

08585/2025

D-8248/2025

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 354126

2 2236/12/25

Certified that the document is admitted the Registration. The signature sheets and the endroesement sheet attached with the document are admitted with the document.

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

03 NOV 2025

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, SRI SHRIBASH PAUL (PAN-AJOPP9149G), (Aadhaar No. 9360 5312 9059), son of Late Surendra Nath Paul, by faith – Hindu, by Occupation-Service, by Nationality- Indian, residing at E-86, Madurdaha, Hossainpur, P.O. E.K.T.P., Kolkata-700107, hereinafter called and referred to as the "PRINCIPAL (OWNER)" SEND GREETINGS :

3541

13 OCT 2025

Sf. No.....Date.....

Rs.....

Name.....

Address.....

.....

13 OCT 2025

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27



District Sub-Registrar-IV
Register US 7 (2) of
Registration 1908
Alipore, South 24 Parganas

03 NOV 2025

Identified by:

Abhejit Kumar Mishra
son of Late Niranjan Mishra
will - Nij Matana
P.O. Battala
Dist Purba Medinipur
Pin code - 721433
Law clerk

WHEREAS by virtue of a registered Deed of Conveyance dated 30.04.1992, registered in the Office of District Sub- Registrar, Alipore and entered into Book No.1, Volume No. 145, at Pages 499 to 705, Deed No.7920 for the year 1993, the LAND OWNER herein purchased one plot of land measuring an area of 05 (Five) Cottahs situated in Mouza – Madurdaha, J.L. No.12, comprising in R.S. Dag No.423, under R.S. Khatian No.142, within K.M.C. Ward No. 108, formerly P.S. Tiljala, presently P.S. Anandapur, District – South 24 Parganas, from the previous Owners namely Sri Anil Chandra Paul, son of Late Debendra Chandra Paul, residing at 100C, Dr Girindra Sekhar Basu Road, P.S. Tiljala, Kolkata - 700039.

AND WHEREAS the Land Owner recorded his names in the record of the B.L.& L.R.O. during L.R. Record of Right vide L.R. Khatian No.405 of L.R. Dag No.423, of Mouza – Madurdaha, J.L. No.12 and thereafter the LAND OWNER herein converted his land from “Beel” to “Bastu” vide Conversion Case No.40 of 2025 (Memo No.51A(C).MISC-40/2648/P/25 dated 16.04.2025).

AND WHEREAS thereafter the LAND OWNER herein recorded his name in the record of the K.M.C. known as **K.M.C. Premises No.2024, Madurdah**, Assessee No. **31-108-05-4889-1**, within the K.M.C. Ward No.108, Kolkata - 700 108 morefully described in **SCHEDULE ‘A’** below.

AND WHEREAS the present **OWNER** herein is the owner and seized and possessed of All That the net land area measuring 05 (Five) Cottahs situated in Mouza – Madurdaha, J.L. No.12, comprising in R.S. Dag No.423, under R.S. Khatian No.142, corresponding to L.R. Dag No.423, under L.R. Khatian No.405, within the K.M.C. Premises **No.2024, Madurdah**, Assessee No. **31-108-05-4889-1**, within the K.M.C. Ward No.108, Kolkata - 700 108, and the entire property as described in the **SCHEDULE** below.

AND WHEREAS the present **OWNER/PRINCIPAL** now decided to develop the **SCHEDULE** mentioned property by constructing a Ground plus



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Three storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s on the ground floor but due to paucity of fund, the **OWNER/PRINCIPAL** has now decided to do the construction work of the said building by appointing a **DEVELOPER**, who is financially and technically sound to construct a Ground plus Three storied building with lift facility upon the aforesaid property as per the aforesaid sanctioned building plan duly sanctioned from The Kolkata Municipal Corporation at the cost of the **OWNER/PRINCIPAL**.

