

02716/26

I-3709/26



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 978304

11:31
18/05
21/26
Q-8-1259834/26

Witnessed that the document is submitted to registration. The signature stamp and the redness sheet attached with document are the part of this document.

[Handwritten Signature]
2

District Sub-Registrar-V
Alipore, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY :


BY THIS POWER OF ATTORNEY, ANNAPURNA VINIMAY PRIVATE LIMITED, Pan - AAGCA7798G, incorporated on 27/07/2007, a company registered under the Indian Companies Act, 1956, having its registered Office at 1B, Basanta Bose Road, Post Office and Police Station Bhawanipore, Kolkata-700026, represented by its one of the Director SRI SANJAY CHHAOCHHARIA, Son of Late Jagdish Prasad Chhaochharia, PAN - ACVPC9320L, date of birth-03/09/1965,

18 MAY 2026



11 MAY 2026

Sl. No. 2575 Date
sold to Sudipta Chakraborty
At. Allpore, Odisha court, tel 22
Rupees 100


Samiran Das
Stamp Vendor
Allpore Police Court
South 24 Pgs., Kcl-27

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DISTRICT SUB-REGISTRAR-V
ALLPORE, SOUTH 24 PGS.
11 MAY 2026

Subba Houdal
s/o Sashi Houdal
B-05, Satyajit Park
Kcl-70070.

Aadhaar No.291126946053, By Faith Hindu, By Occupation-Business, residing at 6C, Short Street, Park Street, Kolkata-700016, on the basis of board regulation, dated 10/06/2022, do hereby empower, nominate, constitute and appoint M/S. NARAYAN SAHA, a Sole Proprietorship Firm, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), represented by its Sole Proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation-Business, PAN-AKMPS3317G, Date of Birth-13/10/1970, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), as company's true and lawful ATTORNEY for us in company's names, on company's behalf to do inter alia amongst others the acts, deeds and things viz. :-

W H E R E A S the EXECUTANT herein is at present the absolute Owners of ALL THAT piece and parcel of the land measuring 3 Cottahs 7 Chittaks 00 Square Feet be the same a little more or less together with 40 years old 400 Square Feet Cement floor, single storied residential pucca structure thereon, now within the Limits of Kolkata Municipal Corporation, at KMC Premises No.3, Aswini Dutta Road, being Ward No.085, Assessee No.110850100032, Police Station-Lake, Kolkata-700029, By way of PURCHASE the Property more fully described in the Schedule below and I the Executant herein do hereby nominate, empower, constitute and appoint M/S. NARAYAN SAHA, a Sole Proprietorship Firm, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

18 MAY 2026

(South), represented by its Sole Proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation-Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), as company's true and lawful Attorneys to do and execute and perform or cause to be done executed or performed with nominee all or any of the acts, deeds and things :-

- 1) On company's behalf to make sign, execute and verify all applications or objections to appropriate authorities for all and any license permission or consent etc. required by law in connection with management of the Property or Properties mentioned in Schedule below.
- 2) On company's behalf to effect mutation in Offices or Competent Authorities and sign & execute all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in company's names and on company's behalf.
- 3) On company's behalf to appear for and represent us before the Board of Revenue, Collector any District, Sub-Divisional Officer any Magistrate, Judge, Munsiff, Settlement Offices, J.L.L.R.O.'S Offices, B.L.L.R.O.'S Offices, and on all Government Offices, Kolkata Municipal Corporation, for assessment of unassessed property and for mutation, Improvement Trust, K.M.D.A., Fire Brigade, Commissioners of any Division on all matter and things relating to estate or its affairs.
- 4) On company's behalf to appear for and represent us in all the Courts, Civil, Criminal or Revenue including original Revisional or Appellate

Court in any Registration Offices and to sign, execute, verify and file plaints, written statements and petitions permissions for all purposes and also to present appeals in any Court and to accept services of all summons notices and his process of law.

5) On company's behalf to appear before and execute/ sign any of them or all of them the KMC building Plan and to submit the same in company's names and in company's favour and to do all formalities for modification and/or alterations of Plan including D/sketch plan, renew and sign, execute Declaration, Affidavit, Boundary Declaration, which includes any Deed and to present for Registration to admit execution to any Registry Authority and to have the said documents and/or sign & execute, any Declaration, Affidavit, Boundary Declaration which includes Gifts and to present for Registration to admit for execution to any Registration Authority and to have the said document registered and/or for whatsoever necessary before the Kolkata Municipal Corporation, or to any Competent Authority to obtain "No Objection Certificate" from the Competent Authority, for which to execute and sign all papers, documents, Affidavits, whatsoever necessity in company's names and in company's favour to negotiate in company's names and to do whatsoever necessary for the same in company's names or on company's behalf as I could do personally by myself.

