

***DEVELOPMENT
POWER OF
ATTORNEY***

DATED

17TH DAY OF OCTOBER, 2025.

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB – REGISTRAR-III, AT ALIPORE.

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VOLUME NO. 1603 – 2025.

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BEING NO. 160319662 FOR THE YEAR 2025.

BY

SMT. KAMALA RANI SAHA AND ANR.

... LAND OWNERS/PRINCIPALS.

AND

PACIFIC CONSTRUCTION.

... DEVELOPER/ATTORNEY.

20/10/25

I-19662/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the extract sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

17/10/25

POWER OF ATTORNEY FOR DEVELOPMENT AFTER REGISTRATION OF THE DEVELOPMENT AGREEMENT

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09 OCT 2025

Sl. No. Rupees - 100/-

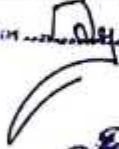
..... *Tapajit Roy*

Address

(Advocate)
Alipore Judges Court
Kolkata-700027

P.O. P.S.

Vendor *OH*



Tapajit Roy
ALIPORE POLICE COURT
Kolkata-27




DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
47 OCT 2025

Identified by me,
Subhranjit Halder
Advocate.
810 Marku ram Halder
Alipore Judges' Court
KOL-27.

KNOW ALL MEN BY THESE PRESENTS that (1) SMT. KAMALA RANI SAHA (PAN : AMAPS 3575 L), wife of Late Sudhamoy Saha and daughter of Late Pran Ballav Saha, a Housewife and residing at 107A/4, Regent Park, Post Office Regent Park, Police Station Jadavpur, Kolkata – 700040, District South 24 Parganas AND (2) SMT. SUBARNA SAHA (PAN : ALXPS 1249 K), daughter of Late Sudhamoy Saha and wife of Sri Surhid Ranjan Saha, by occupation Business and residing at Harish Chandra Dutta Road, Panihati, Police Station Khardah, Pin Code – 700114, District North 24 Parganas – both are by religion Hindu and by nationality Indian, hereinafter jointly called and referred to as the PRINCIPALS, do hereby jointly and / or severally give and grant this General Power of Attorney to and in favour of SRI BIJOY GHOSH (PAN : ADYPG 4183 B), son of Late Lal Mohan Ghosh, by religion Hindu, by nationality Indian, by occupation Business, residing at C/9, Rajnarayan Park, Boral, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District South 24 Parganas, being the Sole Proprietor of PACIFIC CONSTRUCTION, a Sole Proprietorship Concern, having its Office at 395, Boral Main Road, Garia, Kolkata – 700084, Post Office : Garia, Police Station Bansdroni (previously Regent Park) District : South 24 – Parganas, hereinafter called and referred to as the ATTORNEY.

WHEREAS One Rabejan Bibi, the mother of Miyajan Bibi and wife of Late Meher Ali Mistry, purchased all that piece and parcel of land measuring areas 21 (Twenty One) Decimal on 27/10/1943, from then Owner Golam Soban Safui, son of Late Natabar Safui of Kamdahari, then Police Station Sadar Tollygunge against a reasonable consideration which was registered at the Office of D.R. Alipore, South - 24 Parganas and duly recorded in Book No. I, Volume No.92, Pages from 65 to 67, Being No. 4411 for the year 1943 and thus, said Rabejan Bibi became the lawful absolute owner of the aforesaid land which is lying and situates at Mouja - Kamdahari, J.L. No. 49, Touji No. 14, Pargana - Magura, Dag No.944, Khatian No. sabek 144, Hal Khatian - 477, PS formerly Tollygunge, thereafter Jadavpur, then Regent Park now Banadroni under the District Collectorate South - 24



Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No. 111, A.D.S.R. Office Alipore, South 24 Parganas.

AND WHEREAS After being the absolute owner with every right, title and interest of the aforesaid land mentioned in the preceding Para, said Rabejan Bibi mutated her name in respect of aforesaid Property with the records of the Government Authority and had been paying rates, taxes and other levies of the same on regular basis.