AND WHEREAS the Attorney herein as the **Developer** coming to know the facts of such desire of the **OWNER/PRINCIPAL** herein, has made a proposal for the aforesaid development of the said property before the **OWNER/PRINCIPAL**. The **OWNER/ PRINCIPAL** after necessary investigation and thorough understanding with the **Developer** herein, has agreed to develop the said premises by the **Developer**. Both the Parties hereto have mutually analyzed, discussed, agreed and now the **Developer** and the **OWNER/PRINCIPAL** desires to enter into a registered Development Agreement for the construction of a new Ground plus Three storied building with lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions which has been decided by and between the Parties herein, without involving the **OWNER** in the matter of the hazards of construction.

AND WHEREAS by virtue of a registered Development Agreement along with Development Power of Attorney dated 03.11.2025, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Deed No. 1604-08247 for the year 2025, the **OWNER/PRINCIPAL** herein and also the **ATTORNEY** herein entered with each other for the promotion work in the Owner's land as mentioned in the **SCHEDULE** below. The K.M.C. authority at present desires to get separate Power of Attorney for doing all the acts relating to the K.M.C. matter only and in the said Power of Attorney any sale matter as regards the **Developer's Allocation** shall not be inserted and so the **OWNER** compelled to register the separate General Power of Attorney in connection with the promotion work of the Owner's property as described in the **SCHEDULE** below in favour of the **Attorney** herein.

Mr. G. L. Das



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AND WHEREAS so I the **PRINCIPAL** herein namely **SRI SHRIBASH PAUL**, son of Late Surendra Nath Paul, residing at E-86, Madurdaha, Hossainpur, P.O. E.K.T.P., Kolkata-700107, do hereby nominate appoint and constitute **ARABI INFRA LLP, (PAN-ACLFA0464H)**, having its office at 635, Naskarhat, Tagore Park, Kolkata - 700 039, represented by its Authorized Signatory namely **MR. AVIK SAHA, (PAN-CCCPS4778R), Aadhar No.2811 5849 3464**, son of Sri Biplab Kumar Saha, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 635, Naskarhat, Tagore Park, P.S. Tiljala, Kolkata - 700 039, as my Lawful Attorney, on my behalf, on my name to do the following acts, deeds and things:-

1. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices, and in any other Office of Government, in the Office of Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayet or any other office or Local Authority on behalf of me and for such purpose my said Attorney may accept service of any summons or any notice issued by any authority, shall be received by my said Lawful Attorney.
2. To sign verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
3. To appoint, engage on my behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever my said Attorney shall think proper to do so and to discharge and/or terminate their appointments.
4. To cause mutation of my Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers



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thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on my behalf.

5. To cause mutation and/or conversion of my Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. Kolkata and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. Kolkata as and when necessary on my behalf for the said B.L. & L.R.O. Mutation and also thereafter to do all the acts and sign all the papers in respect of the Conversion matter in respect of my property.
6. To demarcate or delineate my said property that be necessary for the said purpose by virtue of Deed of Boundary Declaration or any other Declaration or Deed of Rectification, K.M.C. Gift and undertaking to be registered and to sewer any affidavit thereto.
7. To deposit the revenue for my said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
8. To sign all plans and submit the same before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things and sign all the papers and drawings as may be deemed fit and proper by the said Attorney on my behalf related to the connection of water, drainage and sewerage of my premises.
9. To take electric connection for my said property from the Calcutta Electric Supply for installation of main electric meter and all other sub meters and to do all acts and deeds and things for the said purpose and sign all the papers related thereto.



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10. To sign, execute and submit all building Plans, revised plan, D-Sketch plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or addition or alteration of sanctioned plan to be sanctioned and approved by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the Landowner/Principal and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on my behalf from The Kolkata Municipal Corporation.
11. To take lift connection for my said property and to do all acts and deeds and things for the said purpose and sign all the papers related thereto
12. To look after control, manage and supervise the said property on my behalf.

AND to do all lawful acts necessary for the above mentioned purpose and I hereby agree that all acts and deeds and things shall be lawfully done by my said Attorney in conformity with law. I further undertake to ratify and confirm all and whatsoever that my said Attorney shall lawfully do or cause to be done for me by virtue of this Power given by me.

