

06332/2025

5-6079/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AU 992076

Certification is made in accordance with the
Non-Judicial Seal. The signature, date and the
Government seals attached with the
documents are the mark of this document.

09/07/2025
2001952389/2025

(d)

Non-Judicial Seal
Register U/S 1 (2) &
Registration 1966
Alipore, South 24 Parganas

09 JUL 2025

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, we, M/s. Ganapati Niwas Private Limited, [PAN AABCG9069K] a company incorporated under the provisions of the Companies Act, 1956 and governed by the

30839

30 JUN 2005

No..... Rs.100/- Date.....

Name : Jahangir Reza.....

Advocate

Address : Alipore Judge Court
Kolkata - 700 027

Vendor : Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27



Identified by me
Jahangir Reza Advocate
S/o, Jahangir Reza, Advocate
28/1, Judges Court Road
28/1, P.D. & J.L.S. Alipore
Kol-27

1. District Court - Calcutta
2. Date of issue 10/7/2005
3. Registration No.
4. Alipore, Kolkata - 700 027

10 JUL 2005

provisions of the Companies Act, 2013, having its registered office at 11, Crooked Lane, Post Office Esplanade, Police Station Hare Street, Kolkata-700069 represented by one of its director, **Mr. Harsh Vardhan Kajaria (PAN No.AKBP6118N, Aadhar No.473441603220 & Mobile No.7439435338)** son of Sri. Arun Kumar Kajaria, by nationality Indian, by occupation business, residing at 114, Regent Park, P.O. Regent Estate, P.S Netaji Nagar, Kolkata 700092 hereinafter referred to as the **“Executants/Grantor”** (which expression shall mean and include each of their representatives, successors and or assigns) **do hereby send greetings**

AND

M/s. Archana Properties Private Limited,[PAN AADCA9711E],a company incorporated under the provisions of the Companies Act, 1956 and governed by the provisions of the Companies Act, 2013, having its registered office at 11, Crooked Lane, Post Office Esplanade, Police Station Hare Street, Kolkata-700069hereinafter referred to as the **“Lawful Attorney”** (which expression shall mean and include each of their representatives, successors and or assigns)

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

i. Background

Ownership of Said Premises: The **“Executants/Grantor”**is the absolute owners and possessors of land admeasuring 28165.728sqmt. = 303176sqft. be the same or little more or less comprised on L.R. Dag No - 1508, 1509, 1510, 1511, 1512, 1517, 1518, 1519, 1520, 1521, 1522, 1539, 1540, 1541, 1542, 1543, 1544, 1548, 1549, 1550 of Mouza - Ramchandrapur, J.L. No. 58, L.R. Khatian No. 2222 and L.R. Dag No - 2555, 2556, 2557, 2558, 2564, 2565, 2566, 2567 of Mouza - Bonhoogly,



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1998
Albora, South 24 Parganas

09 JUL 2025

J.L. No. 65, L.R. Khatian No. 6665 at Mohan Ghosh Road, Bagher Gholgaria, P.S. Sonarpur, District South 24 Parganas, more fully described in the **Schedule** below (and hereinafter called the **Said Premises**).

Said Project: The “**Executants/Grantor**” have decided to develop the Said Premises by way of construction of a Housing complex comprising of a cluster of new buildings and ancillary facilities and other areas on the Said Premises (collectively **Said Complex**) and booking and sale of the flats and saleable spaces (collectively **Units**) in the Said Complex to prospective purchasers (collectively **Intending Purchasers**). The development of the Said Premises by way of construction of the Said Complex and transfer of Units in the Said Complex to Intending Purchasers, collectively **Said Project**.

Development Agreement: By an Agreement dated 05/11/2018, registered in the Office of the District Sub- Registrar IV, South 24 Parganas, in Book No. I, Volume No.1604-2019 at Pages from 28360 to 28391, being Deed No. 160400875 for the year 2019 (**Development Agreement**), the “**Executants/Grantor**” have appointed the **Archana Properties Private Limited** as the “**Developer**” of the Said Premises for development of the Said Complex, in the manner and on the terms and conditions contained therein the Development Agreement.

Further, by a letter dated 17/04/2025 the owner and the Developer both have agreed for a revised Revenue share with respect to their respective allocation.

Purpose of Power of Attorney: The “**Executants/Grantor**” shall execute and register necessary Power of Attorney in order to carry out the various works, acts, and deeds relating to the development of the **Said Premises** in favour of the Developer or its representative or representatives. It is further necessary, for the purpose of ensuring smooth and proper completion of the development project pursuant to the terms as recorded therein in the Development Agreement and for the utilization of the Owner allocation and the developer’s allocation in the



संसद भवन में आयोजित
कार्यक्रम का दस्तावेज़
क्रमांक 1100
प्रमाणित दस्तावेज़

3 JUL 2025

proposed constructed area in the project both residential and commercial the owners duly authorize and empower the developer and/or its nominee and/or nominees as may be required for the purpose of obtaining necessary permission(s) approvals and sanctions from different authorities in connection with the construction of the said projects and also for pursuing and following up with the appropriate authority and/or authorities including Sonar Gram Panchayat, Zilla Parishad or any other authority and/or authorities including Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer by Promoters) Act, Pollution and Environment control Authorities, Directorate obtaining Sewerage Connection, Water, Electricity supply and charges plan and for obtaining the completion and occupancy certificate and for entering into agreement for sale and to execute and register necessary Agreement for Sale, deed(s) of conveyance in favour of the intending purchaser or purchasers in respect of saleable area under the owner and the developer's allocation in the said project.

