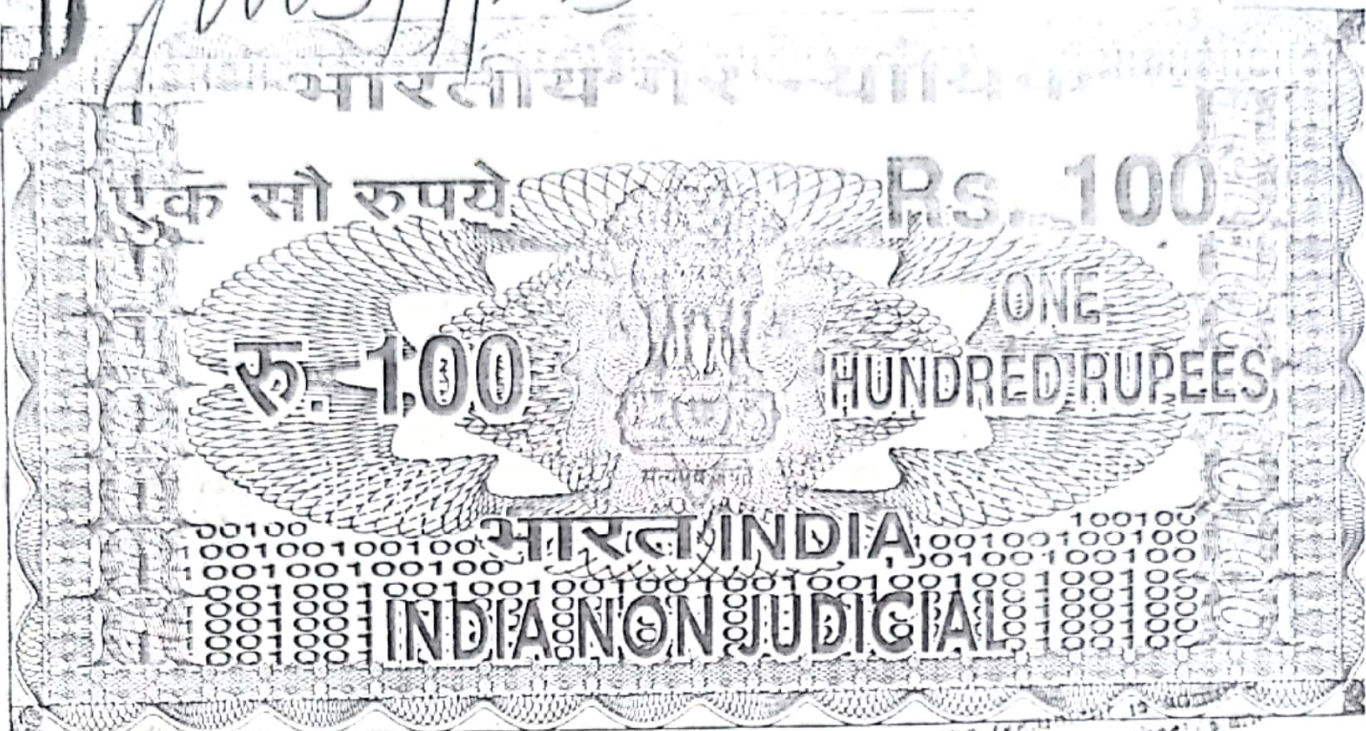


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पश्चिम बंगाल WEST BENGAL

Certified that the...  
 in registration. The signature sheets...  
 the embossed sheets attached... AH 333115  
 documents are the property of this...