Be it expressly stated that this Power of Attorney does not create constitute or assume any kind of transfer or enjoyment or making profit in favour of the Attorney. This Power of Attorney shall always revocable in nature.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of the total 'Bastu' land measuring an area of 05 (Five) Cottahs togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza – Madurdaha, J.L. No.12, comprising in R.S. Dag No.423, under R.S. Khatian No.142, corresponding to L.R. Dag No.423, under L.R. Khatian No.405, known as K.M.C. Premises No.2024, **Madurdah**, Assessee No. **31-108-05-4889-1**, within the K.M.C. Ward No.108, Kolkata - 700 108, Zone Name : (Mundapara -- Nazirabad) and the entire property is butted and bounded by :

<u>ON THE NORTH</u>	: 16'-00" KMC Road;
<u>ON THE SOUTH</u>	: Property of 540 Madurdaha;
<u>ON THE EAST</u>	: Property of others(Vacant Land);
<u>ON THE WEST</u>	: Property of others(vacant land).



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03 NOV 2020

IN WITNESS WHEREOF, I, the PRINCIPAL herein have hereto signed this Power of Attorney on this the **3rd** day of **November, 2025**.

WITNESS:

1. Abhejit Kumar Mishra
vill- Neji Matara
P.O. Battala
Dist- Purba Medinipur


SIGNATURE OF THE PRINCIPAL

~~2. Somesh Mishra
Advocate
High Court
Calcutta~~

ARABI INFRA LLP

DESIGNATED PARTNER

SIGNATURE OF THE ATTORNEY

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber.


(SOMESH MISHRA)
ADVOCATE [Enrollment No.F/985/2008]
HIGH COURT, CALCUTTA
Resi-cum-Chamber : 'MAHESWAR',
52, Commint Park, (Near Peerless Hospital)
P.O. & P.S. Panchasayar, Kolkata-700 094,
Email : mishrasomesh08@gmail.com
Mob. No. 9051446430

पुल्ल अग्रणी प्रसार

पुल्ल अग्रणी प्रसार



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Name.....SHRIBASH PAUL.....

Signature.....*Shribash Paul*.....

	left hand	right hand	Thumb	1 st finger	Middle finger	Ring finger	Small finger



Name.....AVIK SAHA.....

Signature.....*Avik Saha*.....

	left hand	right hand	Thumb	1 st finger	Middle finger	Ring finger	Small finger



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GRND

Dire



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260320972268

GRN Details

GRN: 192025260320972268 Payment Mode: SBI Epay
GRN Date: 01/11/2025 15:38:22 Bank/Gateway: SBIEPay Payment Gateway
BRN : 0036010279725 BRN Date: 01/11/2025 15:38:10
Gateway Ref ID: 124087582 Method: Axis Bank-Retail NB
GRIPS Payment ID: 011120252032097225 Payment Init. Date: 01/11/2025 15:38:22
Payment Status: Successful Payment Ref. No: 2002936129/1/2025
[Query No*/Query Year]