2. Appointment

Hereby Made: For the Purpose as stated above, The **"Executants/Grantor"** hereby nominate, constitute and appoint the Developer namely, **Archana Properties Private Limited** as the **"Lawful Attorney"** of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the **"Executants/Grantor"**.

Further, the aforesaid **"Lawful Attorney"** as it deems fit may authorize/nominate its Authorized Representatives through a Valid Resolution all such powers and authorities as mentioned hereunder for Execution of the Project.

3. Powers and Authorities

- a. To cause sanction, revalidation, modification, extension and alteration of the Building Plans to be prepared and submitted by



18 JUL 2025

appointing a licensed architect and structural engineer and then to have the same sanctioned and/or revalidated and/or modified and/or extended and/or altered and/or revised by the Sonarpur Gram Panchayat , Zilla Parishad and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and re-validation as the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the the Sonarpur Gram Panchayat , Zilla Parishad and the Other Authorities.

- b. To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- c. To deal with all authorities including but not limited to the Sonarpur Gram Panchayat, Zilla Parishad and the Other Authorities for sanction, modification, alteration, extension, revision and re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.
- d. To cause sanction, revalidation, modification, extension and alteration of the Building Plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned and/or revalidated and/or modified and/or extended and/or altered and/or revised by the the Sonarpur Gram Panchayat, Zilla Parishad and the Other Authorities and to pay fees, costs and charges for such sanction, modification, alteration, revision, extension and re-validation as



Immigration
Registration U/C 7
Registration No. 100
Alipore, South 24 Parganas

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the case may be and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the the Sonarpur Gram Panchayat , Zilla Parishad and the Other Authorities.

- e. To enter into agreements for sale of the flats, lease, mortgage or apartments or unit and units, area and/or areas comprised in the owner's allocation and the Developer's allocation in the Proposed Constructed Area in the project both residential and commercial area unto and in favour of prospective purchaser and/or purchasers and to take advances or payments in respect thereof and to give valid receipt in that regard on behalf of the Owner and the Developer both.
- f. To give possession and execute all agreements and deeds of conveyance in respect of the flats or apartments or unit and units, area and/or areas comprised in the owner's allocation and the Developer's allocation in the proposed constructed area in the project both residential and commercial or any portion or portions thereof as and when necessary on such terms and conditions and for such consideration as the "**Lawful Attorney**" may think proper and to receive such consideration amount from the purchaser or purchasers and to give valid receipt thereof in consonance with the prevalent law.
- g. To appear through the Authorized Representatives of the "**Lawful Attorney**" before the competent registering authority and to present and admit registration of all agreements, conveyances in respect of flats or apartments or unit and units, area and/or areas comprised in the owner's allocation and Developer's allocation in the proposed constructed area in the project both residential and commercial or any portion or portions thereof and to do all things in connection therewith.



Omnia Bus - Regd. No. 24
Registrar U/S 7 (2) of
Registration 1992
Allied, South 24 Parganas

15 JUL 2025

- h. To ask, receive and realise from all purchaser or purchasers of flats or apartments or unit and units, area and/or areas comprised in the owner's allocation and the Developer's allocation in the proposed constructed area in the project both residential and commercial or any portion or portions thereof, requisite charges, expenses, rates, cesses, miscellaneous charges and other sums due or that might become due and payable in connection with the respective flats or apartments or unit and units, area and/or areas in the proposed constructed area in the project both residential and commercial or any portion or portions thereof under the occupation of the respective owners thereof and on non-payment thereof to take appropriate steps for realization of the same.
- i. To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Premises.
- j. To cause survey, test soil, do excavation and other preparatory works for construction of the Said Complex on the Said Premises.
- k. To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the Said Complex and/or any other structure on the Said Premises, in accordance with the Development Agreement.
- l. In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the "**Lawful Attorney**" in accordance with the Development Agreement and without creating any liability or obligation of the Grantors.
- m. To receive and pay and/or deposit moneys including fees, rent, interest from any person or persons, body or bodies, authority or



Distinctive Seal
Registered U.S. (2) 1508
Registration No. 1508
Albion, South 24 Pergamon

10 JUL 2025

authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.

- n. To make payment of up-to-date land revenue/municipal/local authority taxes in respect of the Said Premises by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- o. To pay all outgoings, including Municipal Taxes etc. in respect of the Said Premises/Said Complex and to collect receipts thereof.
- p. To employ and appoint watchmen, guards and other security personnel for the Said Premises.
- q. To apply for and obtain all kind of permissions and clearances required for entering into such agreements, conveyances and instruments including but not limited to clearance under the Income Tax Act, 1961, for transfer of the Units in the Said Complex to the Intending Purchasers.
- r. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Premises and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- s. To receive and / or realize the consideration money for me on my behalf from the prospective buyers / Vendors and after realization all such money shall be deposited by our said Attorney into my Business's Bank Account.
- t. Be it noted here that this Power of Attorney does not create any right, title and interest of the said Property in favour of the Attorney and it is made without consideration and the Attorney shall not receive any profits there from and it is for this project.



