14038/2025 I-13679/25

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AX 082483

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

District Sub-Register-III
Alipore, South 24-parganas
18/7/25

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,WE, (1) EKDANTA NIKETAN PRIVATE LIMITED, a private limited company having **CIN: U45400WB2009PTC134620** existing within the meaning of the Companies Act, 2013 having **PAN:AACCE1752A (2) LAMBODAR ESTATES PRIVATE LIMITED**, a private limited company having **CIN: U45400WB2009PTC134622** existing within the meaning of the Companies Act, 2013 having **PAN : AABCL6150G (3) DAMODAR PROPERTIES PRIVATE LIMITED**, a private limited company having **CIN: U45400WB2009PTC134625** existing within the meaning of the Companies Act, 2013 having **PAN**: **AADCD1523D,** all having their registered office at 70/1 Tiljala Road, Kolkata – 700046, West Bengal, India, represented by their Authorized Signatory, **MR. SALAJ TULSYAN**, **[PAN : AEXPT5674G], [Aadhaar No.: 7773 3917 9472],** son of Mr. Damodar Prasad Tulsyan, residing at Flat 6E, 34 Ballygunge Circular Road, P.O. & P.S. Ballygunge, Kolkata 700 019, hereinafter collectively referred to as the "**PRINCIPALS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include our successor or successor in interest and assigns) **SEND GREETINGS.**

19652 30 JUN 2025

DATE

SOLD TO

ADDRESS 30 JUN 2025

RS. 100/-

CODE NO. (1087)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (D.S.)
HIGH COURT, KOLKATA

30 JUN 2025

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

18 JUL 2025

PRAVAKAR DAS
S/o Mr. S. Das
Vill- Nabagram, Shyampur
P.O.- Nabagram, P.S.-Shyampur
Dist.- Howrah, Pin- 711315

NOW KNOW YE BY THESE PRESENTS, WE the Principals above named do hereby nominate constitute and appoint **(i) MR. ANANT NATHANY (PAN: ACRPN7067R and Aadhaar No.: 8325 2321 9317),** son of Mr. Rajesh Nathany, residing at 10A, Ballygunge Circular Road, Kolkata- 700 019, Post Office & Police Station - Ballygunge, District- South 24 Parganas and **(ii) MR. ARPAN DUTTA (PAN: ARQPD3478A and Aadhaar No.: 6890 2990 4553),** son of Mr. Sambhu Nath Datta, resident of Vill- Kamarpol (Ramkrishna Polly), Post Office – Sarisha, Police Station - Diamond Harbour, District- South 24 Parganas, Pin- 743368, jointly and/or severally (hereinafter referred to as the "**Attorneys**") as our true and lawful Attorney for and in our name and on our behalf to do execute exercise and perform all or any of the following acts, deeds, matters and things for obtaining sanction of Building Plan and all other approvals and permissions from the concerned authorities on the Said Land (more fully described in the Schedule) and related purposes i.e., to say:-

1. To cause survey, measurement, soil test, test pile, excavation and other works at the Said Land.

2. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Said Landor any part thereof or the boundary of the Said Landin the records of the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Municipal authorities, Planning Authority, Development Authority, and any other appropriate authorities and to do all other acts, deeds and things with regard thereto.

3. To accept or object to the assessments made from time to time of outgoings or taxes or valuation or taxes in respect of the Said Landor any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.

4. To pay all outgoings, rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Said Landor any part thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

5. To prepare apply for sign and submit Building Plan, Completion Plan, plans, maps, specifications and sketches for approval or sanctioning by the Kolkata Municipal Corporation 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.

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

18 JUL 2025

6. To process the application for the sanctioning of the Building 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 Said Land.

7. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners(as per applicable KMC Building Rules) required by the Kolkata Municipal Corporation and other appropriate authorities for the purpose of sanction/ modification/ alteration/ renewal of the Building Plan for any construction at the Said Land.

8. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, bore well, 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.

9. To apply for all other permissions that may be required for sanctioning of Building Plan, modification and/or alteration and/or revalidation, and/or obtaining utilities or other purposes connected with the Project.

10. To apply for and obtain all necessary permissions and clearances from the authorities under the Applicable Law for obtaining all sanctions and permissions on the Said Land.

11. 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 on the Said Landor portion or portions thereof and also for additions and/or alteration and/or modifications in the said Plan including those on account of user or change of user thereof or any part thereof and also for other purposes connected with obtaining sanction of Building Plan and other approvals and permissions of the relevant authorities for construction of the Project.

12. 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 obtaining Building Plan sanction and all other approvals and permissions .

