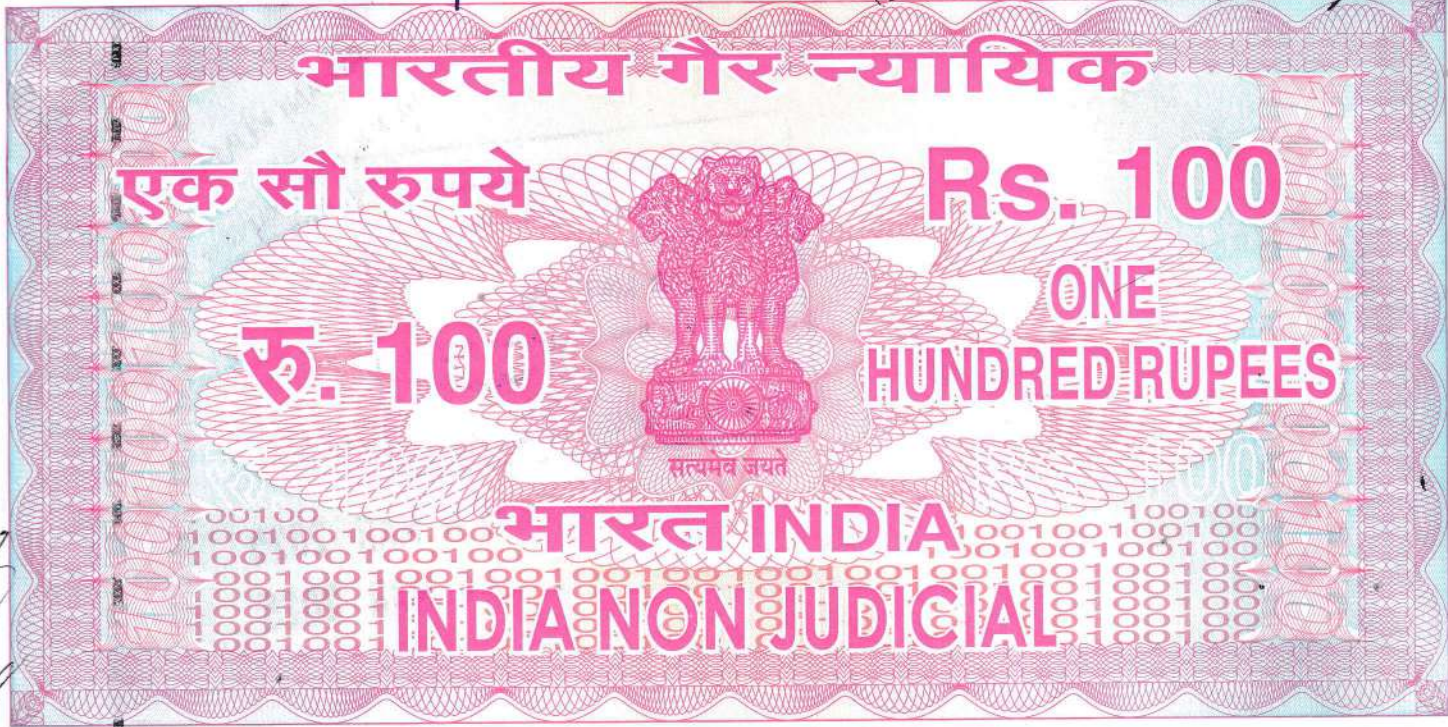


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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

AV 123143

127 MAY 2025

**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SMT **REKHA DEVI SUREKA** (PAN **ALWPS4625G**), wife of Late Kamal Kishore Sureka, by religion Hindu, ^{citizen - Indian} residing at The Prime, Flat No. 3A, 32, S P Mukherjee Road, Bhowanipore PS, VTC - Bhowanipore, PO - Bhowanipore, Sub District - Kolkata, Kolkata- 700025, hereinafter called and referred to as the "the **OWNER/PRINCIPAL**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, and legal representative and assigns) **SEND GREETINGS:**

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement Sheets attached to This document are the Part of This document.