6) On company's behalf to appear and to apply for obtaining sanction, permissions, clearances and service connection before appropriate authorities {both Sanitary & Water} internal & external, Improvement Trust, CESC, Fire Brigade, Housing Board West Bengal and



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any local and all Government Offices, and to sign, execute on company's behalf all necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required from time to time and it is further mentioned that on company's behalf, the attorney holder can also apply the RERA related any paper and obtain the same from RERA authority by putting his signature.

7) On company's behalf to apply for electricity, water, telephone, sewerage, drains and/or connection or any other utility in the said Premises. To apply for alterations and/or extended approved/sanctioned KMC Plan and to pay fees and to take delivery of the same and take such other order or permissions from the necessary authorities which he think deem fit and proper.

8) On company's behalf to appoint engage Pleaders, Advocates, whenever company's said Attorneys shall think proper to do so and to discharge and/or terminate his appointment in respect of the Property mentioned in the Schedule below.

9) On company's behalf to evict all trespassers and other unauthorized Occupiers and he has the rights to evict the Tenants, Licensees through Court of law and/or negotiate with he in whatsoever purpose, to mortgage and/or otherwise settle the Property and share of the Property and common users and common parts, common spaces and passages or any part or parts thereof belonging to the Schedule below Property.

10) On company's behalf to negotiate on terms for and to agree to and sell of the building or part thereof which seized and possessed of now and hereafter belongs to us mentioned and described in the Schedule below



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to any Purchaser or Purchasers at such price which company's said Attorneys, think fit and proper, to engage upon and to enter into any Agreement or Agreements for such sale or sales and/or to cancel and/or repudiate the same in respect of Developers' allocation only.

11} To Receive from the Intending Purchaser or Purchasers out of the Developer's allocation, (save and except owners' allocation) any earnest money and/or advance or advances from the Purchaser and also the balance of purchase money and to give valid receipt and discharges for the same which will protect the Purchaser or Purchasers.

12} Upon such receipt as aforesaid to sign, execute and deliver any Deed of Sale, Conveyance or Conveyances in favour of such Purchaser or Purchasers or his nominee or nominees or assignee or assignees in respect of the Developer's allocation only.

13} To sign and execute all other deeds, instruments and assurances which he consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said Property either in part or in full as I personally could do myself, if personally present.

14} To present any such deed or deeds of Sale, Conveyance or Conveyances only the Developer's allocation i.e. save and except owners' allocation as per Development Agreement or other document or documents for Registration and to admit execution and receipt of consideration before the Additional District Sub-Registrar, Sub-Registrar or District Registrar, having Authority for and to have the said Conveyance or Conveyances registered and to do all other acts, deeds and things, which the Attorneys



DISTRICT SUB-REGISTRAR-V
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shall consider necessary for the transferring and/or conveying the said Property or properties to the said Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself.

15} To enter into any Agreement with any person or persons or Firm and/or Agreement to sell or otherwise dispose of any of the Property or Properties or portion or portions thereof and to transfer and sell the same and to execute and register any document or documents in that behalf.

16} To compromise, compound or withdraw cases or be non-suited to refer to Arbitration all dispute and differences.

17} That I the executant has also executed a registered Supplementary Development Agreement in favour of M/S. NARAYAN SAHA, a Sole Proprietorship Firm, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), represented by its Sole Proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation-Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station-previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), registered at DSR-V, Alipore, Vide Book No.1, Deed No. 02706, for the year 2026.

A N D we, do hereby agree to ratify and confirm whatever all acts, deeds and things done by the said Attorneys, which shall be construed as acts, deeds and things done by us to all intents and purposes as if I was present even notwithstanding the fact that no special power in that behalf is contained in these presents.

