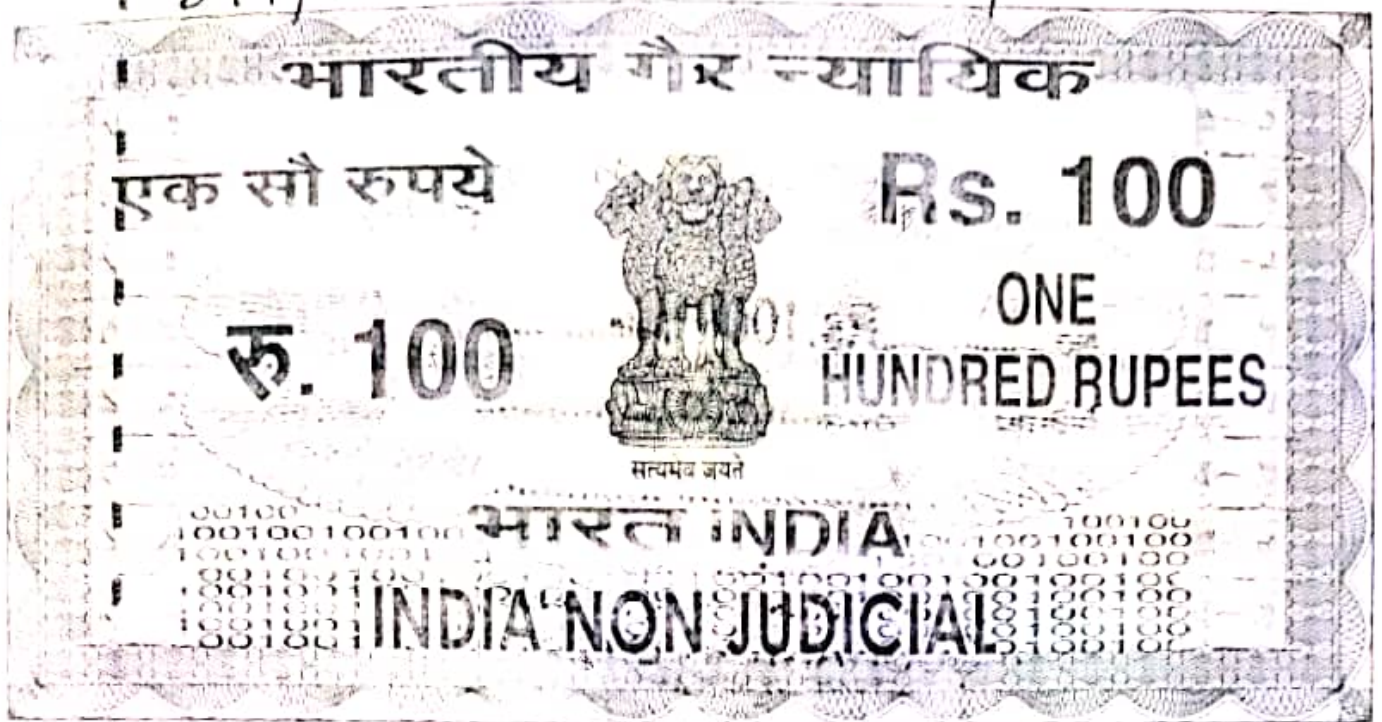


899/2025

I.00801/2025



पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheet attached with this documents are part of this document.

Addl. Dir. Sub-Registrar
Alipore, South 24 Parganas

POWER OF ATTORNEY

09 JUN 2025

KNOW ALL MEN BY THESE PRESENTS THAT I, JYOTIRMOY SAHA (PAN NO. AITPS5538C) (AADHAAR NO. 746428131299), son of Late Radha Ballav Saha, by faith Hindu, by Nationality Indian, by occupation Retired, residing at D-73/1, Rabindra Pally Block-D, P.S. Jadavpur now Patuli, P.O. Baghajatin, Kolkata-700086, do hereby nominate, constitute and appoint PALLAB GHOSH (PAN NO. BMDPG2037B, Aadhaar No. 478022181476 & Mobile No. 9903538583), son of Late Umapada Ghosh, by faith Hindu, by Nationality Indian, by occupation Business, residing at 4/84A, Vidyasagar Colony, P.O. Naktala, P.S. Netajinagar, Kolkata 700047, as my true and lawful constituted ATTORNEY in my name and on my behalf to do or execute or caused to be done and executed all such acts, deeds, matters and things :-