Sub-Registration Office
Registrar U/S 7 (2) of
Registration 1908
Aligarh, South 26 Parganas

8 JUL 2025

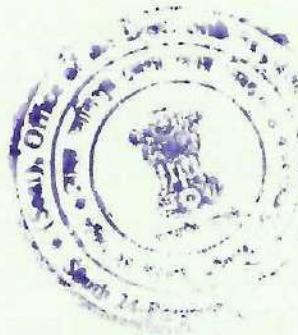
- u. Be it specifically stated that the said Property is not situated within the Notified and Cantonment area and no embargo and restriction has been imposed by the Local Authority/Competent Authority/Government Authority for transferring the land in question and if restriction prevails, in that event Principal will be held responsible for that. The Attorney shall not use the Schedule property for their personal purpose
- v. All the receivables shall be received by the Executant/Appointor herein and all the payables shall be borne by the Executant/Appointor herein.
- w. This Power of Attorney is revocable in nature.

4. Ratification

Hereby Made: The "**Executants/Grantor**" hereby ratify and confirm and agree to ratify and confirm all lawful actions of the "**Lawful Attorney**" in pursuance of this Power of Attorney.

Schedule (Said Premises)

ALL THAT land admeasuring 28165.728 sq. mt. = 303176 sqft. be the same or little more or less comprised on L.R. Dag No - 1508, 1509, 1510, 1511, 1512, 1517, 1518, 1519, 1520, 1521, 1522, 1539, 1540, 1541, 1542, 1543, 1544, 1548, 1549, 1550 of Mouza - Ramchandrapur, J.L. No. 58, L.R. Khatian No. 2222 and L.R. Dag No - 2555, 2556, 2557, 2558, 2564, 2565, 2566, 2567 of Mouza - Bonhoogly, J.L. No. 65, L.R. Khatian No. 6665 at Mohan Ghosh Road, Bagher Gholgaria, P.S. Sonarpur, District South 24 Parganas thereon and butted and bounded as follows:



University Library - IV
Registration U/37 (2) of
Registration 1300
Aligarh, India 24 Pargana

10 JUL 2025

On the North : Mohan Ghosh Road;

On the South : Dag No. 1408;

On the East : Dag No. 1371, 1373;

On the West : Dag No. 2572, 2569.

SCHEDULE OF EACH DAG NO. AREA IN SQ. MTR

Annexure - I

<u>LR Dag Nos.</u>	<u>Sq. Mtr</u>
1508	364.217
1509	1092.652
1510	2468.585
1511	40.469
1512	40.469
1517	121.406
1518	768.903
1519	687.966
1520	3318.425
1521	1537.807
1522	80.937
1539	849.841
1540	728.435
1541	566.560
1542	687.966
1543	809.372
1544	849.841
1548	1011.715
1549	1982.961
1550	687.966
1555	121.406



OmniSci Sub-Registration
Registration U/S 7 (2) of
Registration 1998
Algoa, South Africa

13 JUL 2015

2556	283.280
2557	607.029
2558	485.623
2564	3642.174
2565	3197.019
2566	566.560
2567	566.560



Central Board of Secondary Education
Registration U/S 7 (2) of
Registration 1905
Address: Sector 34, Panchkula

13 JUL 2025

5. Execution and Delivery

In Witness Whereof the "Executants/Grantor" and the "Lawful Attorney" have executed this Power of Attorney on the above dated 09.07.25.

GANPATI NIWAS PVT. LTD


Director

[Executant/Grantor]

Witnesses:

Signature Signature

Name Sanjay Kumar Banerjewala

Father's Name Late Giridhari Lal
Banerjewala

Address 11, Crooked Lane
Kolkata-700069

Signature Jahangir Reza

Name ALAMHIR REZA

Father's Name JAHANGIR REZA

Address 28/1, JUDGES COURT ROAD
P.O. & P.S. ALIPORE, KOL-27

Drafted by me


Alangir Reza
Advocate
Alipore Judges Court
Kolkata - 700 027

WB/1366/03

073.1748.2024 (REDACTED)



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

09 JUL 2025

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
PHOTO 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					



4

Central Sub-Registration
Registrar U/S 7 (1) 2
Registration 1900
Alipore, South 24 Parganas

3 JUL 2025



[Handwritten Signature]

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001952389/2025	Office where deed will be registered
Query Date	08/07/2025 8:26:26 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alamgir Reza Alipore Judges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359655, Status : Advocate	
Transaction	Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 28/-	Rs. 31,87,73,150/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(d))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	
	Amount of Stamp Duty to be Paid by Non Judicial Stamp	
Remarks		

Land Details :

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, , Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1508 (RS :-)	LR-2222	Bastu	Shali	3921 Sq Ft	1/-	53,91,383/-	Property is on Road Adjacent to Metal Road,
L2	LR-1509 (RS :-)	LR-2222	Bastu	Shali	11762 Sq Ft	1/-	1,61,72,774/-	Property is on Road Adjacent to Metal Road,
L3	LR-1510 (RS :-)	LR-2222	Bastu	Shali	26572 Sq Ft	1/-	3,65,36,553/-	Property is on Road Adjacent to Metal Road,
L4	LR-1511 (RS :-)	LR-2222	Bastu	Shali	436 Sq Ft	1/-	5,99,501/-	Property is on Road Adjacent to Metal Road,
L5	LR-1512 (RS :-)	LR-2222	Bastu	Shali	436 Sq Ft	1/-	5,99,501/-	Property is on Road Adjacent to Metal Road,
L6	LR-1517 (RS :-)	LR-2222	Bastu	Shali	1309 Sq Ft	1/-	17,99,878/-	Property is on Road Adjacent to Metal Road,
L7	LR-1518 (RS :-)	LR-2222	Bastu	Shali	8277 Sq Ft	1/-	1,13,80,892/-	Property is on Road Adjacent to Metal Road,