Additional Registrar
of Assurance - I, Kolkata

Rekha Devi Sureka

430145

AWANI KUMAR ROY
Advocate
10, Kiron Shankar Roy Road,
1st Floor, Kolkata-700 001

NAME	
ADD.	
Re	
20 MAR 2025	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
203, K. S. Roy Road, Kol-1	

20 MAR 2025
20 MAR 2025

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
27 MAY 2025



I. **DEFINITIONS:** Unless in this power there be something contrary or repugnant to the subject or context:-

- i. **"Attorney"** shall mean **MAHIMA VANIJYA PRIVATE LIMITED (PAN : AAGCM0497A)**, a company incorporated under the Companies Act, 1956 and is an existing Company within the meaning of Companies Act, 2013 and having its registered office at AT 3, Ichlabad, Burdwan, P.S. & District Burdwan, Pin- 713103, represented by its Director, **SRI PARIKSHIT SUREKA (PAN NO. AMLPS0952Q)(AADHAR: 4453 1540 7368)**, son of Rajendra Kumar Sureka, ^{citizen Indian} residing at 3rd -FR, FL - 3A, 32, S.P. Mukherjee Road, Bhowanipore, Kolkata - 700025, and include any other person whom the Developer may authorize in addition to or as substitute of the above named person jointly and/or severally but shall not include the person whose authorization to represent the Owner/Principal as attorney is revoked by the Developer.
- ii. **"Plan"** shall mean the plan for construction of the New Buildings to be caused to be sanctioned by the Developer in the name of the Owner/Principal from the Burdwan Municipality and include all modifications and/or alterations as may be made thereto as also all extensions and/or renewals thereof.
- iii. **"Developer's Share"** shall mean as mentioned in the Third Schedule of the Development Agreement.
- iv. **"Developer"** shall mean **MAHIMA VANIJYA PRIVATE LIMITED (PAN : AAGCM0497A)**, a company incorporated under the Companies Act, 1956 and is an existing Company within the meaning of Companies Act, 2013 and having its registered office at having its registered office at AT 3, Ichlabad, Burdwan, P.S. & District Burdwan, Pin- 713103, and include its successor and/or successors in office/interest and assigns.
- v. **"Agreement"** shall mean the Development Agreement dated 27-05-2025 and registered with the Additional Registrar of Assurance Kolkata in Book No. I, Volume No. —, Pages — Being No. 190104416 for the year 2025 and made between the

Rekha Devi Sureka

Rekha Devi Sureka

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
27 MAY 2025



Owner/Principal and the Developer and any other document executed/signed/confirmed in writing by the Owner/Principal and the Attorney (whether registered or unregistered) which amends, supplements, replaces or otherwise modifies the Development Agreement dated 27-05-2025.



- vi. **"New Buildings"** shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Said Property or portions thereof.
- vii. **"Project"** shall mean and include (a) development of Building Complex at the Project Land, (b) Transfer of the Transferable Areas to the Transferees and the collection of the Realizations from the Transferees and distribution of the same amongst the parties, (c) division of unsold residual areas, if any remaining, and (d) administration of Common Purposes until handing over to the Association, all as per the terms and conditions of the Development Agreement.
- viii. **"Project Land/Said Property"** shall mean the all that the piece and parcel of vacant Land measuring about 22.2 cents equivalent to 22.2 Decimals more or less classified as Bastu situate lying at Mouza Balidanga, presently Mouza Purba Bardhaman J.L. No. 35 under P.S. Burdwan Sadar Ward No. 14, Mahalla Chotto Nilpur West Para under Burdwan Municipality having L.R. Khatian No. 5798 and 5799, presently L.R. Khatian No. 10453 R.S. Plot No. 794, L.R. plot No. 1679 District Purba Bardhaman morefully and particularly mentioned and described in the **SCHEDULE** hereunder written;
- ix. **"Principal's Share"** shall mean as mentioned in the Second Schedule of the Development Agreement.
- x. **"Shares in land"** shall mean the proportionate undivided share in the land of whole or part of the Said Property attributable to any Unit.
- xi. **"Transfer"** with its grammatical variations shall mean transfer by Sale and include transfer by possession in part performance

of such sale and include any other means of transfer as decided by the Developer in its absolute discretion.