AND WHEREAS thereafter, said Rabejan Bibi executed a 'Hebanama' or called as Mohammedan Gift Deed on 12-03-1980 in respect of areas of land measuring about 07 (Seven) Cottahs more or less out of her total landed properties in favour of her son Miajan Ali Mistry, son of Late Meher Ali Mistry which was duly registered at the Office of the District Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No I, Volume No.81, Pages from 1 to 4, Being No. 1090, for the year 1980. Thus, the said Miajan Ali Mistry became lawful absolute owner of aforesaid areas of land measuring more or less 07 (Seven) Cottah, out of above mentioned of the total land, recited in the beginning Paragraph.

AND WHEREAS the said Rabejan Bibi, further announced to sell an another piece and parcel of land measuring more or less 02 (Two) Cottahs 08 (Eight) Chittacks 13 (Thirteen) Sq. Ft. more or less, out of her remaining landed Properties, due to her urgent need of money and her said son Miajan Ali Mistry Son of Late Meher Ali Mistry, purchased said areas of land from her mother named above, against a valuable consideration by virtue of a Bengali Deed of Sale or Saf Bikroy Kobala executed on 19/06/1980, duly registered at the Office of the District Sub-Registrar at Alipore, South-24 Parganas and recorded in Book No I, Volume No. 127, Pages from 185 to 188, Being No.5083 for the year 1980. Thus, Miajan Ali Mistry became the absolute lawful Owner and lawful possessor of the aforesaid landed property.

AND WHEREAS said Miajan Ali Mistri, by way of 'Hebanama' or 'Mohammedan Deed of Gift' and also by way of lawful purchase, both mentioned above, became the lawful absolute owner of all that piece and parcel of land measuring more or less 09 (Nine) Cottahs 08 (Eight) Chittak 13 (thirteen) Sq Ft. by virtue of Deed of Gift (Hebanama) and Deed of Sale (Saf Bikroy Kobala) who thereafter mutated his name in the records of Government authority and also then in Calcutta Municipal Corporation presently Kolkata Municipal Corporation, subsequently paying rates, taxes and levies thereof regularly

AND WHEREAS while said Miajan All Mistri had been enjoying the aforesaid areas of land with every right, title, interest and possession thereof with free, fair and unencumbered condition, owing to his need of cash, he sold, conveyed an areas of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittak 6.5 (Six Point Five) Sq. Ft. out of his aforesaid total landed property, lying and situates at Mouja Kamdahari, J.L. No. 49, Touji No.14, Dag No. 944, Old Khatian No. 144, Hal Khatian 477, P.S. formerly Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under District South 24 Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No. 111, A.D.S.R. Office Alipore, South-24 Parganas unto or in favour of one named Kalachand Saha, by virtue of a Bengali Sale Deed, executed on 07/10/1987, registered at the Office of the Additional District Sub-Registrar at Alipore, South 24 Parganas, recorded in Book No. I, Volume No. 44, Pages from 75 to 83, Being No. 1780 for the year-1987. Thus, said Kalachand Saha, now deceased became lawful absolute owner with every right, title and possession of said areas of land 04 (Four) Cottahs 12 (Twelve) Chittacks 6.5 (Six Point Five) Sq. Ft. or a little more or less, free from all encumbrances.

AND WHEREAS after lawful transfer of the aforesaid land, the said Miajan All Mistri remained in possession an areas of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft. and further, due to his urgent necessity of cash sold, conveyed and forever transferred his aforesaid remaining portion of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft. unto or in favour of Smt. Kamala Rani Saha wife of Sudhamoy Saha then of 107A/4,

Regent Park, Kolkata-700040, District: South-24Pargans, by virtue Bengali Deed of Saf Bikroy Kobala, registered at the office of the District Registrar Alipore, South-24 Parganas, Alipore, Book No I, Volume No. 296, Pages from 211 to 219, Being No.14905 for the year 1987. Thus, Smt. Kamala Rani Saha became owner of the said land measuring 04 Cottahs 12 Chittack 6.5 Sq Ft. more or less.

AND WHEREAS aforesaid Kalachand Saha son of Late Amar Chand Saha, lawfully seized and possessed of or sufficiently entitled to every right, title and possession of aforesaid areas of land measuring more or less 04 (Four) Cottah 12 (Twelve) Chittack 6.5 (Six point Five) Sq Ft. at Mouja Kamdahari, J.L. No. 49, Touji No. 14, Dag No. 944, old Khatian No. 114, Hal Khatian 477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under the District South-24 Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No.111, Kolkata 700084 and said Kalachand Saha was a Hindu governed by the Dayabhaga School of law, died intestate on 27-02-1995, leaving behind him his widow wife named Chandana Saha and three daughters Viz. Smt. Santana Saha, Smt. Swikriti Hazra nee Saha and Smt. Bijoya Saha as his legal heirs and successors as per provision of the Hindu Succession Act, 1956.

