

10/09/2025

D-9783/2025



पश्चिम बंगाल WEST BENGAL

AZ 239348

Certified that the document is admitted for Registration. The signature sheets and the endoesence are attached with the document.

340 3183/ps

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

DEVELOPMENT POWER OF ATTORNEY

18 DEC 2025

TO WHOSOEVER IT MAY CONCERN, I, Trideep Dey (PAN: ADPPD8700J & AADHAR No. 6747 4781 6727) son of Rabindra Nath Dey residing at 10-FR, FL-10A, 174/8 Netaji Subhash Chandra Bose Road, Unimark Sikha Tuku, Netaji Nagar, VCT: Regent Park, P.O.: Regent Park, P.S. Regent Park, District: South 24 Paraganas, State: West Bengal, PIN: 700040, hereinafter referred to as "the Principal" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, legal representatives, successors and/or assigns).

041472

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

Name.....

Add.....

AMT.....100.....

17 DEC 2025

17 DEC 2025

Indeep Dey

17/18, N.S.C. Bose Rd

KM0


SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



District Sub-Registrar
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Swarnap Bose
S/o Lankhmi Kund Bose
Hem cul, Kol-01
Occupier - Adharte

I. RECITAL

1. WHEREAS by a registered Development Agreement dated 18th December 2025, having Deed No. 1-9771/25, registered in Office of the District Sub-Registrar-IV, South 24 Paraganas, made between the Principal and Aditri Properties Private Limited (the "**Developer**"), the Principal and the Developer agreed, *inter alia*, that the Developer shall be entitled to the exclusive right and authority to develop ALL THAT PIECE AND PARCEL OF LAND admeasuring more or less about 4 Cottahs 3 Chittacks 2 Sq.ft., together with a brick built building standing thereon lying at premises no. 90/2/3, Manick Bandhopadhyay Sarani, Kolkata – 700040 (formerly known as No. 4, Moore Avenue, Calcutta) comprised in Mouza- Shibpur, J.L. No. 42, Touzi No. 151, C.S. Plot No. 407 & 426, within the jurisdiction of Police Station- Regent Park, Sub Registry Office –24 Paraganas South, within the limits of Kolkata Municipality Corporation, Ward No. 097, Borough – X, District- South 24 Paraganas (hereinafter referred to as the "**Project Land**") and as more fully and particularly described in Schedule hereunder) and the Principal and the Developer agreed upon the terms and conditions as more fully contained therein.
2. **AND WHEREAS** in terms of the Development Agreement, the Principal is executing this Power of Attorney in favour of the Developer to do all acts deeds and things as and for the purposes relating to the Land and the Project and the related purposes hereinafter contained.

- II. I, being the Principal abovenamed, do hereby nominate constitute and appoint the Developer represented by its Director/Authorized Representatives (a) **Mr. Amitava Singha Roy** (PAN – **ATXPS6554K** & AADHAR No. **4902 8610 4063**), son of **Binoy Kumar Singha Roy**, residing at **C/O Narang Niket Private Ltd., 2C, Mahendra Road, P.O.: Bhawanipore, P.S.: Bhawanipore, District: South 24 Paraganas, West Bengal, India, 700025**; and (b) **Mr. Abhijit Chakraborty** (PAN – **AEIPC9889H** & AADHAR No. **7127 2958 2308**), son of **Sourindra Mohan**



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Chakraborty, residing at **7B, Indrani Park, Tollygunge, P.O.: Behala, P.S.: Behala, District: South 24 Paraganas, West Bengal – 700033** (hereinafter referred to as the "**Attorney's**") as my true and lawful attorney's for in my name and on my behalf to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Project Land and such other related purposes such as:

1. to manage, maintain, supervise, administer, secure, hold and defend possession of the Project Land and every part thereof and its equipment and installations and do all acts deeds and things in connection therewith;
2. to cause survey, measurement, soil test, excavation and such other works at the Project Land;
3. to demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Land and/or any portion thereof for the purposes connected to development in terms of the Development Agreement;
4. to construct or put-up temporary sheds, structures etc., for storage of building materials or site offices in the Project Land;
5. to pay any/all outgoings, rates, municipal and other taxes, land revenue, electricity charges and/or such other charges, expenses and other outgoings whatsoever payable in respect of the Project Land or any part thereof or the Proposed Building to be constructed on the Land or any part or parts thereof;
6. to carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Project Land for the completion and execution of the Project;



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7. to receive refund of the excess amounts if any paid, from the concerned authorities, Transferees and/or any other person;
8. to sign, apply for and obtain mutation, conversion, updating, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Land or any part thereof or its boundary; in the records of the Kolkata Municipal Corporation, Planning Authority, Development Authority, and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney's;
9. to deal with fully and in all manner against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all sorts of agreements and arrangements with them or any of them or otherwise and to abate such nuisance;
10. to accept or object to the assessments made from time to time of outgoings or taxes or valuation or taxes in respect of the Project Land or the Proposed Building that may be constructed thereon;
11. to prepare, apply, sign and submit Building Plan, plans, maps, specifications and sketches for approval or sanctioning by the Kolkata Municipal Corporation and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed;
12. to process the application for the sanctioning of the Building Plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans for any construction at the Project Land;



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13. to sign and submit all declarations, undertakings, affidavits, deeds, letters as required by the Kolkata Municipal Corporation and other appropriate authorities for the purpose of sanction/modification/alteration/renewal of the Building Plan for any construction at the Project Land;
14. to inform the Kolkata Municipal Corporation and other appropriate authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Building Plan in terms of the applicable rules and to get the same regularised;
15. to apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, parking systems, CCTVs etc., and/or other utilities inputs and facilities from the appropriate authorities, statutory bodies, private bodies or service providers as the case may be and further to make alterations therein and to close down and/or have disconnected the same;
16. to apply for and obtain any permission clearance and license to run/operate and/or maintain lift, generator, dish antenna and any other utility, input or facility in the Project or any part thereof and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries;
17. to deal with any person owning, occupying or having any right, title or interest in the Project Land or the property neighbouring the Project Land in connection with the Project in such manner and on such terms and conditions as the said Attorney's may deem fit and proper;



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18. to apply for and obtain all other permissions that may be required for sanctioning of Building Plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project;
19. to apply for and obtain all necessary permissions and clearances from the authorities under the Applicable Law and in pursuance of the Development Agreement;
20. to apply for and obtain in the name of the Developer the registration under all real estate development laws (including the Real Estate (Regulation and Development) Act, 2016 (as applicable to the State of West Bengal)) and any other similar laws if and applicable to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable, in relation to the Project;
21. to appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the Land or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Project;
22. to appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, chartered accountants, advocates, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the Attorney's may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration;



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23. to appoint organizations/persons in connection with building management, facility management, common area management on such terms and conditions as the Attorney's may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration;
24. to do all necessary acts deeds and things for complying all laws, rules, regulations, bye-laws ordinance etc., for the time being in force with regard to the Project;
25. to apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities;
26. to insure and keep insured the new buildings any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the Attorney's and to pay all premium therefore;
27. to obtain loans and finance from any Banks and/or Financial Institutions by creating any equitable mortgage and/or other types of mortgages on the Project Land, in accordance with the terms prescribed in the Development Agreement;
28. to produce or give copies of any Original Title Documents relating to Project Land to any Bank or Financial Institution or others in terms of the Development Agreement;
29. to advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement;
30. to deal with any claim of any third person in respect of the Project Land and to oppose or settle the same;



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31. to look after all or any of the acts relating to management, maintenance and administration of the Project;
32. to deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project;
33. to apply for sign, appear and represent the Principal before the Kolkata Municipal Corporation, and all its departments, Kolkata Metropolitan Development Authority and other authorities/officers under the Land laws, Municipality, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers/Authorities under the RERA, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Khas Mahal Department, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and



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also all other State Executives Judicial or Quasi-Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the Attorney's may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Project Land and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney's, for all or any purposes herein stated.