- xii. **"Transferee"** shall mean any persons to whom any space or rights in the new Project including any Saleable Areas will be transferred or agreed to be transferred.
- xiii. **"Units"** shall mean the independent and self-contained residential flats and/or apartments, non-residential office spaces, shops and other constructed spaces capable of being exclusively held used or occupied by person/s
- xiv. **"Litigation"** The various litigation pending in the various Courts including PLA pending in the Hon'ble High Court at Calcutta.
- xv. **"Bank/Financial Institution"** Bank where the original documents is deposited and Bank taken legal proceedings.
- xvi. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. **RECITALS:**

- A. **WHEREAS** by the Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right and authority to develop the Said Property and the Principals and the Developer agreed upon the terms and conditions as morefully contained therein.
- B. **AND WHEREAS** the owner has according to the Title Deed an area of all that the piece and parcel of vacant Land measuring about 22.2 cents equivalent to 22.2 Decimals more or less and the Development Agreement is based on this area. However, the Developer upon notice to the Owner will physically measured the area after complete of the balance boundary wall and the owner share will depend upon physically availability of the land within the boundary wall which can be used for the project.
- C. **AND WHEREAS** in terms of the Agreement, the Principal is executing this Power of Attorney in favour of the Attorneys to do

all acts deeds and things as and for the purposes relating to the Said Property and the Project either jointly and/or severally and the related purposes hereinafter contained:

III. **NOW KNOW YE BY THESE PRESENTS WITNESSETH, I,** the Principal abovenamed doth hereby nominate constitute and appoint the said Attorneys jointly and/or severally as my true and lawful attorneys to act in my name and on behalf of the Principal and to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Said Property and the Project and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Project Land and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.
3. To cause survey, measurement, soil test, excavation and other works at the Project Land.
4. To sign, apply for and obtain mutation, amalgamation, conversion, updatation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Project Land or any part thereof or the boundary of the Project Land in the records of the Burdwan Municipality, Municipal authorities, Planning Authority, Development Authority, and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.

5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Project Land and/or any portion thereof for the purposes connected to development in terms of the Development Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Project Land or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Project Land or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, modified or rectified plan, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans for any construction at the Project Land.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Project Land.

11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Project Land in respect of the Project.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Project or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person owning, occupying or having any right title or interest in the property adjacent to or near the Project Land in connection with the Project in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper.

17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project.
18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws (including the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof) and any other similar laws if and applicable to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the Project Land or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Project.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors,

overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.

23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
24. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
27. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Development Agreement.
28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including Shares in land) to take home loans and/or home finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them.

29. To produce or give copies of any original title deed or document relating to the Project Land and/or the Complex to any person or financier or others in terms of the Development Agreement.
30. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
31. To Transfer the unsold Areas of the Developer with the Shares in Land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper in accordance with the terms and conditions contained in the Development Agreement, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
32. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable Areas spaces in the Project, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for Transfer and/or part with possession of all or any Units, Parking Spaces and other Transferable Areas (except any Retained area forming part of the Principal) alongwith or independent of or independently the land comprised in the Project Land attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Development Agreement.
33. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas (except any Retained Area forming part of the Principal) in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specified accounts as per the Development Agreement and to issue receipts to the Transferees

accordingly which shall fully exonerate the person or persons paying the same.

34. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Saleable Areas and/or undivided shares in the land comprised in the Project Land and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
35. To join in as party to agreements for Transfer of the Saleable Areas and/or Shares in Land or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
36. To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
37. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Development Agreement.
38. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer thereunder in terms of the Development Agreement.