AND WHEREAS the said Chandana Saha and her three daughters namely Smt. Santana Saha, Smt. Swikriti Hazra nee Saha and Smt. Bijoya Saha lawfully seized and possessed of all that aforesaid land mentioned in the preceding clause and sufficiently entitled to every right, title, interest and possession of the same as per Law of Inheritance and Hindu Succession Act, 1956.

AND WHEREAS thereafter, said Chandana Saha and her three daughters namely Smt. Santana Saha, Smt. Swikriti Hazra nee Saha and Smt. Bijoya Saha gifted, transfer with possession all that said areas of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six point Five) Sq. Ft. at Mouja-Kamdahari, J.L. No. 49, Touji No. 14, Dag No. 944, old Khatian No. 144, Hal Khatian No. 477, Police Station before Tollygunge, then Jadavpur, thereafter Regent Park, at present Bansdroni under the District South-24

Parganas, now within limit of the Kolkata Municipal Corporation, Ward No.111, Kolkata-700084 unto or in favour of Smt. Rakhi Saha, Daughter of Sudhamoy Saha then of 107A/4, Regent Park, Kolkata-700040, District: South-24 Pargans, by virtue of registered Deed of Gift or Bengali Danpatra Dalil executed on 23-12-1998 A.D. which was registered at the Office of the Additional District Sub-Registrar Alipore, South-24 Parganas dated : 14.01.1999, recorded in Book No. I, Volume No.5, Pages from 147 to 156, Being No.130 for the year 1999. Thus, the said Rakhi Saha became lawful absolute owner and possessor of said land.

AND WHEREAS thereafter, Rakhi Saha daughter of Sri Sudhamoy Saha constructed thereon a Asbestos Shed structure measuring more or less 300 Sq. Ft., more or less as a service areas of the said land and mutated her name in respect of the said land Together with 300 Sq. Ft., Asbestos Shed structure in the record of the Kolkata Municipal Corporation Ward No.111 which has been identified as Premises No. 460, Boral Main Road, Assessee No.31-111-05-0460-7.

AND WHEREAS the said Rakhi Saha daughter of Sri Sudhamoy Saha gifted, transferred and released with peaceful possession of the land unto or in favour said Kamala Rani Saha wife of Sri Sudhamoy Saha (Daughter of Late Pran Ballav Saha) all that aforesaid land measuring more or less 04 (Four) Cottah 12 (Twelve) Chittack 6.5 (Six point Five) Sq. Ft. at Mouja Kamdahari, J.L. No. 49, Touji No. 14, Dag No. 944, old Khatian No.144, Hal Khatian No.477, Police Station before Tollygunge, then Jadavpur, thereafter Regent Park, now Banskroni Together with 300sq. Ft. R.T Shed structure as recorded in the Kolkata Municipal Corporation, Ward No. 111 which has been identified as Premises No.460, Boral Main Road, Assessee No.31-111-05-0460-7, by virtue of a Deed of Gift, executed on 02/08/2013 and registered at the Office of D.S.R. I, South-24 Parganas, recorded in Book No. I, CD Volume No.14, Pages from 3720 to 3733, Being No.03236 for the year 2013. Thus, said Kamala Rani Saha became the lawful absolute Owner of the

said land with 300 Sq Ft. Asbestos Shed Structure with every right, title, interest and possession of the same.