Narayan Saha



DISTRICT SUB-REGISTRAR-V
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18 MAY 2025

: THE SCHEDULE OF THE PROPERTY :

ALL THAT piece and parcel of the land measuring 3 Cottahs 7 Chittaks 00 Square Feet be the same a little more or less together with 40 years old 400 Square Feet Cement floor, single storied residential pucca structure thereon, now within the Limits of Kolkata Municipal Corporation, at KMC Premises No.3, Aswini Dutta Road, being Ward No.085, Assessee No.110850100032, Police Station-Lake, Kolkata-700029, and butted and bounded by :-

<u>ON THE NORTH</u>	: Premises No.15 & 16, Monoharpukur 2 nd lane.
<u>ON THE SOUTH</u>	: Aswini Dutta Road.
<u>ON THE EAST</u>	: Premises No.4, Aswini Dutta Road.
<u>ON THE WEST</u>	: Premises No.2, Aswini Dutta Road.

(OWNERS' ALLOCATION)

OWNERS will get one Covered Space, measuring 250 Square Feet Super built up area on the Ground floor, liquidated amount of Rs.3,00,00,000=00 (Rupees Three Crore) only (forfeit money), out of which Rs.5,00,000=00 (Rupees Five Lakh) only has been already paid at the time of execution of the Registered Principal Development Agreement & Power of Attorney and balance amount of Rs.2,95,00,000 (Rupees Two Crore Ninety Five Lakh) will be payable at the time of obtaining the Completion Certificate or at the time of handing over the Possession of Owner's allocation.

(DEVELOPER' ALLOCATION)

DEVELOPER save and except the owner's allocation i.e. entire FAR (except one Covered Space, measuring 250 Square Feet Super built up area on the Ground floor) out of the total Sanction plan, together with common areas and facilities to be constructed will be of the Developer's allocation.



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

18 MAY 2026

IN WITNESSES WHEREOF, SRI SANJAY CHHAOCHHARIA, have set and subscribed company's respective signatures and hand and seals on the 18th day of MAY, TWO THOUSAND TWENTY SIX, Anno Domini.

SIGNED SEALED AND DELIVERED
BY THE EXECUTANT AT KOLKATA
IN THE PRESENCE OF :

1) *Subha Ghosh*
210, Reflex Club Road
Kolkata-700070.

2) *Sudipta Chakraborty*
Advocate
Court. No-27.

ANNAPURNA VINIMAY PRIVATE LIMITED

Sanjay Chhaochharia

Director / Authorised Signatory

(**SANJAY CHHAOCHHARIA**)

SIGNATURE OF THE EXECUTANT.

M/s. Narayan Saaha
Narayan Saaha **M/s. NARAYAN SAHA**
Proprietor

Proprietor

SIGNATURE OF THE ATTORNEY HOLDER.

DRAFTED AND PREPARED BY ME.

Sudipta Chakraborty
{ **ADVOCATE** }
ALIPORE JUDGES' COURT, KOL-27.
TYPED BY ME.

(*Sudipta Chakraborty*)
WB/1056/1999

(*Soumya Paul*)
{ **TYPIST** }















DISTRICT SUB-REGISTRAR,
ALIPORE, SOUTH 24 PGB.

18 MAY 2026

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name .. SANJAY CHANDRA CHMARIA ..

Signature ..  ..

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name .. NARAYAN SAHA ..

Signature ..  ..

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name ..

Signature ..



**DISTRICT SUB-REGISTRAR-V,
ALIPORE, SOUTH 24 PGS.**

18 MAY 2026



PARTICULARS OF SUBSEQUENT ALTERATIONS

Assessee No.	Ward No.	Borough No.	Premises No.	Street No.	Name of the Street	Owner Name	Person Liable To Pay Tax	Address	Is Heritage	Is Pond
110850100032	085	8	3	01	ASWANI DUTTA ROAD	ANNA PURNA VINIMAY PVT LTD		31 SHAKEESPEARE SARANI JESMINE TOWER BUILDING ROOM NO-305 KOL-17	N	N

Area Details: Dag No. - Khastan No. - Mouza - Parking area - Common area -

No Of Stores	Nature Of Use	Plot Area	Covered Area	Floor Area	Land Area	Exempt on Applied	Exempt on Till	Exemption Rate	Residential	Non Residential	Classified Owership	Operative GR Quarter
3	COR.D.H.A NDLAND				Cottah.03 Chatak.07							2/2013