**GENERAL POWER OF ATTORNEY**

District Sub-Registrar  
 South 24 Parganas  
 10 FEB 2023

KNOW ALL MEN BY THIS PRESENTS THAT, WE, (1) Smt Rinku Das, daughter of Late Rabindra Nath Sarkar and w/o Late Subhayu Das by faith Hindu, by occupation Self-employed, presently residing at BE-141, Sector – 1, Salt Lake City, Bidhannagar(M), North 24 Parganas, Bidhannagar CC Block, Police Station – Bidhannagar North, Kolkata – 700064 AND (2) Smt. Reema Majumder, Daughter of Late Rabindra Nath Sarkar and w/o HIRAK MAJUMDER by faith Hindu, by occupation Service, presently residing at T – 2, H No.- 901, Valley View Estate, Sonha Gawal Pahari, On Faridabad Road, Gwal Pahari, Gurgaon, Sector – 45, Gurgaon; Farruknagar, Police Station – DLF, Phase I, Haryana – 122003, hereinafter referred to as "PRINCIPLE", SEND GREETINGS-

WHEREAS, WE are the absolute owners of ALL that piece/part or parcel of land measuring 3 K - 0 Ch - 28 Sft (more or less) at Mouza – Purba Putiary, J.L. No.- 43, under L.R. Khatian No. 333, comprised in L.R.Dag Nos. 24/843 & 24/841, P.S.- Regent Park, under Kolkata Municipal Corporation, being K.M.C. Ward No. 114 and K.M.C Premises No.- 89 Gangapuri, P.S.-Regent Park, Kolkata- 700093, having its Mailing Address 50, Gangapuri, Kolkata- 700093, under the jurisdiction of A.D.S.R. Alipore, in the District South 24- Parganas, but we are not in position to look after all related matter as such We have decided to appointed SRI SAMARENDRA SARKAR son of Late Debendra Nath Sarkar, proprietor of M/S SABCONS by occupation- Business, residing at 59, Gangapuri, P.S.- Regent Park, Kolkata – 700093, as my constituted Attorney to do all or any of the acts deeds things on our behalf in respect of the said property.

*Sarkar*

*Sarkar*

24/01/2023  
9344  
Samerando Sarkar  
of Gangopuri  
Rupees... 4-93

*SD*  
Samiran Das  
Stamp vender  
Alipore Police Court  
South 24 Pgs., Kol-27



*g*  
District Registrar  
Alipore, South 24 Parganas

10 FEB 2023

Arunava Dutta  
S/O Late G.M. Datta  
Alipore police court  
Kol-27

NOW BY THESE POWER OF ATTORNEY, WE, (1) SMT.- RINKU DAS, Pan No: AODPD8634C, Adhaar No: 682271504113 (2) SMT.- REEMA MAJUMDER, Pan No: AZCPS0702N, Adhaar No: 267910139501, do here by appoint constitute and nominate **SRI- SAMARENDRA SARKAR**, Pan No: AJWPS3223N, Adhaar No.: 360725866432, proprietor of **M/S SABCONS** as our lawful attorney to do the following acts, deeds and things on our behalf in respect of the said property.

1. To supervise, manage and conduct all sorts of administration in respect of the said land and building described in the schedule attached herein below for which he would have to handle all sorts of official matters, letters and correspondence arising in course of or in relation/connection with the matters concerning our said property and to take necessary legal steps to prohibit any unauthorised person in the said premises.
2. To prepare building plan, design work and to put signature on our behalf as our lawful attorneys in the building plan drawing and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority/authorities in our name and on our behalf in connection with the said building plan or if necessary modify the building plan and regularize the modification or change and sign in the modified plan all papers relating thereto and receive the same from the Kolkata Municipal Corporation against acknowledgement receipt on our behalf as constituted attorney.
3. To appear for and on our behalf in office of the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation Ltd / WBSEDCL or any local or any statutory authority and all Govt. officers and Police stations and to apply for obtaining necessary sanction, permit, approval, license, supply service and to apply for and obtain permanent connection of water, electricity, drainage and sewerage to the said building and to apply for an obtain temporary or permanent connection of water, electricity, drainage and sewerage to the said building.
4. To appear before Notary Public, Additional Register Of Assurances, District sub-Register, and Additional District Sub Register, Magistrate, other officers and court/tribunal on our behalf and present all deeds, documents, declaration, Boundary declaration, splayed corner on our behalf.
5. To sign, execute and verify and file all plaints, suits, written statements written objection pleadings, application, complaints, memorandum of appeal, cross objection reply affidavit and sign all other papers to be filed before civil court, criminal court, administrative authorities Tribunal High Court and Arbitration and to

*S. Das*

accept all service of summons and other process and to appoint Lawyer and sign Vakalatnama and compromise any suit and proceedings for protection of any interest in the said subject premises on our behalf.