AND WHEREAS Thus, said Kamala Rani Saha wife of Sudhamoy Saha, by way of lawful purchase from said Miajan Ali Mistri an areas of land measuring more or less 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft., by virtue of registered deed mentioned above, duly recorded in her name in the Kolkata Municipal Corporation identified as Premises No.461, Boral Main Road, KMC Ward No.111, Assessee No.31-111-05-0461-9 and also got an areas of land measuring 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft. more or less, identified as Premises No. 460, Boral Main Road, K. M. C. Ward No.111, Assessee No. 31-111-05-0460-7, by virtue of registered Deed of Gift from the said Rakhi Saha mentioned in the preceding Para, both the aforesaid Plots of land, lying and situates at Mouja Kamdahari, J.L. No. 49, Touji, No. 14, Dag No.944, old Khatian No. 144, Hall Khatian No.477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under the District Collector-ate South-24 Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No. 111 and thereafter said Kamala Rani Saha erected 1200 Sq.Ft. Asbestos Shed Structure Premises No.461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9 and aforesaid two plots of land i.e. Premises No. 460, Boral Main Road, K.M.C. Ward No.111, Assessee No. 31-111-05-0460-7 and Premises No. 461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9, being adjacent to each other which may be treated as one Plot of land and said Kamala Rani Saha has started proceeding and persuasion the Kolkata Municipal Corporation to have one Premises No. and One Assessee No, instead of two Premises No. and two Assessee Nos ie. PREMISES NO.460, Boral Main Road, K.M.C. Ward No.111, Assessee No. 31-111-05-0460-7 and PREMISES NO. 461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9, treating said two plots of land adjacent to each other and lawfully owned by one named Kamala Rani Saha who made proper persuasion to the Concerned Authority of the Kolkata Municipal Corporation and the said authority was pleased to allow one plot considering both are

owned by one, aggregating total land 09 (Nine) Cottah 08 (Eight) Chittak 13 (thirteen)Sq. Ft. more or less belongs to said Kamala Rani Saha herein and the said entire plot of land was allotted as Premises No.461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9 Together-with Asbestos Shed Structure 1500 Sq. Ft more or less.

AND WHEREAS being absolute Owner of the aforesaid land, said Kamala Rani Saha wife of Late Sudhamoy Saha, by virtue of a Deed of Gift, executed on 11th day of May-2018, absolutely transferred with possession All that an undivided and un-demarcated areas of land 04 (Four) Cottahs 12 (Twelve) Chittack 6.5 (Six Point Five) Sq. Ft. along-with undivided areas of asbestos Shed Structure, measuring about 750 Sq. Ft. out of the entire land 09 Cottahs 08 Chittak 13 Sq.Ft. more or less Together-with 1500 Sq. Ft. asbestos shed structure thereon at Mouja Kamdahari, J.L. No. 49, Touji No. 14, Dag No.944, old Khatian No. 144, Hal Khatian No.477, Police Station before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni under the District South-24Parganas, now within the limit of the Kolkata Municipal Corporation, Ward No.111, being undivided portion of land of aforesaid Premises No.461, Boral Main Road, P.O. Garia, P.S. Bansdroni, Kolkata-700084 unto or in favour of her legitimate daughter named Smt. Subarna Saha daughter of Late Sudhamoy Saha and wife of Surid Ranjan Saha and said Deed of Gift was registered at the Office of A.D.S.R. Alipore, South-24 Parganas, duly recorded in Book No. I, Volume No. 1605-2018, Pages from 99050 to 99072, Being No. 160503042 for the year-2018. Thus, said Kamala Rani Saha remain in lawful physical possession of aforesaid undivided un-demarcated areas of land with structure measuring areas of land 04 (Four) Cottahs 12 (Twelve) Chittacks and 6.5 (Six Point Five) Sq. Ft. more or less Together with asbestos Shed Structure, measuring about 750 Sq. Ft. and be it needful to mention here that after the registration of the aforesaid Deed of Gift, Smt. Kamala Rani Saha and her legitimate daughter SMT. SUBARNA SAHA, daughter of Sudhamoy Saha now jointly seized and possessed of ALL THAT areas of land measuring more or less 09 Cottahs 08 Chittak 13 Sq. Ft. more or less Together-with 1500 Sq Ft. asbestos structure, having undivided equal share or interest of each. Thus, said Smt. Kamala Rani Saha and Smt. Subarna Saha became

the lawful Owners of the said land at Mouja Kamdahari, J.L. No. 49, Touji No. 14, Dag No 944, old Khatian No.144, Hal Khatian No. 477, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdrani, the District South-24 Parganas, now Premises No.461, Boral Main Road, K.M.C. Ward No.111, Assessee No.31-111-05-0461-9 under the Kolkata Municipal Corporation.