13. To deal with the concerned departments of Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions for obtaining Building Plan sanction and Completion Certificate Plan.

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

18 JUL 2025

14. For all or any of the purposes herein stated to apply for, sign, appear and represent the Principals before the Kolkata Municipal Corporation and all its departments, Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Municipality, Urban Land Ceiling Authority, Green Building Authority/Department, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the RERA, the Authorities under the West Bengal Apartment Ownership Act, Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, Town and Country (Planning & Development) Act, Khas Mahal Department, 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 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) as be required by the necessary authorities.

15. This Power of Attorney is being executed for the specific purpose relating to erection of building on the said property on our behalf and does not constitute any right to transfer or sell or act in any such manner relating to the sale or to transfer rights on the property to any thirty party whatsoever whether deemed or otherwise at the cost of the Principals.

16. The principals shall have every right to revoke this power of attorney at any point of time.

17. Be it noted that no further interest or right in the said Property is being created in favour of the Attorney by this Power of Attorney.

18. All proceeds and or any other sum received by the Attorney will be deposited in our Bank accounts.

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

18 JUL 2025

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

And we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf hereinbefore contained shall lawfully do execute or perform in exercise of the power authorities and liberties hereby conferred upon under and by virtue of this deed.

THE SCHEDULE ABOVE REFERRED TO:
(SAID LAND)

ALL THAT piece and parcel of land admeasuring 5 Bighas 13 Cottahs and 19 Sq.ft. be the same a little more or less with buildings, sheds, quarters and other structures admeasuring 62,013 sq. ft. more or less standing thereon situate lying at and being Premises No.22, New Tangra Road, Post Office & Police Station – Tangra, under Ward No. 58 of the Kolkata Municipal Corporation comprised in Holding No. 19 and 18 (formerly 11D & 11E) in Sub- Division-L, Division-IV in Mouza Panchannagram, Registration District Alipore, Sub Registration Office Sealdah , butted and bounded in the manner following, i.e., to say:-

ON THE NORTH – Partly by the land and house of S.K.Enayatullah, partly by land and house of Charu Bhusan Dala and others and partly by the house of Pran Krishna Khan and Gokul Chandra Khan and partly by premises No.4 ,Chingrighatta Lane and partly by the land belonging to Kshettra Hari Sarkar;

ON THE SOUTH – Partly by Premises No. 20, and partly by the House of Jugal Chandra Biswas and others;

ON THE EAST – Partly by land belonging to S Moslem and partly by the land belonging to Kshettra Hari Sarkar; and

ON THE WEST – Partly by the house of Pran Krishna Khan and Gokul Chandra Khan partly by Premises No .4, Chingrighatta Lane partly by New Tangra Road and partly by the house of Jugal Chandra Biswas and others.

OR HOWSOEVER OTHERWISE the same now is or are or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished.

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

18 JUL 2025

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this the 18th day of July, Two Thousand and Twenty-Five.

EXECUTEDAND DELIVERED by the Principals at Kolkata in the presence of: 1 Partha Deb 789, Anandapur Kol-107 2 Tanmay Dey 789, Anandapur Kol- 700107	Ekdanta Niketan Pvt. Ltd. Authorised Signatory **EKDANTA NIKETAN PRIVATE LIMITED** Lambodar Estates Pvt. Ltd. Authorised Signatory **LAMBODAR ESTATES PRIVATE LIMITED** Damodar Properties Pvt. Ltd. Authorised Signatory **DAMODAR PROPERTIES PRIVATE LIMITED**

WE ACCEPT

(ANANT NATHANY)

(ARPAN DUTTA)

Drafted by

Abhishek Roy
Advocate
Alipore Judges Court
Enrollment No F/2047/1780/2019

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

18 JUL 2025

SPECIMEN FORM FOR TEN FINGERPRINTS

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)

Little | Ring | Middle | Fore | Thumb

(LEFT HAND)

Thumb | Fore | Middle | Ring | Little

(RIGHT HAND)