Query No: 2001952389 of 2025, Printed On : Jul 9 2025 12:02PM, Generated from wbregistration.gov.in

L8	LR-1519 (RS :-)	LR-2222	Bastu	Shali	7405 Sq Ft	1/-	1,01,81,890/-	Property is on Road Adjacent to Metal Road,
L9	LR-1520 (RS :-)	LR-2222	Bastu	Shali	35720 Sq Ft	1/-	4,91,15,071/-	Property is on Road Adjacent to Metal Road,
L10	LR-1521 (RS :-)	LR-2222	Bastu	Shali	16553 Sq Ft	1/-	2,27,60,408/-	Property is on Road Adjacent to Metal Road,
L11	LR-1522 (RS :-)	LR-2222	Bastu	Shali	872 Sq Ft	1/-	11,99,002/-	Property is on Road Adjacent to Metal Road,
L12	LR-1539 (RS :-)	LR-2222	Bastu	Shali	9148 Sq Ft	1/-	1,25,78,518/-	Property is on Road Adjacent to Metal Road,
L13	LR-1540 (RS :-)	LR-2222	Bastu	Shali	7841 Sq Ft	1/-	1,07,81,391/-	Property is on Road Adjacent to Metal Road,
L14	LR-1541 (RS :-)	LR-2222	Bastu	Shali	6098 Sq Ft	1/-	83,84,762/-	Property is on Road Adjacent to Metal Road,
L15	LR-1542 (RS :-)	LR-2222	Bastu	Shali	7405 Sq Ft	1/-	1,01,81,890/-	Property is on Road Adjacent to Metal Road,
L16	LR-1543 (RS :-)	LR-2222	Bastu	Shali	8712.08 Sq Ft	1/-	1,19,79,127/-	Property is on Road Adjacent to Metal Road,
L17	LR-1544 (RS :-)	LR-2222	Bastu	Shali	9148 Sq Ft	1/-	1,25,78,518/-	Property is on Road Adjacent to Metal Road,
L18	LR-1548 (RS :-)	LR-2222	Bastu	Shali	10890 Sq Ft	1/-	1,49,73,772/-	Property is on Road Adjacent to Metal Road,
L19	LR-1549 (RS :-)	LR-2222	Bastu	Shali	21345 Sq Ft	1/-	2,93,49,418/-	Property is on Road Adjacent to Metal Road,
L20	LR-1550 (RS :-)	LR-2222	Bastu	Shali	7405 Sq Ft	1/-	1,01,81,890/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			461.2103Dec	20/-	2767,26,139/-	

District: South 24-Parganas, Thana: Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, , Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	User ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L21	LR-2555 (RS :-)	LR-6665	Bastu	Shali	1307 Sq Ft	1/-	5,39,138/-	Property is on Road Adjacent to Metal Road,
L22	LR-2556 (RS :-)	LR-6665	Bastu	Shali	3049 Sq Ft	1/-	12,57,714/-	Property is on Road Adjacent to Metal Road,
L23	LR-2557 (RS :-)	LR-6665	Bastu	Shali	6534 Sq Ft	1/-	26,95,279/-	Property is on Road Adjacent to Metal Road,
L24	LR-2558 (RS :-)	LR-6665	Bastu	Shali	5227 Sq Ft	1/-	21,56,141/-	Property is on Road Adjacent to Metal Road,



Query No: 2001952389 of 2025, Printed On : Jul 9 2025 12:02PM, Generated from wbregistration.gov.in

L25	LR-2564 (RS :-)	LR-6665	Bastu	Shali	39204 Sq Ft	1/-	1,61,71,674/-	Property is on Road Adjacent to Metal Road,
L26	LR-2565 (RS :-)	LR-6665	Bastu	Shali	34413 Sq Ft	1/-	1,41,95,383/-	Property is on Road Adjacent to Metal Road,
L27	LR-2566 (RS :-)	LR-6665	Bastu	Shali	6099 Sq Ft	1/-	25,15,841/-	Property is on Road Adjacent to Metal Road,
L28	LR-2567 (RS :-)	LR-6665	Bastu	Shali	6099 Sq Ft	1/-	25,15,841/-	Property is on Road Adjacent to Metal Road,
TOTAL :					233.5945Dec	8 /-	420,47,011 /-	
Grand Total :					694.8048Dec	28 /-	3187,73,150 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	GANPATI NIWAS PRIVATE LIMITED (Private Limited Company) ,11, Crooked Lane, City:- Kolkata, P.O:- GPO Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 Date of Incorporate:XX-XX-1XX6, PAN No. AAxxxxxx9K, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

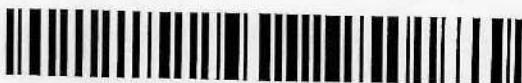
SI No	Name & address	Status	Execution Admission Details :
1	ARCHANA PROPERTIES PRIVATE LIMITED (Private Limited Company) ,11, Crooked Lane, City:- Kolkata, P.O:- GPO Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 Date of Incorporate:XX-XX-1XX9, PAN No. AAxxxxxx1E, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

