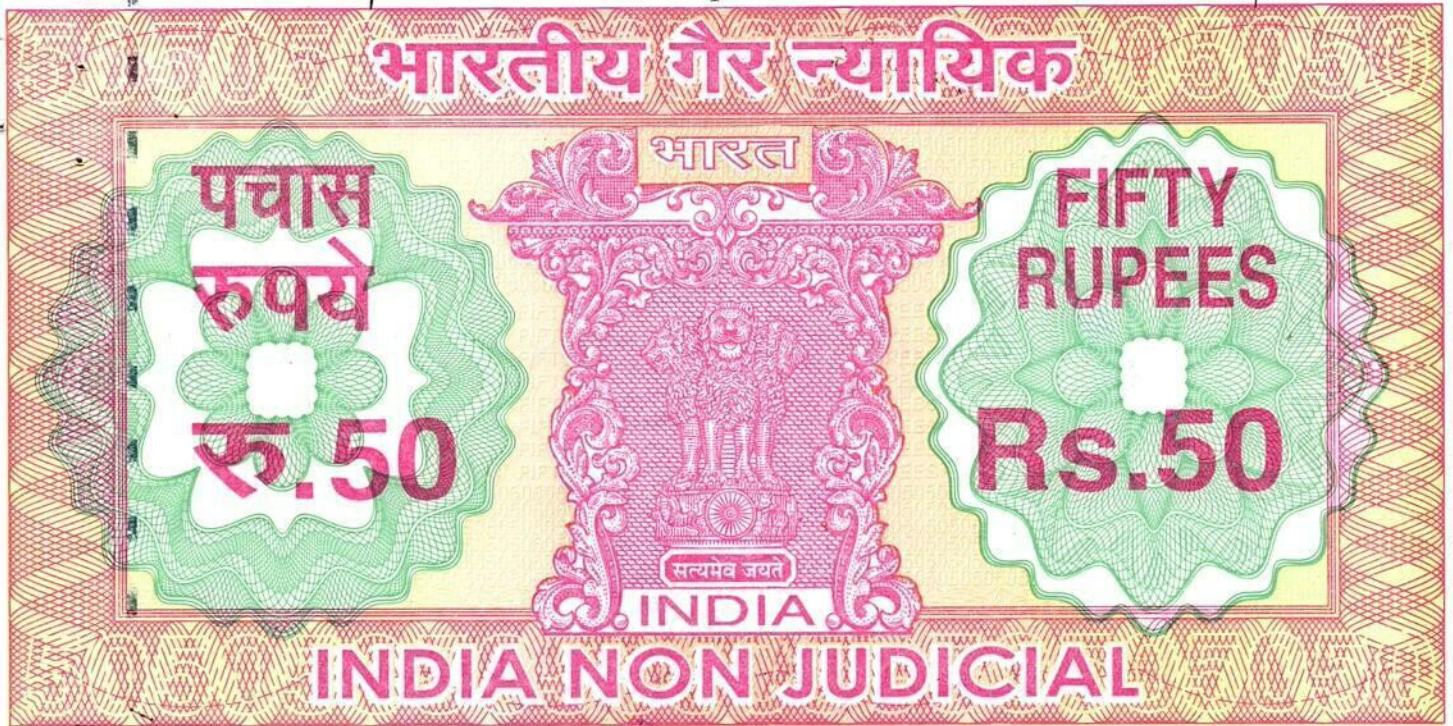


10/76/2025

1

1-9-25/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted in
Registration. The signature sheets and the
endorsement is attached with the
document as part of this document

AR 182645

2 - 3394 B/f

11.5 am
18/12/25

GENERAL POWER OF ATTORNEY

hpu This Power of Attorney is granted at Kolkata on 18th day of
December, 2025
District Sub-Registrar
Registrar U/S 7 (2)
Registration 1908
Alipore, South 24 Paraganas

BY

18 DEC 2025

Trideep Dey having 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 "Appointer"
(which term or expression shall unless excluded by or repugnant
to the subject or context be deemed to mean and include his
heirs, executors, administrators, legal representatives and
permitted assigns) of the **ONE PART**.

041475

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

Name.....

Add.....

AMT.....50.....

17 DEC 2023

17 DEC 2023

IsidEEP Dey.

174/8, N.S.C. Bose Rd

Kol-10

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



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

18 DEC 2023

Swarnap Bose
S/O Laxshmi Kanta Bose
Hign cils Kol-1
Occupation Ad Nautz

WHEREAS:

The Appointer is the owner and possessed of or otherwise well and sufficiently entitled to 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 admeasuring a total area of 5305 sq ft, having 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 (hereinafter referred to as the “**Project Land**” and as more fully and particularly described in Schedule hereunder)

WHEREAS by a registered Development Agreement dated 18th December 2025, having Deed No. **I-9171**, registered in Office of the District Sub-Registrar-IV, South 24 Paraganas, was made between the Principal and Aditri Properties Private Limited.