34. to commence, prosecute, enforce, defend, answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demand civil, criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit, to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery Tribunal, any other Tribunal, Collector, Judicial or Quasi-Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign, declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, Vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the Attorney's may think fit and proper.
35. to apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices,



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summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

36. to receive all letters, parcels or other postal articles and documents in respect of the Land and to grant proper and effectual receipt thereof.
37. for better and more effectually exercising the powers and authorities aforesaid to retain, appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

FURTHER, I the Principal above named do hereby further nominate constitute and appoint the Attorney's as my true and lawful attorney's for in my name and on my behalf to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Project Land and related purposes subject to the Building Plan being sanctioned i.e., to say:-

1. to negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas in the Project, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for transfer and/or part with possession of all or any Units, Car Parking Spaces and other Transferable Areas along with the land comprised in the Land attributable thereto or any portion thereof.
2. to grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including Shares in land) to take home loans and/or home finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them.



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Signature

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3. to approve, finalize, execute, register and present all necessary papers, documents, agreements, sale deeds, conveyances, leases, cancellation agreements, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts, and any amendments of the foregoing documents and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the Attorney's with respect to the Developer's Allocation solely ("**Documents**") before the necessary authorities for the Transfer of the Transferable Areas as per the Development Agreement together with the Owner's undivided share and interest in the Land
4. to ask, demand, recover, realize and collect the realizations and all other amounts or any parts thereof receivable in respect of the Transferable Areas in the Project in the manner and as per the terms and conditions of the Development Agreement and to issue receipts to the transferees accordingly.
5. to receive consideration amount on sale of all or part of the Transferable Areas with respect to the Developer's Allocation and grant official receipt in respect thereof.
6. to cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any Person intending to acquire Transferable Areas and/or undivided share in the Land and to deal with the space and rights of such Person or Persons in such manner as the Attorney's may deem fit and proper.
7. to join in as party to the Documents on my behalf for transfer of the Transferable Areas and the proportionate undivided share in the Land attributable thereto, and also agreeing to execute the necessary documents in pursuance thereof.



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8. to prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver the necessary documents in respect of the sale and transfer of the Transferable Areas with respect to the Developer's Allocation.
9. to appear, present for registration and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate, Police authorities and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all necessary documents with respect to the sale and transfer of the Transferable Areas with respect to the Developer's Allocation.
10. to enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer thereunder.
11. to ask, demand, sue for, recover, realize and collect realisations which are or may be due, payable or recoverable from any transferees or any Person or Persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
12. to have the Transferable Areas transferred to the transferees to be separately assessed and mutated in the name of the respective transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the Attorney's may deem fit and proper.



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13. to sign all such papers and Documents as may be necessary in connection with the transfer of the right, title and interest in respect of all or part of the Transferable Areas.
14. to form the Association amongst the owners and/or buyers of the Transferable Areas.
15. to enter upon any agreement to transfer and/or deed and present the same for registration in respect of the transfer of the proportionate share in land and/or in the Common Areas, Facilities and Amenities to any Association if so and as required by Applicable Law.

AND GENERALLY, do all acts deeds and things for better exercise of the Development Rights, other authorities and powers relating to the Project Land and the Project and related purposes which the Principal itself could have lawfully done under its own hands and seal, if personally present.

AND the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney's shall lawfully do or cause to be done in or about the premises aforesaid.

AND it is clarified that while exercising the powers and authorities hereby conferred on the said Attorney's, they or any of them shall not do any act deed or thing which would go against the provisions of the Agreement or impair or affect the rights and entitlement of the Principal and by executing this Power of Attorney the obligations of the Principal or the Developer or consequences for non-compliance under the Agreement shall not be affected.