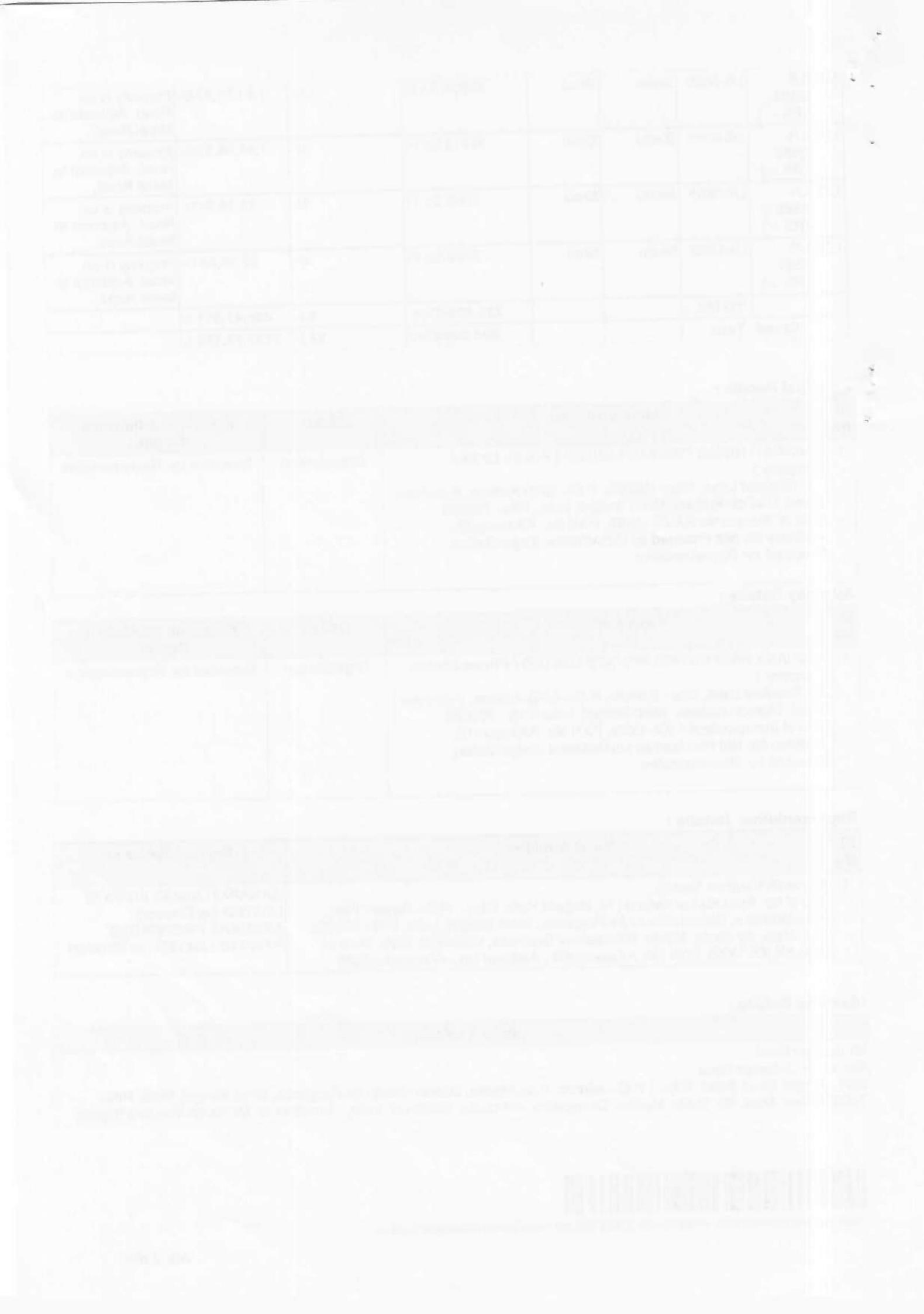
SI No	Name & Address	Representative of
1	Mr Harsh Vardhan Kajaria Son of Mr Arun Kumar Kajaria114, Regent Park, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. AKxxxxxx8N , Aadhaar No.: 47xxxxxxxx3220	GANPATI NIWAS PRIVATE LIMITED (as Director), ARCHANA PROPERTIES PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Harsh Vardhan Kajaria



Query No: 2001952389 of 2025, Printed On : Jul 9 2025 12:02PM, Generated from wbregistration.gov.in



DEED OF POWER OF ATTORNEY

BETWEEN

M/S. GANPATI NIWAS PRIVATE LIMITED

EXECUTANT

AND

M/S ARCHANA PROPERTIES PRIVATE LIMITED

ATTORNEY

ALAMGIR REZA

ADVOCATE

Alipore Judges Court
Kolkata - 700 027

Major Information of the Deed

Deed No :	I-1604-06079/2025	Date of Registration	09/07/2025		
Query No / Year	1604-2001952389/2025	Office where deed is registered			
Query Date	08/07/2025 8:26:26 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas			
Applicant Name, Address & Other Details	Alamgir Reza Alipore Judges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359655, Status : Advocate				
Transaction	Additional Transaction				
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]				
Set Forth value	Market Value				
Rs. 28/-	Rs. 31,87,73,150/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 100/- (Article:48(d))	Rs. 53/- (Article:E, E)				
Remarks					