During their joint, absolute and peaceful possession and enjoyment of the said property, the said Smt. Kamala Rani Saha and Smt. Subarna Saha, as the Land Owners, have entered into an Agreement for Development with M/s. Pacific Construction, being represented by its Sole Proprietor Sri Bijoy Ghosh, on 14.12.2018. The said Deed has been registered at the Office of the Additional District Sub Registrar, at Alipore and recorded in Book No. I, Volume No. 1605 - 2018, from 257546 to 257593 Pages and being Deed No. 160507989 for the year 2018.

Subsequently, the said Smt. Kamala Rani Saha and Smt. Subarna Saha have also executed a Development Power of Attorney on the same date i.e. on 14.12.2018, appointing and/or nominating and/or constituting the above-named BIJOY GHOSH, being the Sole Proprietor of M/S. PACIFIC CONSTRUCTION as their true & lawful Attorney. The said Deed has been registered at the Office of the Additional District Sub Registrar, at Alipore and recorded in Book No. I, Volume No. 1605 - 2018, from 255809 to 255835 Pages and being Deed No. 160507997 for the year 2018.

AND WHEREAS in this context, it is to be mentioned here that after execution and registration of the above mentioned Development Agreement and Development Power of Attorney and after a span of time, the Developer has obtained the Building Sanction Plan for construction of a G + 4 storied Building and for the same the Land Owners and the Developer has decided to Specify their Allocation as per the Building Plan and for the same the Land Owners and the Developer have executed a fresh Supplementary Agreement and hence it has been required to cancel the previous Development Power of Attorney and to execute a fresh one.

Consequently, for the above mentioned reasons the said Smt. Kamala Rani Saha and Smt. Subarna Saha have jointly revoked and / or cancelled the Development Power of Attorney (after registration of the Development Agreement) dated 14.12.2018. The said Deed of Cancellation of Development Power of Attorney was registered at the Office of the District Sub Registrar – III at Alipore and recorded in Book No. IV, and being Deed No. 00935 for the year 2025.

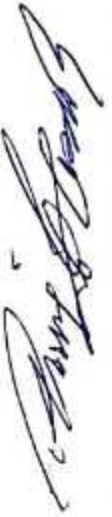
Now, the said Smt. Kamala Rani Saha and Smt. Subarna Saha, as the Land Owners, being the Principals herein-named have entered into a Supplementary Agreement on 17/10/2025 with the above named Developer namely BIJOY GHOSH, being the Sole Proprietor of PACIFIC CONSTRUCTION to construct a multi storied building thereon the said property. The said Deed has been registered at the Office of the District Sub Registrar – III at Alipore and recorded in Book No. I and Being No. 19645 for the year 2025 and as per the terms of the Agreement the Allocations of both the Land Owner and the Developer are as follows:

➤ THE LAND OWNERS' ALLOCATION (being the Principals herein-named) WILL CONSIST OF:

The "LAND OWNERS' ALLOCATION" shall mean, the Land Owners / First Parties will be Provided with the following Allocation, out of the total constructed area to be constructed on the basis of the Building Plan, as sanctioned by the Competent Authority of The Kolkata Municipal Corporation –

* ALL THAT the self – sufficient Residential Flat, being No. A2, on the South – Eastern side of the Second Floor, measuring about 702 (Seven Hundred and Two) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. B2, on the South – Western side of the Second Floor, measuring about 940 (Nine Hundred and Forty) Sq. Ft. Built- Up Area ;



* ALL THAT the self – sufficient Residential Flat, being No. C2, on the North – Western side of the Second Floor, measuring about 940 (Nine Hundred and Forty) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. D2, on the North – Eastern side of the Second Floor, measuring about 702 (Seven Hundred and Two) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. A3, on the South – Eastern side of the Third Floor, measuring about 702 (Seven Hundred and Two) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. B3, on the South – Western side of the Third Floor, measuring about 940 (Nine Hundred and Forty) Sq. Ft. Built- Up Area ;

* ALL THAT the self – sufficient Residential Flat, being No. C4, on the North – Western side of the Fourth Floor, measuring about 940 (Nine Hundred and Forty) Sq. Ft. Built- Up Area AND

* ALL THAT the self – sufficient Residential Flat, being No. D4, on the North – Eastern side of the Fourth Floor, measuring about 702 (Seven Hundred and Two) Sq. Ft. Built- Up Area ;

* ALL THAT the Shop Room, being No. 1, on the Eastern side of the Ground Floor, measuring about 144 (One Hundred and Forty Four) Sq. Ft. Built- Up Area ;