7265

09 JUN 2025

09 JUN 2025

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

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

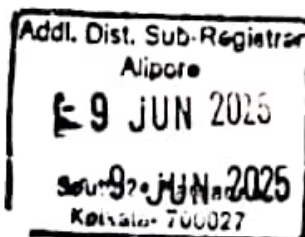
Alipore Police Court, Kol-27

Dipayan Chosh.
Advocate
Alipur Police Court
Kolkata-27



me

Identified by me
Dipayan Chosh
Advocate
Alipore Police Court
Kolkata-27



WHEREAS I am the absolute owner of the **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs 01 (One) Chittaks 27 (Twenty Seven) Sq.Ft. more or less** (as per actual physical measurement), more or less together with One storied old building structure standing thereon or part thereof measuring an area of 1200 Sq.ft. lying in Pargana Khaspur, R.S. No. 17, J.L. No. 31, at Mouza Bademashur, Touzi No. 246, 1516, 1518, Sabek Khatian No. 219, Hal Khatian No. 259, Sabek Dag No. 772, Hal Dag No. 734, under Police Station Jadavpur now Patuli, District 24-Parganas (South), and forming as **K.M.C. Premises No. 109, Rabindra Pally Block "D", (Mailing address D-73/1, Rabindra Pally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086**, being Assessee No. 31-101-20-0109-9, under K.M.C. ward No. 101.

AND WHEREAS for the purpose of proposed development I have entered in to a registered Agreement for Development **PALLAB GHOSH (sole Proprietor of M/s. NAIWRITA ENTERPRISE)**, son of Late Umapada Ghosh, by occupation Business, residing at 4/84A, Vidyasagar Colony, P.O. Naktala, P.S. Netajinagar, Kolkata 700047, which has duly executed and registered on 09.06.2025 before the A.D.S.R. at Alipore recorded in Book No. 1, Being No. 558.00, for the year 2025 to raise construction of a G+ 3 Storied building consisting of several self-contained flats, car parking space etc. under certain terms and conditions as mentioned in the said Agreement for Development.

AND WHEREAS in terms of the said Agreement it has become necessary to appoint said **PALLAB GHOSH, (sole Proprietor of M/s. NAIWRITA ENTERPRISE)**, son of Late Umapada Ghosh, by occupation Business, residing at 4/84A, Vidyasagar Colony, P.O. Naktala, P.S. Netajinagar, Kolkata 700047, as my lawful attorney to

Pallab Ghosh

construct a G+3 Storied building under his supervision, management and administration and also to sale the Developer's Allocation of the proposed G+3 Storied building and to do, execute and perform or cause to be done, execute and performed all or any of the following acts and deeds:-

1. To do all acts, deeds, matters and things necessary for or in any manner connected with the aforesaid property fully mentioned in the schedule hereunder written or any part thereof.
2. To conduct all correspondence relating to the said property belonging to me.
3. To sign all applications forms, declarations, statements, documents and any other writings for any purpose or purposes whatsoever in connection with my afore said property or any part thereof.
4. To execute, declare and affirm all Applications, Petitions, Affidavit, Indemnity Bond, Complaints, Written Statements and other necessary documents in my name and on my behalf and to accept any letters, notices or service of summons or other legal proceeds that may be served upon us and to appear before any Judge, Magistrate, Revenue Office, Taxation or other Officer or Authority, including Kolkata Municipal Corporation, Income Tax Department, to hear any suit or proceedings or any other inquiry relating to my said property.