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1508 (RS :-)	LR-2222	Bastu	Shali	3921 Sq Ft	1/-	53,91,383/-	Property is on Road Adjacent to Metal Road,
L2	LR-1509 (RS :-)	LR-2222	Bastu	Shali	11762 Sq Ft	1/-	1,61,72,774/-	Property is on Road Adjacent to Metal Road,
L3	LR-1510 (RS :-)	LR-2222	Bastu	Shali	26572 Sq Ft	1/-	3,65,36,553/-	Property is on Road Adjacent to Metal Road,
L4	LR-1511 (RS :-)	LR-2222	Bastu	Shali	436 Sq Ft	1/-	5,99,501/-	Property is on Road Adjacent to Metal Road,
L5	LR-1512 (RS :-)	LR-2222	Bastu	Shali	436 Sq Ft	1/-	5,99,501/-	Property is on Road Adjacent to Metal Road,
L6	LR-1517 (RS :-)	LR-2222	Bastu	Shali	1309 Sq Ft	1/-	17,99,878/-	Property is on Road Adjacent to Metal Road,
L7	LR-1518 (RS :-)	LR-2222	Bastu	Shali	8277 Sq Ft	1/-	1,13,80,892/-	Property is on Road Adjacent to Metal Road,
L8	LR-1519 (RS :-)	LR-2222	Bastu	Shali	7405 Sq Ft	1/-	1,01,81,890/-	Property is on Road Adjacent to Metal Road,
L9	LR-1520 (RS :-)	LR-2222	Bastu	Shali	35720 Sq Ft	1/-	4,91,15,071/-	Property is on Road Adjacent to Metal Road,



L10	LR-1521 (RS :-)	LR-2222	Bastu	Shali	16553 Sq Ft	1/-	2,27,60,408/-	Property is on Road Adjacent to Metal Road,
L11	LR-1522 (RS :-)	LR-2222	Bastu	Shali	872 Sq Ft	1/-	11,99,002/-	Property is on Road Adjacent to Metal Road,
L12	LR-1539 (RS :-)	LR-2222	Bastu	Shali	9148 Sq Ft	1/-	1,25,78,518/-	Property is on Road Adjacent to Metal Road,
L13	LR-1540 (RS :-)	LR-2222	Bastu	Shali	7841 Sq Ft	1/-	1,07,81,391/-	Property is on Road Adjacent to Metal Road,
L14	LR-1541 (RS :-)	LR-2222	Bastu	Shali	6098 Sq Ft	1/-	83,84,762/-	Property is on Road Adjacent to Metal Road,
L15	LR-1542 (RS :-)	LR-2222	Bastu	Shali	7405 Sq Ft	1/-	1,01,81,890/-	Property is on Road Adjacent to Metal Road,
L16	LR-1543 (RS :-)	LR-2222	Bastu	Shali	8712.08 Sq Ft	1/-	1,19,79,127/-	Property is on Road Adjacent to Metal Road,
L17	LR-1544 (RS :-)	LR-2222	Bastu	Shali	9148 Sq Ft	1/-	1,25,78,518/-	Property is on Road Adjacent to Metal Road,
L18	LR-1548 (RS :-)	LR-2222	Bastu	Shali	10890 Sq Ft	1/-	1,49,73,772/-	Property is on Road Adjacent to Metal Road,
L19	LR-1549 (RS :-)	LR-2222	Bastu	Shali	21345 Sq Ft	1/-	2,93,49,418/-	Property is on Road Adjacent to Metal Road,
L20	LR-1550 (RS :-)	LR-2222	Bastu	Shali	7405 Sq Ft	1/-	1,01,81,890/-	Property is on Road Adjacent to Metal Road,
TOTAL :					461.2103Dec	20 /-	2767,26,139 /-	

District: South 24-Parganas, P.S.: Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, JI No: 0, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L21	LR-2555 (RS :-)	LR-6665	Bastu	Shali	1307 Sq Ft	1/-	5,39,138/-	Property is on Road Adjacent to Metal Road,
L22	LR-2556 (RS :-)	LR-6665	Bastu	Shali	3049 Sq Ft	1/-	12,57,714/-	Property is on Road Adjacent to Metal Road,
L23	LR-2557 (RS :-)	LR-6665	Bastu	Shali	6534 Sq Ft	1/-	26,95,279/-	Property is on Road Adjacent to Metal Road,
L24	LR-2558 (RS :-)	LR-6665	Bastu	Shali	5227 Sq Ft	1/-	21,56,141/-	Property is on Road Adjacent to Metal Road,
L25	LR-2564 (RS :-)	LR-6665	Bastu	Shali	39204 Sq Ft	1/-	1,61,71,674/-	Property is on Road Adjacent to Metal Road,
L26	LR-2565 (RS :-)	LR-6665	Bastu	Shali	34413 Sq Ft	1/-	1,41,95,383/-	Property is on Road Adjacent to Metal Road,