* ALL THAT the Shop Room, being No. 2, on the North - Eastern side of the Ground Floor, measuring about 337 (Three Hundred and Thirty Seven) Sq. Ft. Built- Up Area ;

* ALL THAT the Shop Room, being No. 3, on the Northern side of the Ground Floor, measuring about 172 (One Hundred and Seventy Two) Sq. Ft. Built- Up Area ;

* ALL THAT the Roof Covered Car parking Space, being No. 3, on the Southern side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft. ;

* ALL THAT the Roof Covered Car parking Space, being No. 4, on the South - Western side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft. AND

* ALL THAT the Two Interdependent Roof Covered Car parking Spaces, being No. 5 and 6, on the Western (Entry Lobby and Security Cabin) side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft. each;

-- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at its own cost ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A Lump sum non refundable amount of Rs. 2,00,000/- (Rupees Two Lakh) only which has already paid by the Developer to the Land Owners herein jointly.

THE DEVELOPER'S ALLOCATION (being the Attorney herein-named) WILL CONSIST OF:

The "DEVELOPER'S ALLOCATION" shall mean the remaining construction area (except the Owners' Allocation) to be constructed on the basis of the Building Plan, as sanctioned by the Competent Authority of The Kolkata Municipal Corporation –

-- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

The Developer is being provided with the right to dispose of its allocation, as per it's choice, against receipt of the consideration amount as it may seem fit and proper.

It is further to be mentioned here that because of their various problems, the Principals herein are facing difficulties to look-after, manage, maintain and execute the various required acts and jobs in respect of the above mentioned as well as Schedule mentioned property and it has become next to impossible for them to present themselves physically whenever and wherever required for the purpose of various acts and jobs required to look-after, manage, maintain and execute the various day-to-day requirement for peaceful and better use, enjoyment and execution of various acts and/or deeds in respect of

the building thereon, at the Schedule mentioned property and hence they do hereby authorize and/or appoint and/or nominate and constitute the above-named BIJOY GHOSH, being the Sole Proprietor of PACIFIC CONSTRUCTION, to be their true and lawful Attorney, to act for them and in their names and on their behalf to do, execute and/or perform all or any of the following acts, deeds, matters & things:-

- 1) To represent the Principals before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.
- 2) To enter into the said Premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls, to construct building, etc.,
- 3) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- 4) To approach and/or make applications before various Concerned Departments of The Kolkata Municipal Corporation, like Building assessment, water supply, drainage, etc., including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration, addition, verification, modification to get the plan sanctioned and to get connections like water, electric supply, drainage, etc. in the name of the Principals and/or on behalf of them and to take delivery of the said permission, sanction, re-sanction, alteration, addition, verification, modification, etc. from the Concerned Departments and/or Authorities of the Kolkata Municipal Corporation. The Attorney is hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before The Kolkata Municipal Corporation or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of regularizing the deviations / alterations / addition plan as also any matter related with the Commencement Certificate and the Completion Certificate.
- 5) To make various deposits / apply for getting connection / sign / dis-connection into the various Concerned Department/s of the C.E.S.C. / WBSEDCL in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric

bills and also to get refund for any excess payment and to issue proper and valid receipt for the same.

6) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including The Kolkata Municipal Corporation, KMDA, B.L. & L.R.O., C.E.S.C., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.

7) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc., of the property, before the Competent Authority of the B.L. & L.R.O. and sign and / or receive necessary certificate for the same.

8) All the expenses regarding mutation, conversion, etc., will be borne by the Attorney herein.

9) To apply for and obtain steel, bricks, cements and other construction materials in the name of the Principals and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Principals either financially or otherwise.

10) To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of plan and any other purpose for construction of the new building at the said premises on account of the owner of the said premises without making liability upon the owners.

11) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here-below and to represent the Principals before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule here below.

12) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use and enjoyment of the property under the Schedule herein.

13) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.

14) To represent the Principals before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer of Developer's Allocation only) in relation with the property, as the occasion may require.

15) The Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Developer's Allocation, out of the proposed building and the amount to be realized there-from will be considered as the Developer's share and the same can be utilized by it as per its desire.