The Appointer now desires to appoint the Attorneys as its constituted attorneys vide this Power of Attorney, to carry out things and take appropriate measures and actions for the Project Land as hereinafter. This Power of Attorney relates to Kolkata Municipal Corporation related matters only.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH, that I, Dr. Trideep Dey, do hereby appoint nominate and constitute the Developer represented by its Authorised Representatives (a) **Mr. Amitava Singha Roy** having (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** having (PAN – **AEIPC9889H** & AADHAR No. **7127 2958 2308**), son



District Sub-Registrar IV
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Sourindra Mohan Chakraborty, residing at **7B, Indrani Park, Tollygunge**, P.O.: **Behala**, P.S.: **Behala**, District: **South 24 Paraganas, West Bengal – 700033**, jointly and/or severally as my true and lawful Attorney's for and on my behalf and in its place and stead and/or on my account to do the following acts deeds and things in respect of its right title interest or share in the Project Land.

1. To appear and represent the Appointer before any Notary Public, Registrar of Assurances, District Sub-Registrar of Assurances, Judicial and/or Administrative and/or Revenue Authorities and other officer or officers, Authority or Authorities having jurisdiction and/or to present for registration and to acknowledge and register or have registered and perfected all deeds instruments and writings executed and signed by the said Attorney's in any manner concerning the Project Land with regard to sanction of the plan.
2. To prepare and apply for municipal sanction building plans including the structural and elevation plans and to do all such things which may be necessary for getting such municipal sanctions and/or alterations from the Kolkata Municipal Development Authority, Kolkata Municipal Corporation or any such authority or authorities.
3. To sign all statements, affidavits, undertakings, indemnities or any such document or documents which may become necessary to be executed on behalf of the Appointer before any authority or authorities including Notary Public, Metropolitan/Judicial Magistrate, Kolkata Municipal Development Authority, Kolkata Municipal Corporation or any other authority or authorities.
4. To file and submit declarations, statements, applications and/or return to the necessary authority or authorities in connection with the matters herein contained.
5. To appear and represent the Appointer before all authorities including those under the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the Project Land and for that sign,



District Sub-Registrar IV
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- execute and submit necessary papers and documents and to do all other acts deeds and things as said Attorney's shall deem fit and proper.
6. To apply and obtain electricity, gas, water, sewerage, drainage, telephone, generators and other connections of any other utility in the Project Land and/or to make alterations therein and to close down and/or have disconnect the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts and things as may be fit and proper by the said Attorney's.
 7. To appear and represent the Appointer before the necessary authorities including The Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade, Kolkata Police, in connection with the sanction modifications and/or alteration of the plan.
 8. To pay fees, obtain sanction and such other orders and permission from the necessary authorities as may be expedient for sanction modification and/or alteration of the plan and also to submit and take delivery of title deeds concerning the Project Land and other papers and documents as required by the concerned authorities.
 9. To receive, refund of the excess amount of fee if any paid for the purpose of modification and/or alteration of the plans to any authority or authorities.
 10. To commence construction of Proposed Building thereon as the Attorney's may deem fit and proper and for that to takedown, demolish, remove and/or repair any house building and/or structure of whatsoever on the Project Land.
 11. To apply for and obtain building materials from the concerned authorities for construction of the Proposed Building on the Project Land.
 12. To apply and obtain in the name of the Appointer all permissions, approvals, registrations and consents as may be required from time to time under applicable law (including the Real Estate Development and



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

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Regulatory Act 2016) for the construction and development of the Project Land and for that purpose sign and execute all forms, letters, deeds and documents as may be prescribed under law or otherwise and to represent the Appointer before all departments and authorities concerned for the purpose of receiving and obtaining all such approvals, permissions, consents and registrations;

13. To utilize or shift or have connected the existing utilities in the Project Land in such manner as the said Attorney's may deem fit and proper;
14. to appoint any consultant, manager, architects, engineers and/or any other suitable professionals from time to time;

And generally to do execute and perform any other act or acts deed or deeds matter or thing whatsoever which in the opinion of the said Attorney's ought to be done executed and performed in relation to the Project Land.

This Power of Attorney is being executed for the specific purpose relating to sanction for erection of building on the Project Land on behalf of the Appointer and does not constitute any right to transfer or sell or act in any such manner relating to the sale or to transfer rights on the Project Land to any third party whatsoever whether deemed or otherwise at the cost of the Appointer.

Be it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment or making profit in favour of the Attorney's.

And the Appointer hereby agrees and undertakes to ratify and confirm all and whatsoever the said Attorney's under the power in that behalf hereinbefore contained shall lawfully do execute or perform in exercise of the power authorities and liberties hereby conferred upon under and by virtue of this deed.