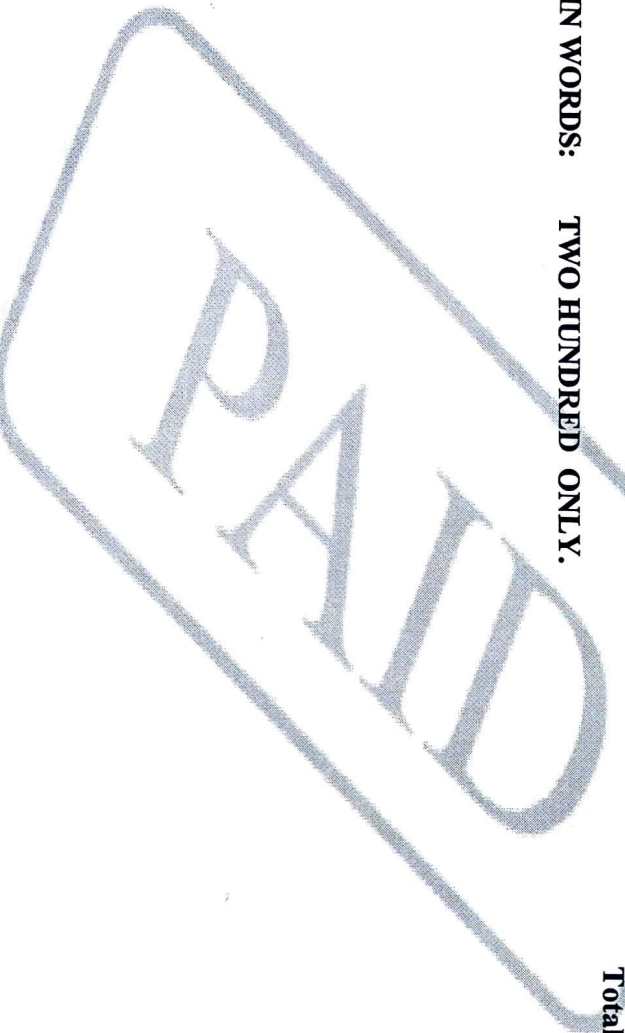
Depositor Details

Depositor's Name: Mr AVIK SAHA
Address: ARABI APARTMENT,635,TAGORE PARK MAIN ROAD,KOLKATA
700039
Mobile: 9830166708
EMail: AVIK0483@GMAIL.COM
Period From (dd/mm/yyyy): 01/11/2025
Period To (dd/mm/yyyy): 01/11/2025
Payment Ref ID: 2002936129/1/2025
Dept Ref ID/DRN: 2002936129/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002936129/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	200
Total				200

IN WORDS: TWO HUNDRED ONLY.



Major Information of the Deed

Deed No :	I-1604-082248/2025	Date of Registration	03/11/2025
Query No / Year	1604-2002936129/2025	Office where deed is registered	
Query Date	31/10/2025 10:59:47 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, 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. 1,50,30,002/-		
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 assesment slip. (Urban area)		

Land Details :



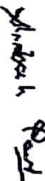


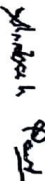
District: South 24-Parganas, P.S.- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha,
Road Zone : (Mundapara – Nazirabad) . , Premises No: 2024, Ward No: 108 Pin Code : 700108

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Selforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha	1/-	1,50,00,002/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	1/-	150,00,002 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	30,000 /-	







Principal Details :

SI No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	<p>Mr SHRIBASH PAUL (Presentant) Son of Late Surendra Nath Paul Executed by: Self, Date of Execution: 03/11/2025 , Admitted by: Self, Date of Admission: 03/11/2025 ,Place : Office</p>		 <p>LTI Captured</p>	
	<p>E-86, Madurdaha, Hossainpur, City:- , P.O:- EKTTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AXxxxxxx9G, Aadhaar No: 93xxxxxxxx9059, Status :Individual, Executed by: Self, Date of Execution: 03/11/2025 , Admitted by: Self, Date of Admission: 03/11/2025 ,Place : Office</p>		 <p>LTI Captured</p>	




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>ARABI INFRA LLP 635, Naskarhat, Tagore Park,, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Date of Incorporation:XX-XX-2XX5 , PAN No.:: ACxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	<p>Mr AVIK SAHA Son of Mr Biplab Kumar Saha Date of Execution - 03/11/2025, , Admitted by: Self, Date of Admission: 03/11/2025, Place of Admission of Execution: Office</p>		 <p>LTI Captured</p>	
	<p>635, Naskarhat, Tagore Park, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No.:: CCxxxxxx8R, Aadhaar No: 28xxxxxxxx3464 Status : Representative, Representative of : ARABI INFRA LLP (as Authorized representative)</p>		 <p>LTI Captured</p>	

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Vill- Nij Matana, City:- , P.O:- Battal, P.S:- Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433			
Identifier Of Mr SHRIBASH PAUL, Mr AVIK SAHA	03/11/2025	03/11/2025	03/11/2025

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2025, Page from 239049 to 239063
being No 160408248 for the year 2025.



Baishali Dasgupta

Digitally signed by Baishali Dasgupta
Date: 2025.11.04 13:11:15 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 04/11/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.