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SCHEDULE

ALL THAT PIECE AND PARCEL OF LAND admeasuring more or less about 4 Cottahs 3 Chittacks 2 Sq.ft., together with a G+2 brick built building standing thereon admeasuring an area of 1830 sq ft. in the ground floor, 1819 sq ft. in the first floor and 1656 sq ft. in the second floor lying at premises no. 90/2/3, Manick Bandhopadhyay Sarani, Kolkata – 700040 (formerly known as No. 4, Moore Avenue, Calcutta) comprised in Mouza- Shibpur, J.L. No. 42, Touzi No. 151, C.S. Plot No. 407 & 426, within the jurisdiction of Police Station- Regent Park, Sub Registry Office –24 Paraganas South, within the limits of Kolkata Municipality Corporation having Assessee Number 210970805760, Ward No. 097, Borough – X, District- South 24 Paraganas

BEING BOUNDED AND BUTTED BY:

IN NORTH: By the Premises No. 90/2/2, Manick Bandhopadhyay Sarani

IN SOUTH: Partly by Premises No. 90/1A and partly by Premises No. 90/A, Manick Bandhopadhyay Sarani

IN EAST: Premises No. 90, Manick Bandhopadhyay Sarani and

IN WEST: KMC Road

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



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District Sub-Registrar's Office
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IN WITNESS WHEREOF the Principal have hereunto set and subscribed his respective hands and seal on this day of December, 2025

**EXECUTED AND DELIVERED by the
PRINCIPAL abovenamed at Kolkata in
the presence of:**

1. Priyanka Trivedi
63/9, Banacharan Roy Road
Kolkata - 700034

Trideep Deo
TRIDEEP DEY

2. Swarnap Bose
High Court, Kolkata

**ACCEPTED AND CONFIRMED BY THE
ATTORNEYS:**

1. Priyanka Trivedi

ADITRI PROPERTIES PVT. LTD.
Amitava Singha Roy
Director / Auth. Signatory
MR. AMITAVA SINGHA ROY

2. Swarnap Bose

ADITRI PROPERTIES PVT. LTD.
Abhijit Chakraborty
Director / Auth. Signatory
MR. ABHIJIT CHAKRABORTY

Drafted & Prepared by:
Tapesh Mishra
Advocate (ENROL. No. F/1224/2007)
High Court, Kolkata



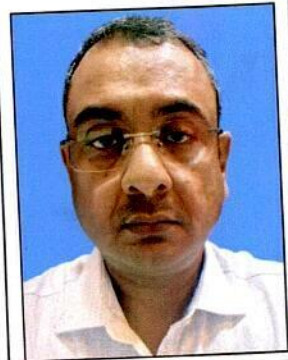
Director, Sub-Registration
Registrar, H.S. 1210
Registration Office
Admn. Bldg. 1A, Bangalore

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SPECIMEN FORM FOR TEN FINGER PRINTS

		Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
 Jideep Singh	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

		Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
 Anurag Singh	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

		Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
 Abhishek Chakraborty	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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Major Information of the Deed

Deed No :	I-1604-09783/2025	Date of Registration	18/12/2025
Query No / Year	1604-8003403183/2025	Office where deed is registered	
Query Date	18/12/2025 1:35:57 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPESH MISHRA HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,49,84,948/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 232/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160409771/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

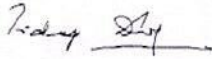
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 90/2/3, , Ward No: 097 Pin Code : 700040

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	4 Katha 3 Chatak 2 Sq Ft	1/-	1,04,75,698/-	Property is on Road , Project Name :
Grand Total :				6.914Dec	1 /-	104,75,698 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5305 Sq Ft.	1/-	45,09,250/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 1830 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1819 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1656 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5305 sq ft	1 /-	45,09,250 /-	

Principal Details :