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

18 JUL 2025

Major Information of the Deed

Deed No :	**I-1603-13679/2025**	**Date of Registration**	**18/07/2025**
Query No / Year	**1603-2002072421/2025**	**Office where deed is registered**	
Query Date	**18/07/2025 1:42:31 PM**	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANJAN ROUT Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700029, Mobile No. : 9511211510, Status :Solicitor firm		
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. 37,04,73,282/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Tangra Road, , Premises No: 22, , Ward No: 058 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Bigha 13 Katha 19 Sq Ft		33,90,79,201/-	Property is on Road
	Grand Total :				**186.4935Dec**	**0 /-**	**3390,79,201 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	62013 Sq Ft.	0/-	3,13,94,081/-	Structure Type: Structure
	Gr. Floor, Area of floor : 62013 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**62013 sq ft**	**0 /-**	**313,94,081 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**EKDANTA NIKETAN PRIVATE LIMITED** 70/1 TILJALA ROAD, City:- , P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	**LAMBODAR ESTATES PRIVATE LIMITED** 70/1 TILJALA ROAD, City:- , P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	**DAMODAR PROPERTIES PRIVATE LIMITED** 70/1 TILJALA ROAD, City:- , P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ANANT NATHANY (Presentant) Son of Mr Rajesh Nathany Executed by: Self, Date of Execution: 18/07/2025 , Admitted by: Self, Date of Admission: 18/07/2025 ,Place : Office	 18/07/2025	Captured LTI 18/07/2025	18/07/2025
	Son of Mr Rajesh Nathany 10A Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.:: acxxxxxx7r, Aadhaar No: 83xxxxxxxx9317, Status :Individual, Executed by: Self, Date of Execution: 18/07/2025 , Admitted by: Self, Date of Admission: 18/07/2025 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ARPAN DUTTA Son of Mr Sambhu Nath Dutta Executed by: Self, Date of Execution: 18/07/2025 , Admitted by: Self, Date of Admission: 18/07/2025 ,Place : Office	 18/07/2025	Captured LTI 18/07/2025	18/07/2025
	Son of Mr Sambhu Nath Dutta Village- Kamarpol (ramkrishna Polly), City:- , P.O:- Sarisha, P.S:-Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 743368 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX5 , PAN No.:: arxxxxxx8a, Aadhaar No: 68xxxxxxxx4553, Status :Individual, Executed by: Self, Date of Execution: 18/07/2025 , Admitted by: Self, Date of Admission: 18/07/2025 ,Place : Office			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SALAJ TULSYAN Son of Mr Damodar Prasad Tulsyan Date of Execution - 18/07/2025, , Admitted by: Self, Date of Admission: 18/07/2025, Place of Admission of Execution: Office		Captured	
		Jul 18 2025 4:16PM	LTI 18/07/2025	18/07/2025
	34,ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: aexxxxxx4g, Aadhaar No: 77xxxxxxxx9472 Status : Representative, Representative of : EKDANTA NIKETAN PRIVATE LIMITED (as DIRECTOR), LAMBODAR ESTATES PRIVATE LIMITED (as DIRECTOR), DAMODAR PROPERTIES PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pravakar Das Son of Mr S Das 65a, Sarat Bose Road, City:- , P.O:- Sarat Bose Road, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026		Captured	
	18/07/2025	18/07/2025	18/07/2025
Identifier Of Mr ANANT NATHANY, Mr ARPAN DUTTA, Mr SALAJ TULSYAN			

Endorsement For Deed Number : I - 160313679 / 2025

On 18-07-2025

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 14:44 hrs on 18-07-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ANANT NATHANY , one of the Claimants.

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

Execution is admitted on 18/07/2025 by 1. Mr ANANT NATHANY, Son of Mr Rajesh Nathany, 10A Ballygunge Circular Road, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mr ARPAN DUTTA, Son of Mr Sambhu Nath Dutta, Village- Kamarpol (ramkrishna Polly), P.O: Sarisha, Thana: Diamond Harbour, , South 24-Parganas, WEST BENGAL, India, PIN - 743368, by caste Hindu, by Profession Business

Indetified by Mr Pravakar Das, , , Son of Mr S Das, 85a, Sarat Bose Road, P.O: Sarat Bose Road, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Service

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

Execution is admitted on 18-07-2025 by Mr SALAJ TULSYAN, DIRECTOR, EKDANTA NIKETAN PRIVATE LIMITED, 70/1 TILJALA ROAD, City:- , P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; DIRECTOR, LAMBODAR ESTATES PRIVATE LIMITED, 70/1 TILJALA ROAD, City:- , P.O:- TILJALA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; DIRECTOR, DAMODAR PROPERTIES PRIVATE LIMITED, 70/1 TILJALA ROAD, City:- , P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by Mr Pravakar Das, , , Son of Mr S Das, 85a, Sarat Bose Road, P.O: Sarat Bose Road, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Service

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 19652, Amount: Rs.100.00/-, Date of Purchase: 30/06/2025, Vendor name: A BANERJEE

Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 368319 to 368331

being No 160313679 for the year 2025.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by Debasish Dhar
Date: 2025.07.25 11:52:59 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 25/07/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.