

02711/26

I-2710/26



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AW 387193,

Let it be certified that the document is subject to registration. The signature shown on the instrument attached with this document is the part of this document.

District Sub-Registrar-V  
Alipore, South 24 Parganas

GENERAL POWER OF ATTORNEY :

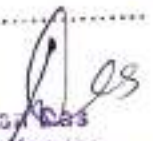
BY THIS POWER OF ATTORNEY ANNAPURNA VINIMAY PRIVATE LIMITED, Pan - AAGCA7798G, incorporated on 27/07/2007, a company registered under the Indian Companies Act, 1956, having its registered Office at 1B, Basanta Bose Road, Post Office and Police Station - Bhawanipore, Kolkata 700026, represented by its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

18 MAY 2026

11:56  
18/15  
2024  
Q-2-1253899/26

09 MAR 2026

Sl. No. 1616 Date..... S. CHAKRABORTY  
Sold to..... Advocate, Alipore Judgias Court  
of..... Kolkata - 27  
Rupees.....

  
Samira Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27



Subdar Houdry  
220, Rifle Club Road  
Kolkata - 700070.

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,  
ALIPORE, SOUTH 24 PGS.

10 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 me 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 me in all the Courts, Civil, Criminal or Revenue including original Revisional or Appellate



DISTRICT SUB-REGISTRAR-  
ALIPORÉ, SOUTH 24 PGR.

18 MAY 2025

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 KMC Authority and execute/sign in any KMC building Plan or any other 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 collect the same and sign, execute Declaration, Affidavit, Boundary Declaration, KMC Gift, 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 we could do personally by company.

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 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.



DISTRICT SUB-REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
18 MAY 2026

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 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.

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} Be it specifically stated that the schedule mentioned property is not situated within the Notified and cantonment area and no embargo and/or restriction has been imposed by the Local Authority/Competent Authority/Govt. Authority for transferring the land in question.

12} This Power of Attorney is revocable in nature.



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

18 MAY 2026

A N D I, 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 we were present even notwithstanding the fact that no special power on that behalf is contained in these presents.

: 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-Laké, Kolkata-700029, and butted and bounded by :-

<u>ON THE NORTH</u>	: Premises No.15 & 16, Monoharpukur 2 <sup>nd</sup> 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.



DISTRICT SUB-REGISTRAR  
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 18<sup>th</sup> day of MAY, TWO THOUSAND TWENTY SIX, Anno Domini.

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

1) *Subhojit*  
*22<sup>nd</sup>, Rajbhadra Estate*  
*Kf- 700070.*

ANNAPURNA VINIMAY PRIVATE LIMITED

*Sanjay Chhaochharia*

Director / Authorised Signatory

2) *Sudipta Chakrabarty*  
*Alipore Judges*  
*Court, Col-27.*

(SANJAY CHHAOCHHARIA)

SIGNATURE OF THE EXECUTANT.

M/s. NARAYAN SAHA

*Narayan Saha*  
Proprietor

SIGNATURE OF THE ATTORNEY HOLDER.

DRAFTED AND PREPARED BY ME.

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

(*SUDIPTA CHAKRABARTY*)  
*WB/1056/1999*

(*Soumitra*)  
{ TYPIST }














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

18 MAY 2026

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					


Name SANSAY CHHACHHARIA

Signature Sansay Chhachharia

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name NARAYAN SAHA

Signature Narayan Saha

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name .....

Signature .....



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

18 MAY 2026

### Major Information of the Deed

Deed No :	I-1630-02710/2026	Date of Registration	18/05/2026
Query No / Year	1630-2001253899/2026	Office where deed is registered	
Query Date	18/05/2026 9:52:22 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, 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. 2,25,76,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 232/- (Article:E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Aswini Dutta 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	(RS :- )		Bastu	3 Katha 7 Chatak		2,23,43,750/-	Property is on Road
<b>Grand Total :</b>				<b>5.6719Dec</b>	<b>0 /-</b>	<b>223,43,750 /-</b>	

### 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					
<b>Total :</b>		<b>400 sq ft</b>	<b>0 /-</b>	<b>2,32,500 /-</b>	







### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ANNAPURNA VINIMAY PRIVATE LIMITED</b> 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><b>MS NARAYAN SAHA</b>                      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><b>Name</b>  <b>Mr SANJAY CHHAOCHHARIA</b>                      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>		 Captured LTI 18/05/2026	 18/05/2026
<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: 29xxxxxxxx6053 Status : Representative, Representative of : ANNAPURNA VINIMAY PRIVATE LIMITED (as Director)</p>				
2	<p><b>Name</b>  <b>Mr NARAYAN SAHA (Presentant)</b>                      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>		 Captured LTI 18/05/2026	 18/05/2026
<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: 24xxxxxxxx9163 Status : Representative, Representative of : MS NARAYAN SAHA (as Sole Proprietor)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr SUBHA MONDAL</b>                      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>		 Captured 18/05/2026	 18/05/2026

Endorsement For Deed Number : I - 163002710 / 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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 11:59 hrs on 18-05-2026, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr NARAYAN SAHA ,,

**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 (Private Limited Company), 1B, Basanta Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, B/95, Satyajit Park, P.O: Bansdroni, Thana: Bansdroni, 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 (Sole Proprietorship), 4/12, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr SUBHA MONDAL, , , Son of Mr Sashi Mondal, B/95, Satyajit Park, P.O: Bansdroni, Thana: Bansdroni, 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 232.00/- ( E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/- ) and Registration Fees paid by by POS = Rs 232/-

**Description of Payment**

By POS on 18/05/2026 12:36PM with Govt. Ref. No: 192026270049885296 on 18-05-2026, Amount Rs: 232/-, Bank: SBI, Ref. No. 16302001253899/01/2026 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. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1616, Amount: Rs.100.00/-, Date of Purchase: 09/05/2026, 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 81929 to 81943

being No 163002710 for the year 2026.



*Khokan Kumar Bachhar*

Digitally signed by KHOKAN KUMAR BACHHAR  
Date: 2026.05.19 13:02:53 +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.**