6. To sell the said property on our behalf.
7. To negotiate and enter into agreements, sale deed and other agreements/contracts for sale of the different floor spaces and portion thereof and car parking spaces or part thereof as per demarcated area of sanctioned plan together with undivided proportionate share in land & common benefit & receive sale consideration amount/ or earnest money from the intending purchasers and deliver possession thereof and execute and present for registration on our behalf any sale agreements, deeds of conveyance in respect of the said floors and car parking spaces of the building in the premises referred in the schedule below against our consideration payable to us.
8. To appoint an arbitrator on our behalf if required.
9. The Power of Attorney is given for the property mentioned in the schedule exclusively and for no other property.
10. The Development Agreement registered on 10<sup>th</sup> of February, 2023 in the office of D.S.R. I at Allpore, Book No.1, vide Deed No.315.

And we do hereby agree to ratify and undertake to ratify and confirm all acts deeds our said attorney shall lawfully do, execute, and perform or caused to be done respect of the said property, execute or performed by virtue of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

All that price or parcel of Bastu land measuring 3K - 28 Sft (more or less) with two storied building i.e. ground floor 480 Square Feet and 1<sup>st</sup> floor 480 Square Feet total 960 Square Feet, at Mouza - Purba Putiary, J.L. No.-43, under L.R. Khatian No. 333, comprised in L.R.Dag Nos. 24/843 & 24/841, P.S.- Regent Park, under Kolkata Municipal Corporation, being K.M.C. Ward No. 114 and K.M.C Premises No.- 89 Gangapuri, P.S.- Regent Park, Kolkata- 700093, having its Mailing Address 50, Gangapuri, kolkata- 700093.

On the North



Scheme Plot Nos. 51 & 51A

*Handwritten signature*

-:4: -

On the South : 19' Wide Metalled Road

On the East : Scheme Plot Nos. 48 & 49

On the West : Scheme Plot No. 50B

IN WITNESS WHERE OF WE(1) SMT,- RINKU DAS, (2) SMT- REEMA MAJUMDER, subscribe our hand on this 10<sup>th</sup> day of February, 2023.

Signed and delivered at Kolkata

In presence of

① Shyamal Chakraborty  
Alipore Police  
Court - Hol - 27

② Arunava Dutta  
Alipore Police Court  
Hol - 27

Prepared by me in my office

*Shyamal*  
Shyamal Chakraborty  
Deed Writer  
Licence No.-39  
Alipore Police Court  
Kolkata-700 027

Rinku Das.












Reema Majumder.

PRINCIPAL

Samarendra Sarkar  
M/s. Sabcons












Attorney

Proprietor

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












Name.....

Signature..... *Rinku Das* .....

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

Name.....

Signature..... *Reema Majumdar* .....

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

Name.....

## Major Information of the Deed

Deed No :	I-1601-00321/2023	Date of Registration	10/02/2023
Query No / Year	1601-8000367827/2023	Office where deed is registered	
Query Date	10/02/2023 1:38:34 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SHYAMAL CHAKRABORTY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830185199, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 37,65,900/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100315/2023 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: Gangapuri, , Premises No: 89, , Ward No: 114 Pin Code : 700093



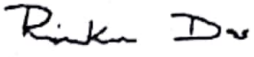


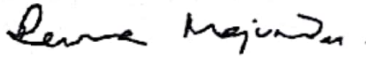
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 28 Sq Ft	1/-	31,17,900/-	Width of Approach Road: 19 Ft., , Project Name :
<b>Grand Total :</b>				5.0142Dec	1/-	31,17,900 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value.(In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	960 Sq Ft.	1/-	6,48,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 480 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 480 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		960 sq ft	1/-	6,48,000 /-	

pal Details :