Be it noted that this Power of Attorney is being granted in favour to the said Attorney's without any consideration and no right or interest of the Attorney's is created on the Project Land which is the subject matter of this Power of



District Sub-Registrar-IV
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Attorney and that further the said Attorney's shall not hereby obtain or have power to make any construction, development work on the Project Land.

This Power of Attorney may be revocable.

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 a total area of 5305 sq ft, having 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.



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

18 DEC 2025

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, Bamacharan Roy Road
Kolkata - 700034

2. Swamp Bose
High W. KOI-01

Trideep De
TRIDEEP DEY

**ACCEPTED AND CONFIRMED BY THE
ATTORNEYS:**

ADITRI PROPERTIES PVT. LTD.
Amitava Singha Roy
Director / Auth. Signatory

MR. AMITAVA SINGHA ROY

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

1. Priyanka Trivedi

2. Swamp Bose

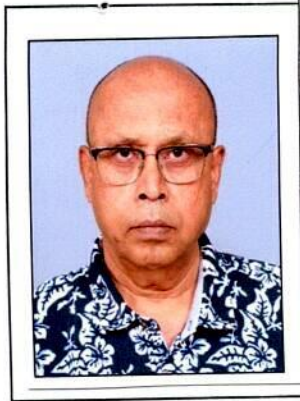
Drafted & Prepared by:
Takesh Mishra
Advocate (ENROL. No. F/1224/2007)
High Court
Kolkata



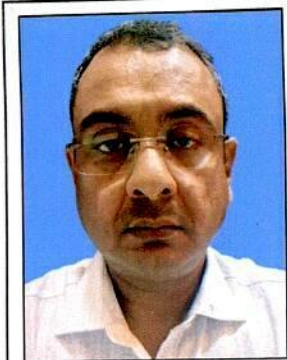
District Sub-Registrar-IV
Registrar U/S 7 (2) of
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Alameda, South 24 Baruanes

18 DEC 2025

SPECIMEN FORM FOR TEN FINGER PRINTS



		Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Jideep Jay 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
Amrith Jay 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
Bhujit Chakrabarti LEFT HAND						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



7

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

18 DEC 2025

Major Information of the Deed

Deed No :	I-1604-09775/2025	Date of Registration	18/12/2025
Query No / Year	1604-2003394535/2025	Office where deed is registered	
Query Date	17/12/2025 3:55:53 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, 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. 1,49,84,948/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(d))		Rs. 232/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

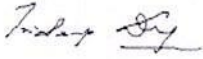
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 90/2/3, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4 Katha 3 Chatak 2 Sq Ft	1/-	1,04,75,698/-	Property is on Road
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
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 :

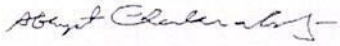
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name TRIDEEP DEY (Presentant) Son of Rabindra Nath Dey Executed by: Self, Date of Execution: 18/12/2025 , Admitted by: Self, Date of Admission: 18/12/2025 ,Place : Office	Photo  18/12/2025	Finger Print  Captured LTI 18/12/2025	Signature  18/12/2025
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: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxx0J, Aadhaar No: 67xxxxxxxx6727, Status :Individual, Executed by: Self, Date of Execution: 18/12/2025 , Admitted by: Self, Date of Admission: 18/12/2025 ,Place : Office				

Attorney Details :

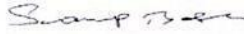
Sl No	Name,Address,Photo,Finger print and Signature
1	ADITRI PROPERTIES PRIVATE LIMITED C/O Narang Niket Private Ltd., 2C, Mahendra Road, Kolkata, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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 1:12PM	Finger Print  Captured 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, Date of Birth:XX-XX-1XX5 , PAN No.: ATxxxxxx4K, Aadhaar No: 49xxxxxxxx4063 Status : Representative, Representative of : ADITRI PROPERTIES PRIVATE LIMITED (as Authorised representative)				

2	Name 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	Photo 	Finger Print  Captured LTI 18/12/2025	Signature  18/12/2025
7B, Indrani Park, Tollygunge, City:- , P.O:- Tollygunge, P.S:-Tollygunge, 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 Authorized representative)				

Identifier Details :

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

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:07 hrs on 18-12-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by TRIDEEP DEY ,Executant.

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 Mr SWARUP BOSE, , Son of Mr LAKSHMIKANTA 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 representative, ADITRI PROPERTIES PRIVATE LIMITED (Private Limited Company), 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 Mr SWARUP BOSE, , Son of Mr LAKSHMIKANTA 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, Authorized representative, ADITRI PROPERTIES PRIVATE LIMITED (Private Limited Company), 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 Mr SWARUP BOSE, , Son of Mr LAKSHMIKANTA 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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 041475, Amount: Rs.50.00/-, Date of Purchase: 17/12/2025, Vendor name: Soumitra Chanda

B. Dasgupta

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 307174 to 307188
being No 160409775 for the year 2025.



Bdasgupta

Digitally signed by Baishali Dasgupta
Date: 2025.12.22 16:10:51 +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.