5. To engage any Solicitor, Advocate or other expert by executing Vakalatnama as may be necessary for prosecuting and defending in the premises aforesaid or in any other matters relating to the said property as occasion may require.
6. To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or any other matters in which I may hereafter be interested or concerned and to settle, compromise, refer to arbitration, in any action or proceedings as aforesaid.
7. To appear on my behalf and represent me in any Court, Income Tax Authorities, Collector of Land Revenue, Kolkata Municipal Corporation, K.M.D.A., K.I.T., Police Authority, C.E.S.C. Ltd. or any other Govt., Semi- Govt. office, Public or Local authority or Body Corporate or any other authority concerned in respect of the affairs and management of the said property or any part thereof and to sign and execute all deeds, papers, Plan and documents etc. as and when reasonably require.
8. To prepare the drawing and or Building Plan/Plans etc. and submit the same before the Kolkata Municipal Corporation and to obtain the same in my name and on my behalf and to apply for and obtain all other necessary permission in respect of the aforesaid Property and to appear before the Drainage Department, Sewerage Department, Assessment Department, Water Works Department, Building Department, Law Department, Survey Department of Kolkata Municipal Corporation and to sign and execute all papers, Plan, things

and obtain permission and the Authorities concern in respect of the aforesaid Property and also to deposited fees for the purpose aforesaid and to appoint any Engineer, Architect etc for the purpose of proposed construction and relating thereto.

9. To sell, Transfer, Convey, Assign or otherwise to signed, execute and registered any documents (i.e, Agreement for sale, Deed of Sale, Deed of Assignment, Deed of Transfer etc.) in favour of any intending purchaser/ purchasers relating to the property under reference (consisting of Several Flats, Car Parking Space, etc. out of Developers Allocation) in compliance with the terms and conditions of the Development Agreement dated 09.06.2025 together with Proportionate share of the land underneath the building at **K.M.C. Premises No. 109, RabindraPally Block "D", (Mailing address D-73/1, RabindraPally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086,** being Assessee No. 31-101-20-0109-9, within the limits of Ward No. 101 of the Kolkata Municipal Corporation, and to receive or collect the earnest money, consideration money and booking money from the prospective purchaser or purchasers.

10. That my said Attorney have the right to take new electric connection in respect of the aforesaid premises from the C.E.S.C. Authority.

AND GENERALLY to do execute and perform any other act or Deeds matter or thing whatsoever which in the opinion of my said Attorney ought to be done executed and performed in relating to my property or my concern engagement and business or affairs or incidental where

thereto as fully and effectually as I could do the same if I personally present.

AND I am hereby agreed and undertake to ratify and confirm all and whatsoever my said Attorney under this power on my behalf contained, shall lawfully do execute and perform or cause to be done, executed and performed in exercise of this power, Authorities and hereby conferred upon under and by virtue of this Deed.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring about **3 (Three) Cottahs 01 (One) Chittaks 27 (Twenty Seven) Sq.Ft. more or less** (as per actual physical measurement), more or less together with One storied old building structure standing thereon or part thereof measuring an area of 1200 Sq.ft. lying in Pargana Khaspur, R.S. No. 17, J.L. No. 31, at Mouza Bademashur, Touzi No. 246, 1516, 1518, Sabek Khatian No. 219, Hal Khatian No. 259, Sabek Dag No. 772, Hal Dag No. 734, under Police Station Jadavpur now Patuli, District 24-Parganas (South), and forming as **K.M.C. Premises No. 109, Rabindra Pally Block "D", (Mailing address D-73/1, Rabindra Pally, Block-D), P.S. Jadavpur now Patuli, Kolkata 700086**, being Assessee No. 31-101-20-0109-9, under Police Station Previously Jadavpur now Patuli, Kolkata 700086, within the limits of Ward No. 101 of the Kolkata Municipal Corporation, Addl. Dist. Sub Registration Office Alipore, District 24-Parganas (South), **TOGETHER WITH** all easement rights benefits, facilities and other advantages attached therein and the said property is butted and bounded in the manner following ;

ON THE NORTH: Part Plot of Sabek Dag No. 772 hal Dag No. 734

ON THE EAST : 12"ft. Wide K.M.C. Road

ON THE SOUTH: 18"Ft wide K.M.C. Road

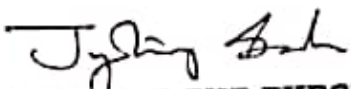
ON THE WEST: Dag No. 772.

IN WITNESS WHEREOF We, the Principal/Executants hereunto
have set and subscribed our hand on this the 9th day of June 2025,
2025.