39. To ask, demand, sue for, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
40. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
41. To deal with any claim of any third party in respect of the Project Land and to oppose or settle the same.
42. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Project as Maintenance In-Charge.
43. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas (including Association under the Apartment Ownership Act or Society under the West Bengal Societies Registration Act, 1961 or Co-operative Society under the West Bengal Co-operative Societies Act, 2006).
44. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
45. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principal before the Burdwan Municipality, Kolkata Improvement Trust, and all its departments, Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Municipality, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate (Regulation and

Development) Act, 2016 and/or the West Bengal Real Estate (Regulation and Development) Rules 2021, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Project Land and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney.

46. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or

other officer or officers or authority or authorities having jurisdiction and to sign, execute, present for registration before them and admit execution and to acknowledge and register and have registration completed and perfected and/or notarized and/or affirm or declare all or any Agreements for transfer, Agreement for Sale, Conveyance, rectification Deeds and documents instruments and writings including the bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.

Rekha Devi Swami
2nd

47. The Developer will sale the entire owners' allocation share, jointly along with developer's allocation share. It is agreed by and between the parties that the Developer will jointly sale all the constructed area car parking space and other area of the said premises including owners' allocation share and out of net sale proceedings the Developer will pay to the owners of the Owners' allocation share, *i.e. 40% of total sale proceed.*
48. To commence prosecute enforce defend answer and oppose all pending new actions suits writs appeals revisions, review, arbitration proceedings, probate proceedings and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.
49. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses,

notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

50. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
51. To receive all letters parcels or other postal articles and documents in respect of the Project Land and to grant proper and effectual receipt thereof.
52. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

All that the piece and parcel of vacant Bastu Land measuring about 22.2 cents equivalent to 22.2 Decimals more or less classified as Bastu thereon free from all encumbrances charges liens and lispendences along with all other easement rights, title, interest, possession and appurtenance thereon comprised within Mouza Balidanga, presently Mouza Purba Bardhaman J.L. No. 35 under P.S. Burdwan Sadar, District Purba Bardhaman, appurtenances to Ward No. 14, Mahalla Chotto Nilpur West Para under Burdwan Municipality having L.R. Khatian No. 5798 and 5799, presently L.R. Khatian No. 10453, R.S. Plot No. 794, L.R. plot No. 1679. The said land is butted and bounded as follows

- ON THE NORTH : By Chotonilpur Itbhata Road of 20' ;
- ON THE SOUTH : By Building;
- ON THE EAST : By 11' wide Passage,
- ON THE WEST : By Buildings.

IN WITNESS WHEREOF the Principal have hereunto set and subscribed their respective hands and seal on this 27th day of May Two Thousand and Twenty Five.

EXECUTED AND DELIVERED

by the **PRINCIPAL** abovenamed at Kolkata in the presence of:

✓ Rekha Devi Suresha

Partha Nandy
10, K.S. Roy Road
Kolkata-700001

Nabanta Deb Roy
10, K.S. Roy Road
Kolkata-700001

We ACCEPT

✓ MAHIMA VANIJYA PRIVATE LIMITED


Director

Drafted by
Nabanta Deb Roy
Advocate
High Court, Calcutta
WB-1728 of 2003

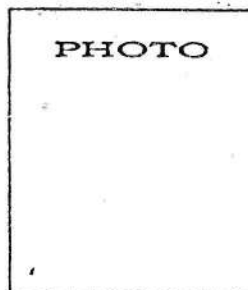
SPECIMEN FORM FOR TEN FINGERPRINTS



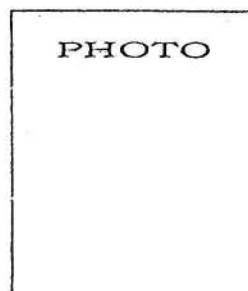
Rekha Devi Swaka		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little finger
Right Hand						