PARTICULARS OF SUBSEQUENT ALTERATIONS

Annual Valuation	Assmt. w/s	Rate	Date of Alteration of AV	Date of effect of Alteration	Quarterly Payable	Quarterly Payable after Rebate	H B T	Manual Capp Tax	Comm Rate	Surcharge	Gross Payable	Rebate Amount	Net Payable per Quarter	Quarter of Issuing of F.S bills
3660	ARV	15.9	29/05/2002	01/07/2001	141.51	141.51	4.45	0	50.0	0.00	146	7.30	139	2/2001
3920	ARV	16.50	18/01/2001	01/07/2007	161.70	161.70	4.90	0	50.0	0.00	167.00	8.35	159	2/2007
14040	ARV	33.40	18/01/2001	01/07/2013	1172.34	1172.34	17.55	0	50.0	0.00	1190.00	59.50	1131	2/2013

Major Information of the Deed

Deed No :	I-1630-02709/2026	Date of Registration	18/05/2026
Query No / Year	1630-8001257834/2026	Office where deed is registered	
Query Date	18/05/2026 12:07:23 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sudipta Chakraborty High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9163407529, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 2,25,76,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 632/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 163002706/2026		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Aswini Datta Road, , Premises No: 3, , Ward No: 085 Pin Code : 700029

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 7 Chatak		2,23,43,750/-	Property is on Road , Project Name :
Grand Total :				5.6719Dec	0 /-	223,43,750 /-	

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/-	2,32,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	2,32,500 /-	







Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANNAPURNA VINIMAY PRIVATE LIMITED 1B, Basanta Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Date of Incorporation:XX-XX-2XX7 , PAN No.: AAXxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>MS NARAYAN SAHA 4/12, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-1XX0 , PAN No.: AKxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Mr SANJAY CHHAOCHHARIA Son of Late Jagdish Prasad Chhaochharia Date of Execution - 18/05/2026, , Admitted by: Self, Date of Admission: 18/05/2026, Place of Admission of Execution: Office</p>		 <p>Captured</p>	
	<p>6C, Short Street, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ACxxxxxx0L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA VINIMAY PRIVATE LIMITED (as Director)</p>			
2	<p>Name Mr NARAYAN SAHA (Presentant) Son of Mr Chittaranjan Saha Date of Execution - 18/05/2026, , Admitted by: Self, Date of Admission: 18/05/2026, Place of Admission of Execution: Office</p>		 <p>Captured</p>	
	<p>4/12, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AKxxxxxx7G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS NARAYAN SAHA (as Sole Proprietor)</p>			

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Subha Mondal Son of Mr Sashi Mondal B/95, Satyajit Park, City:- Kolkata, P.O:- Banskroni, P.S:-Banskroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070</p>		 <p>Captured</p>	
	18/05/2026	18/05/2026	18/05/2026
Identifier Of Mr SANJAY CHHAOCHHARIA, Mr NARAYAN SAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ANNAPURNA VINIMAY PRIVATE LIMITED	MS NARAYAN SAHA-5.67188 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ANNAPURNA VINIMAY PRIVATE LIMITED	MS NARAYAN SAHA-400.00000000 Sq Ft

Endorsement For Deed Number : I - 163002709 / 2026

On 18-05-2026

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 12:16 hrs on 18-05-2026, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr NARAYAN SAHA .

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 2,25,76,250/-

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

Execution is admitted on 18-05-2026 by Mr SANJAY CHHAOCHHARIA, Director, ANNAPURNA VINIMAY PRIVATE LIMITED, 1B, Basanta Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Identified by Mr Subha Mondal, , Son of Mr Sashi Mondal, B/95 , Satyajit Park, P.O: Bansdrani, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-05-2026 by Mr NARAYAN SAHA, Sole Proprietor, MS NARAYAN SAHA, 4/12, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr Subha Mondal, , Son of Mr Sashi Mondal, B/95 , Satyajit Park, P.O: Bansdrani, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by by POS = Rs 632/-

Description of Payment

By POS on 18/05/2026 12:33PM with Govt. Ref. No: 192026270049873816 on 18-05-2026, Amount Rs: 632/-, Bank: SBI, Ref. No. 16308001257834/01/2026 on 18-05-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1, Stamp: Type: Impressed, Serial no 2575, Amount: Rs.100.00/-, Date of Purchase: 11/05/2026, Vendor name: SAMIRAN DAS

Khokan Kumar Bachhar

**Khokan Kumar Bachhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2026, Page from 82141 to 82158

being No 163002709 for the year 2026.



Khokan Kumar Bachhar

Digitally signed by KHOKAN KUMAR BACHHAR
Date: 2026.05.19 14:22:02 +05:30
Reason: Digital Signing of Deed.

(Khokan Kumar Bachhar) 19/05/2026

DISTRICT SUB-REGISTRAR

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

West Bengal.