WITNESSES :

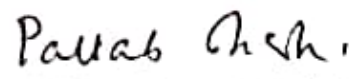
1. Hiral Mili
s/o Tarun Mili
4/4, A Vidya Sagar
KOL-47.

2. Dipayan Choudhary
Advocate
Alipore Police Court
KOL-27.

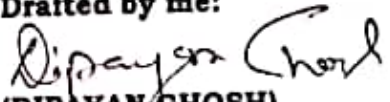

SIGNATURE OF THE EXECUTANT

I hereby accept the Development Power of

Attorney


SIGNATURE OF THE ATTORNEY

Drafted by me:


(DIPAYAN GHOSH)
Advocate 8/12/22/2007

Alipore Police Court
Kolkata-700027.

Type By:



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

Name

Signature



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

Name Jyoti TIWARI SAHA

Signature Jyoti Saha



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

Name PALLAB GHOSH

Signature Pallab Ghosh

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

Name

Signature

Major Information of the Deed

Deed No :	I-1605-00801/2025	Date of Registration	09/06/2025
Query No / Year	1605-8001589084/2025	Office where deed is registered	
Query Date	09/06/2025 1:01:22 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dipayan Ghosh Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903538583, Status : Advocate		
Transaction :	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 43,10,002/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] :- 160500800/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



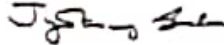
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rabindrapally Block D, , Premises No: 109, , Ward No: 101 Pin Code : 700086

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 1 Chatak 27 Sq Ft	1/-	34,10,002/-	Width of Approach Road: 18 Ft, , Project Name :
Grand Total :				5.115Dec	1/-	34,10,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	9,00,000/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1/-	9,00,000 /-	



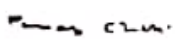
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Jyotirmoy Saha Son of Late Radha Ballav Saha Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office	 09/06/2025	 Captured LT1 09/06/2025	 09/06/2025
D-73/1, Rabindrapally, Block/Sector: D, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: AIxxxxxx8C, Aadhaar No: 74xxxxxxxx1299, Status :Individual, Executed by: Self, Date of Execution: 09/06/2025 , Admitted by: Self, Date of Admission: 09/06/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NAIWRITA ENTERPRISE 4/84A, Vidyasagar Colony, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.: bmxxxxxx7b,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Pallab Ghosh (Presentant) Son of Late Umapada Ghosh Date of Execution - 09/06/2025 , , Admitted by: Self, Date of Admission: 09/06/2025, Place of Admission of Execution: Office	 Jun 9 2025 1:25PM	 Captured LT1 09/06/2025	 09/06/2025
4/84A, Vidyasagar Colony, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: BMxxxxxx7B, Aadhaar No: 47xxxxxxxx1476 Status : Representative, Representative of : NAIWRITA ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAYAN GHOSH Son of Mr PALLAB GHOSH ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District -South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	09/06/2025	09/06/2025	09/06/2025
Identifier Of Jyotirmoy Saha, Pallab Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Jyotirmoy Saha	NAIWRITA ENTERPRISE-5.115 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Jyotirmoy Saha	NAIWRITA ENTERPRISE-1200.00000000 Sq Ft

Endorsement For Deed Number : I - 160500801 / 2025

On 09-06-2025

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 13:11 hrs on 09-06-2025, at the Office of the A.D.S.R. ALIPORE by Pallab 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 43,10,002/-

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

Execution is admitted on 09/06/2025 by Jyotirmoy Saha, Son of Late Radha Ballav Saha, D-73/1, Rabindrapally, Sector: D, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Service

Identified by Mr DIPAYAN GHOSH, ., Son of Mr PALLAB GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 09-06-2025 by Pallab Ghosh, PROPRIETOR, NAIWRITA ENTERPRISE, 4/84A, Vidyasagar Colony, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Identified by Mr DIPAYAN GHOSH, ., Son of Mr PALLAB GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7265, Amount: Rs.100.00/-, Date of Purchase: 09/06/2025, Vendor name: Subhanker Das



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2025, Page from 35302 to 35316
being No 160500801 for the year 2025.



(Signature)

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.06.10 16:06:35 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 10/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.