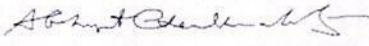
SI No	Name,Address,Photo,Finger print and Signature			
1	Name TRIDEEP DEY (Presentant) Son of Rabindra Nath Dey Executed by: Self, Date of Execution: 18/12/2025 , Admitted by: Self, Date of Admission: 18/12/2025 ,Place : Office	Photo  18/12/2025	Finger Print  LTI 18/12/2025	Signature  18/12/2025
10-FR, FL-10A, 174/8 Netaji Subhash Chandra Bose Road, Unimark Sikha Tuku, Netaji Nagar, VCT: Regent Park, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: ADxxxxxx0J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/12/2025 , Admitted by: Self, Date of Admission: 18/12/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ADITRI PROPERTIES PRIVATE LIMITED C/O Narang Niket Private Ltd., 2C, Mahendra Road, Kolkata, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Amitava Singha Roy Son of Binoy Kumar Singha Roy Date of Execution - 18/12/2025, , Admitted by: Self, Date of Admission: 18/12/2025, Place of Admission of Execution: Office	Photo  Dec 18 2025 2:18PM	Finger Print  LTI 18/12/2025	Signature  18/12/2025
H N – 119, Bama Charan Roy Road, 121 Behala, City:- , P.O:- BEHELA, P.S:-Behala, District:-South 24 -Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx4K,Aadhaar No Not Provided Status : Representative, Representative of : ADITRI PROPERTIES PRIVATE LIMITED (as Authorised Signatory)				

2	Name	Photo	Finger Print	Signature
	Mr ABHIJIT CHAKRABORTY Son of SOURINDRA MOHAN CHAKRABORTY Date of Execution - 18/12/2025, , Admitted by: Self, Date of Admission: 18/12/2025, Place of Admission of Execution: Office		 Captured	
	Dec 18 2025 2:19PM	LTI 18/12/2025	18/12/2025	
7B,INDRANI PARK,TOLLYGUNGE, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AExxxxxx9H, Aadhaar No: 71xxxxxxxx2308 Status : Representative, Representative of : ADITRI PROPERTIES PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
SWARUP BOSE Son of Mr LAKSHMI KANTA BOSE HIGH COURT CALCUTTA, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	18/12/2025	18/12/2025	18/12/2025
Identifier Of TRIDEEP DEY, Mr Amitava Singha Roy, Mr ABHIJIT CHAKRABORTY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TRIDEEP DEY	ADITRI PROPERTIES PRIVATE LIMITED-6.91396 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	TRIDEEP DEY	ADITRI PROPERTIES PRIVATE LIMITED-5305.00000000 Sq Ft

Endorsement For Deed Number : I - 160409783 / 2025

On 18-12-2025

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:44 hrs on 18-12-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by TRIDEEP DEY ,Executant.

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 1,49,84,948/-

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

Execution is admitted on 18/12/2025 by TRIDEEP DEY, Son of Rabindra Nath Dey, 10-FR, FL-10A, 174/8 Netaji Subhash Chandra Bose Road, Unimark Sikha Tuku, Netaji Nagar, VCT: Regent Park, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others

Indetified by SWARUP BOSE, , , Son of Mr LAKSHMI KANTA BOSE, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-12-2025 by Mr Amitava Singha Roy, Authorised Signatory, ADITRI PROPERTIES PRIVATE LIMITED, C/O Narang Niket Private Ltd., 2C, Mahendra Road, Kolkata, City:- , P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by SWARUP BOSE, , , Son of Mr LAKSHMI KANTA BOSE, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 18-12-2025 by Mr ABHIJIT CHAKRABORTY, DIRECTOR, ADITRI PROPERTIES PRIVATE LIMITED, C/O Narang Niket Private Ltd., 2C, Mahendra Road, Kolkata, City:- , P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by SWARUP BOSE, , , Son of Mr LAKSHMI KANTA BOSE, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, 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 041472, Amount: Rs.100.00/-, Date of Purchase: 17/12/2025, Vendor name: Soumitra Chanda

Bdasgupta

Baishali Dasgupta
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 307261 to 307284
being No 160409783 for the year 2025.



Baishali Dasgupta

Digitally signed by Baishali Dasgupta
Date: 2025.12.22 16:24:12 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 22/12/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.