L27	LR-2566 (RS :-)	LR-6665	Bastu	Shali	6099 Sq Ft	1/-	25,15,841/-	Property is on Road Adjacent to Metal Road,
L28	LR-2567 (RS :-)	LR-6665	Bastu	Shali	6099 Sq Ft	1/-	25,15,841/-	Property is on Road Adjacent to Metal Road,
TOTAL :			233.5945Dec			8 /-	420,47,011 /-	
Grand Total :			694.8048Dec			28 /-	3187,73,150 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GANPATI NIWAS PRIVATE LIMITED 11, Crooked Lane, City:- Kolkata, P.O:- GPO Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 Date of Incorporation:XX-XX-1XX6 , PAN No.: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ARCHANA PROPERTIES PRIVATE LIMITED 11, Crooked Lane, City:- Kolkata, P.O:- GPO Kolkata, P.S.-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 Date of Incorporation:XX-XX-1XX9 , PAN No.: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <tr> <td>Name</td> <td>Photo</td> <td>Finger Print</td> <td>Signature</td> </tr> <tr> <td>Mr Harsh Vardhan Kajaria (Presentant) Son of Mr Arun Kumar Kajaria Date of Execution - 09/07/2025, , Admitted by: Self, Date of Admission: 09/07/2025, Place of Admission of Execution: Office</td> <td>  Jul 9 2025 12:25PM </td> <td>  Captured </td> <td>  09/07/2025 </td> </tr> </table> <p>114, Regent Park, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AKxxxxxx8N, Aadhaar No: 47xxxxxxxx3220 Status : Representative, Representative of : GANPATI NIWAS PRIVATE LIMITED (as Director), ARCHANA PROPERTIES PRIVATE LIMITED (as Director)</p>	Name	Photo	Finger Print	Signature	Mr Harsh Vardhan Kajaria (Presentant) Son of Mr Arun Kumar Kajaria Date of Execution - 09/07/2025, , Admitted by: Self, Date of Admission: 09/07/2025, Place of Admission of Execution: Office	 Jul 9 2025 12:25PM	 Captured	 09/07/2025
Name	Photo	Finger Print	Signature						
Mr Harsh Vardhan Kajaria (Presentant) Son of Mr Arun Kumar Kajaria Date of Execution - 09/07/2025, , Admitted by: Self, Date of Admission: 09/07/2025, Place of Admission of Execution: Office	 Jul 9 2025 12:25PM	 Captured	 09/07/2025						



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Judges Court Road, City:-, P.O:- Alipore, P.S: Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	09/07/2025	09/07/2025	09/07/2025

Identifier Of Mr Harsh Vardhan Kajaria

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1508, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1509, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1510, LR Khatian No:- 2222	Owner: গনপতি নিবাস প্রাঃ সিঃ, Address: 11, কুকুর লেন, কলকাতা-700069, Classification: ইটখালা, Area: 0.6100000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L4	LR Plot No:- 1511, LR Khatian No:- 2222	Owner: গনপতি নিবাস প্রাঃ সিঃ, Address: 11, কুকুর লেন, কলকাতা-700069, Classification: ইটখালা, Area: 0.0100000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 1512, LR Khatian No:- 2222	Owner: গনপতি নিবাস প্রাঃ সিঃ, Address: 11, কুকুর লেন, কলকাতা-700069, Classification: ইটখালা, Area: 0.0100000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 1517, LR Khatian No:- 2222	Owner: গনপতি নিবাস প্রাঃ সিঃ, Address: 11, কুকুর লেন, কলকাতা-700069, Classification: ইটখালা, Area: 0.0300000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L7	LR Plot No:- 1518, LR Khatian No:- 2222	Owner: গনপতি নিবাস প্রাঃ সিঃ, Address: 11, কুকুর লেন, কলকাতা-700069, Classification: ইটখালা, Area: 0.1900000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L8	LR Plot No:- 1519, LR Khatian No:- 2222	Owner: গনপতি নিবাস প্রাঃ সিঃ, Address: 11, কুকুর লেন, কলকাতা-700069, Classification: ইট, Area: 0.1700000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L9	LR Plot No:- 1520, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 1521, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 1522, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.