Name,Address,Photo,Finger print and Signature




SI No	Name	Photo	Finger Print	Signature
1	<b>RINKU DAS</b> Daughter of Late RABINDRA NATH SARKAR Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
BE-141, SALT LAKE CITY, Block/Sector: I, City:- , P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx4C, Aadhaar No: 68xxxxxxxx4113, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				
2	<b>REEMA MAJUMDER</b> Daughter of Late RABINDRA NATH SARKAR Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
VALLEY VIEW ESTATE, City:- , P.O:- GURGAON, P.S:-Gurgaon, District:-Gurgaon, Haryana, India, PIN:- 122003 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AZxxxxxx2N, Aadhaar No: 26xxxxxxxx9501, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				

Attorney Details :



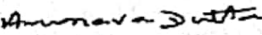
SI No	Name,Address,Photo,Finger print and Signature
1	<b>SABCONS</b> 59, GANGAPURI, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 , PAN No.:: AJxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Signature
	<b>SAMARENDRA SARKAR</b> (Presentant ) Son of Late DEBENDRA NATH SARKAR Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 Feb 10 2023 2:32PM	 LTI 10/02/2023
	Signature  10/02/2023		
59, GANGAPURI, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx3N, Aadhaar No: 36xxxxxxxx6432 Status : Representative, Representative of : SABCONS (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr ARUNAVA DATTA</b> Son of Late G M DATTA ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 10/02/2023	 10/02/2023	 10/02/2023
Identifier Of RINKU DAS, REEMA MAJUMDER, SAMARENDRA SARKAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	RINKU DAS	SABCONS-2.50708 Dec
2	REEMA MAJUMDER	SABCONS-2.50708 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	RINKU DAS	SABCONS-480.00000000 Sq Ft
2	REEMA MAJUMDER	SABCONS-480.00000000 Sq Ft

10-02-2023

**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  
(g) of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**  
Presented for registration at 13:30 hrs on 10-02-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by  
SAMARENDRA SARKAR .

**Certificate of Market Value (WB PUVI rules of 2001)**  
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs  
37,65,900/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**  
Execution is admitted on 10/02/2023 by 1. RINKU DAS, Daughter of Late RABINDRA NATH SARKAR, BE-141, SALT  
LAKE CITY, Sector: I, P.O: BIDHANNAGAR, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India,  
PIN - 700064, by caste Hindu, by Profession House wife, 2. REEMA MAJUMDER, Daughter of Late RABINDRA  
NATH SARKAR, VALLEY VIEW ESTATE, P.O: GURGAON, Thana: Gurgaon, , Gurgaon, HARYANA, India, PIN -  
122003, by caste Hindu, by Profession Service

Indetified by Mr ARUNAVA DATTA, , , Son of Late G M DATTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana:  
Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by  
profession Others

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**  
Execution is admitted on 10-02-2023 by SAMARENDRA SARKAR, PROPRIETOR, SABCONS, 59, GANGAPURI,  
City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Indetified by Mr ARUNAVA DATTA, , , Son of Late G M DATTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana:  
Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by  
profession Others

**Payment of Fees**

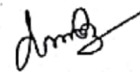
Certified that required Registration Fees payable for this document is Rs 46.00/- ( E = Rs 14.00/- , H = Rs 28.00/- , M(b)  
= Rs 4.00/- ) and Registration Fees paid by Cash Rs 46.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9344, Amount: Rs.100.00/-, Date of Purchase: 24/01/2023, Vendor name:  
Samiran Das



Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 14010 to 14021

being No 160100321 for the year 2023.



Digitally signed by MD TABIS ANSARI  
Date: 2023.02.16 15:27:46 +05:30  
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/02/16 03:27:46 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)