16) The Principals do hereby undertake and agree that they shall not in any way write any letter and/or correspond with the Government in all it's Departments, The Kolkata Municipal Corporation in all it's Departments and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorney pursuant to this Power of Attorney. The Principals do hereby expressly agree and undertake if any such instruction/s is/are issued by them, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities shall be entitled to disregard all such instructions given by them, in respect of the property under the Schedule here below except in case all or any of the acts, deeds or things go against the interest or claims of them.

17) To accept for the Principals and in their names or on their behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney shall see cause, then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced and conceived to be due/owing/belonging or payable to them, by any person and/or any Firm and/or Body

Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions may arise either in their names or in the name of the Attorney in relation with the Schedule mentioned property.

18) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in their place and stand in relation with the Schedule mentioned property.

19) To sign, verify and execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

20) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due and payable to the Principals on any account whatsoever and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

21) To do all other acts, deeds, matters and things, which may be necessary to be done for rendering these presents valid and effectual in all intents and purposes according to the Laws and Custom of India and particularly of West Bengal.

22) By virtue of this Revocable Power, the Attorney will remain entitled to sell out and/or transfer all the units out of the Developer's Allocation only.

23) AND THE PRINCIPALS DO HEREBY DECLARE that this Revocable Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon him by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development Work.

24) AND THE PRINCIPALS DO HEREBY DECLARE to ratify and confirm whatsoever the said Attorney shall do for the betterment of the property by virtue of these presents and the Principals will not act adversely in respect of the instant Power.

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring 09 (Nine) Cottah 08 (Eight) Chittak 13 (Thirteen) Sq. Ft., lying and situates at situates at Mouja-Kamdahari, J.L.49, Touji, No. 14, Old Khatian No. 144, Hal Khatian-477, L.R. Khatian No. 1330 and 2302, R.S. & L.R. Dag No. 944, P.S. before Tollygunge, then Jadavpur, thereafter Regent Park, now Bansdroni, A.D.S.R. Alipore, District-South-24 Parganas and presently the land is known and identified as Premises No. 461, Boral Main Road, Assessee No. 31-111-05-0461-9 of the Kolkata Municipal Corporation, K.M.C. Ward No.111, Borough-XI, P.O. Garia, Police Station Bansdroni (previously Regent Park), Kolkata 700084.

The property is butted and bounded by:

ON THE NORTH	: 30' (Thirty Feet) wide Boral Main Road ;
ON THE SOUTH	: Land of Mr. Satish Chandra Saha;
ON THE EAST	: Land of Mr. Sankar Kundu;
ON THE WEST	: Land & Building of the Premises 81, Boral Main Road.

IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof.

THIS THE 17TH DAY OF OCTOBER, 2025.A.D.

IN THE PRESENCE OF:

(1) Riya Gupta
Advocate,
Alipore Criminal Court,
Kolkata 700027.

Kamala Ranis Saha
Sulekha Saha

SIGNATURE OF THE PRINCIPALS

Accepted the Power & undertake to act accordingly (without prejudicing or affecting the interest of the Principals herein-named):

PACIFIC CONSTRUCTION

Proprietor

SIGNATURE OF THE ATTORNEY


Signature of the Attorney is hereby attested by the Principal:

(2) Subhrajit Halder
Advocate.
Alipore Judges' Court
KOL-27.

Kamala Ranis Saha
Sulekha Saha

SIGNATURE OF THE PRINCIPALS

DRAFTED & PREPARED BY:


Advocate,
Alipore Judges' Court,
Kolkata- 700027
6.11.8/150/2009.





	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - KAMALA RANI SAHA
Kamala Rani Saha

SIGNATURE.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - SUBARNA SAHA


SIGNATURE.....
Subarna Saha



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - BIJOY GHOSH

SIGNATURE 



BAR COUNCIL OF WEST BENGAL

A body constituted under the Advocate Act, 1961
2 & 3, Kinnor Sankar Ray Road, City Civil Court Building, 7th Fl., And-700 001
Phone : 2248-8050, 2248-7233, 2233-5771, Tele Fax : 2248-7233
E-mail : westbengalbarcouncil@gmail.com
Website : www.westbengalbarcouncil.org