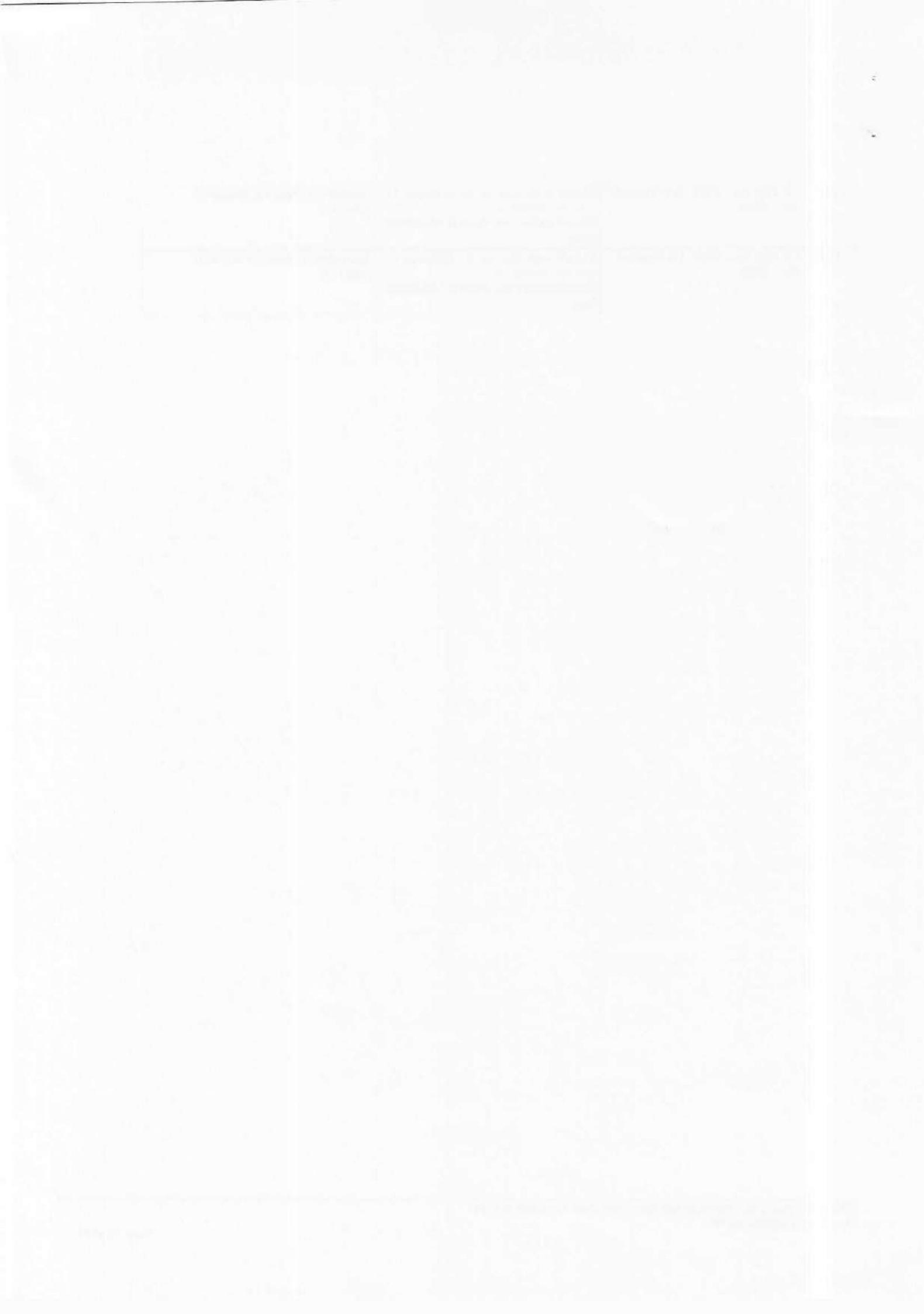
L12	LR Plot No:- 1539, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 1540, LR Khatian No:- 2222		Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 1541, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্র: সি: , Address:11, কুকুর লেন, কোলকাতা-700069 , Classification:ইটখাল, Area:0.14000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L15	LR Plot No:- 1542, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্র: সি: , Address:11, কুকুর লেন, কোলকাতা-700069 , Classification:ইটখাল, Area:0.17000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L16	LR Plot No:- 1543, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্র: সি: , Address:11, কুকুর লেন, কোলকাতা-700069 , Classification:গানি, Area:0.20000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L17	LR Plot No:- 1544, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্র: সি: , Address:11, কুকুর লেন, কোলকাতা-700069 , Classification:গানি, Area:0.21000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L18	LR Plot No:- 1548, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্র: সি: , Address:11, কুকুর লেন, কোলকাতা-700069 , Classification:গানি, Area:0.25000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L19	LR Plot No:- 1549, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্র: সি: , Address:11, কুকুর লেন, কোলকাতা-700069 , Classification:গানি, Area:0.49000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L20	LR Plot No:- 1550, LR Khatian No:- 2222	Owner:গনপতি নিবাস প্র: সি: , Address:11, কুকুর লেন, কোলকাতা-700069 , Classification:গানি, Area:0.17000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANHOOGHLY-II, Mouza: Banhoogly, Jl No: 0, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L21	LR Plot No:- 2555, LR Khatian No:- 6665	Owner:গনপতি নিবাস প্র: সি: , Address:11, কুকুর লেন, কোলকাতা-69 , Classification:গানি, Area:0.06000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L22	LR Plot No:- 2556, LR Khatian No:- 6665	Owner:গনপতি নিবাস প্র: সি: , Address:11, কুকুর লেন, কোলকাতা-69 , Classification:ভাঙা, Area:0.14000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L23	LR Plot No:- 2557, LR Khatian No:- 6665	Owner:গনপতি নিবাস প্র: সি: , Address:11, কুকুর লেন, কোলকাতা-69 , Classification:ভাঙা, Area:0.15000000 Acre,	GANAPATI NIWAS PRIVATE LIMITED
L24	LR Plot No:- 2558, LR Khatian No:- 6665		Seller is not the recorded Owner as per Applicant.
L25	LR Plot No:- 2564, LR Khatian No:- 6665		Seller is not the recorded Owner as per Applicant.
L26	LR Plot No:- 2565, LR Khatian No:- 6665		Seller is not the recorded Owner as per Applicant.



L27	LR Plot No:- 2566, LR Khatian No:- 6665	Owner: গনপতি নিবাস প্রাঃ নিঃ, Address: 11, কুকুড় লেন, কোলকাতা-৬৯, Classification: শাসি, Area: 0.14000000 Acre,	GANPATI NIWAS PRIVATE LIMITED
L28	LR Plot No:- 2567, LR Khatian No:- 6665	Owner: গনপতি নিবাস প্রাঃ নিঃ, Address: 11, কুকুড় লেন, কোলকাতা-৬৯, Classification: শাসি, Area: 0.14000000 Acre,	GANPATI NIWAS PRIVATE LIMITED



Endorsement For Deed Number : I - 160406079 / 2025

On 09-07-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:22 hrs on 09-07-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Harsh Vardhan Kajaria ..

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

Execution is admitted on 09-07-2025 by Mr Harsh Vardhan Kajaria, Director, GANPATI NIWAS PRIVATE LIMITED (Private Limited Company), 11, Crooked Lane, City:- Kolkata, P.O:- GPO Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069; Director, ARCHANA PROPERTIES PRIVATE LIMITED (Private Limited Company), 11, Crooked Lane, City:- Kolkata, P.O:- GPO Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069

Indetified by Mr Alamgir Reza, , Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 53.00/-

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 30839, Amount: Rs.100.00/-, Date of Purchase: 30/06/2025, Vendor name: Subhankar Das



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 159194 to 159218
being No 160406079 for the year 2025.



Digitally signed by ANUPAM HALDER
Date: 2025.07.10 12:31:01 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 10/07/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.