P. Bhav		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little finger
Right Hand						



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little finger
Right Hand						



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little finger
Right Hand						

DATED THIS DAY OF 2025

FROM

SMT REKHA DEVI SUREKA

... OWNER/PRINCIPAL

TO

**MAHIMA VANIJYA PRIVATE
LIMITED ,**

... ATTORNEYS

POWER OF ATTORNEY

**NABANITA DEB ROY
Advocate**

10, Kiran Shankar Roy Road,
1st Floor, Kolkata-700001

Major Information of the Deed

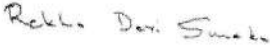
Deed No :	I-1901-04443/2025	Date of Registration	27/05/2025
Query No / Year	1901-8001470873/2025	Office where deed is registered	
Query Date	27/05/2025 1:08:38 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PARTHA NANDY 10, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003298463, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 1,69,52,719/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 73/- (Article:E, M(a).)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190104416/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Itbhata Road, Mouza: Balidanga, Pin Code : 713101

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-1679	LR-10453	Bastu	Bastu	22.2 Dec		1,69,52,719/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					22.2Dec	0 /-	169,52,719 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt REKHA DEVI SUREKA Wife of Late KAMAL KISHORE SUREKA Executed by: Self, Date of Execution: 27/05/2025 , Admitted by: Self, Date of Admission: 27/05/2025 ,Place : Office	Photo  27/05/2025	Finger Print  Captured LTI 27/05/2025	Signature  27/05/2025
32, S P MUKHERJEE ROAD, BHAWANIPORE, Flat No: 3A, City:- Kolkata, P.O:-BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: ALxxxxxx5G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/05/2025 , Admitted by: Self, Date of Admission: 27/05/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAHIMA VANIJYA PRIVATE LIMITED 3, ICHLABAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PARIKSHIT SUREKA (Presentant) Son of Mr RAJENDRA KUMAR SUREKA Date of Execution - 27/05/2025, , Admitted by: Self, Date of Admission: 27/05/2025, Place of * Admission of Execution: Office	 May 27 2025 4:33PM	 Captured LTI 27/05/2025	 27/05/2025
32, S P MUKHERJEE ROAD, Flat No: 3A, City:- Kolkata, P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx2Q,Aadhaar No Not Provided Status : Representative, Representative of : MAHIMA VANIJYA PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA NANDY Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City:- Not Specified, P.O:- BAKSARA, P.S:- Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110	 27/05/2025	 Captured 27/05/2025	 27/05/2025
Identifier Of Smt REKHA DEVI SUREKA, Mr PARIKSHIT SUREKA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt REKHA DEVI SUREKA	MAHIMA VANIJYA PRIVATE LIMITED-22.2 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Itbhata Road, Mouza: Balidanga, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1679, LR Khatian No:- 10453	Owner:জেবা দেবী সুরকা, Gurdian:কমল কিশোর, Address:নিজ , Classification:বাগ, Area:0.22200000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190104443 / 2025

On 27-05-2025

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 16:24 hrs on 27-05-2025, at the Office of the A.R.A. - I KOLKATA by Mr PARIKSHIT SUREKA ,,

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 1,69,52,719/-

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

Execution is admitted on 27/05/2025 by Smt REKHA DEVI SUREKA, Wife of Late KAMAL KISHORE SUREKA, 32, S P MUKHERJEE ROAD, BHAWANIPORE, Flat No: 3A, P.O: BHAWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Others

Indetified by Mr PARTHA NANDY, , , Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

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

Execution is admitted on 27-05-2025 by Mr PARIKSHIT SUREKA, DIRECTOR, MAHIMA VANIJYA PRIVATE LIMITED, 3, ICHLABAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr PARTHA NANDY, , , Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 430145, Amount: Rs.100.00/-, Date of Purchase: 20/03/2025, Vendor name: S MUKHERJEE



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2025, Page from 142206 to 142230
being No 190104443 for the year 2025.



Digitally signed by PRADIPTA KISHORE GUHA
Date: 2025.05.29 16:46:04 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 29/05/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.