IDENTITY CARD

NAME : SUBHRAJIT HALDER, Advocate

Father's/Husband's Name Mantu Ram Halder



Shyamal Ghatak
(SHYAMAL GHATAK)
Chairman Executive Committee

Ashok Kumar Deb
(ASHOK KUMAR DEB)
Clerk

Major Information of the Deed



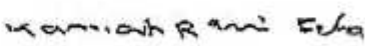
Deed No :	I-1603-19662/2025	Date of Registration	17/10/2025
Query No / Year	1603-8002870081/2025	Office where deed is registered	
Query Date	17/10/2025 12:55:16 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAJIT ROY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8981114954, 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. 1,00,000/-	Rs. 1,59,90,336/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 632/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160319645/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Boral Main Road, , Premises No: 461, , Ward No: 111 Pin Code : 700084

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	9 Katha 8 Chatak 13 Sq Ft	1,00,000/-	1,59,90,336/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				15.7048Dec	1,00,000 /-	159,90,336 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt KAMALA RANI SAHA Wife of Late SUDHAMOY SAHA Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office		 Captured	
		17/10/2025	LTI 17/10/2025	17/10/2025

107A/4 REGENT PARK, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AMxxxxxx5L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/10/2025
 Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office










Name	Photo	Finger Print	Signature
2 Mrs SUBARNA SAHA Daughter of Late SUDHAMOY SAHA Executed by: Self, Date of Execution: 17/10/2025 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office		 Captured	
17/10/2025	17/10/2025	LTI	17/10/2025

107A/4, REGENT PARK, JADAVPUR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ALxxxxxx9K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/10/2025
 , Admitted by: Self, Date of Admission: 17/10/2025 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PACIFIC CONSTRUCTION 395 BORAL MAIN ROAD GARIA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: ADxxxxxx3B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BIJOY GHOSH (Presentant) Son of Late LAL MOHAN GHOSH Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Oct 17 2025 1:06PM</td> <td>17/10/2025</td> <td>LTI</td> <td>17/10/2025</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr BIJOY GHOSH (Presentant) Son of Late LAL MOHAN GHOSH Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office		 Captured		Oct 17 2025 1:06PM	17/10/2025	LTI	17/10/2025
Name	Photo	Finger Print	Signature										
Mr BIJOY GHOSH (Presentant) Son of Late LAL MOHAN GHOSH Date of Execution - 17/10/2025, , Admitted by: Self, Date of Admission: 17/10/2025, Place of Admission of Execution: Office		 Captured											
Oct 17 2025 1:06PM	17/10/2025	LTI	17/10/2025										
C/9 RAJNARAYAN PARK BORAL, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3B,Aadhaar No Not Provided Status : Representative, Representative of : PACIFIC CONSTRUCTION (as SOLE PROPRIETOR)													

Applicant Details :

Applicant Details	Photo	Finger Print	Signature
Mr SUBHRAJIT HALDER Son of Mr MANTURAM HALDER ALIPORE JUDGES COURT, City:-, P.O.- ALIPORE, P S.-Alipore, District:-South 24 Parganas, West Bengal, India, PIN:- 780027		 Captured	
	17/10/2025	17/10/2025	17/10/2025
Identifier Of Smt KAMALA RANI SAHA, Mrs SUBARNA SAHA, Mr BIJOY GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt KAMALA RANI SAHA	PACIFIC CONSTRUCTION-7.8524 Dec
2	Mrs SUBARNA SAHA	PACIFIC CONSTRUCTION-7.8524 Dec

Endorsement For Deed Number : I - 160319662 / 2025

On 17-10-2025

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 12:57 hrs on 17-10-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BIJOY GHOSH ..

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 1,59,90,336/-

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

Execution is admitted on 17/10/2025 by 1. Smt KAMALA RANI SAHA, Wife of Late SUDHAMOY SAHA, 107A/4 REGENT PARK, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Mrs SUBARNA SAHA, Daughter of Late SUDHAMOY SAHA, 107A/4, REGENT PARK, JADAVPUR, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife

Indetified by Mr SUBHRAJIT HALDER, , Son of Mr MANTURAM HALDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-10-2025 by Mr BIJOY GHOSH, SOLE PROPRIETOR, PACIFIC CONSTRUCTION, 395 BORAL MAIN ROAD GARIA, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUBHRAJIT HALDER, , Son of Mr MANTURAM HALDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 Cash Rs 632.00/-

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 314, Amount: Rs.100.00/-, Date of Purchase: 09/10/2025, Vendor name: J Dey

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 535584 to 535610

being No 160319662 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.11.04 20:08:21 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04/11/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.