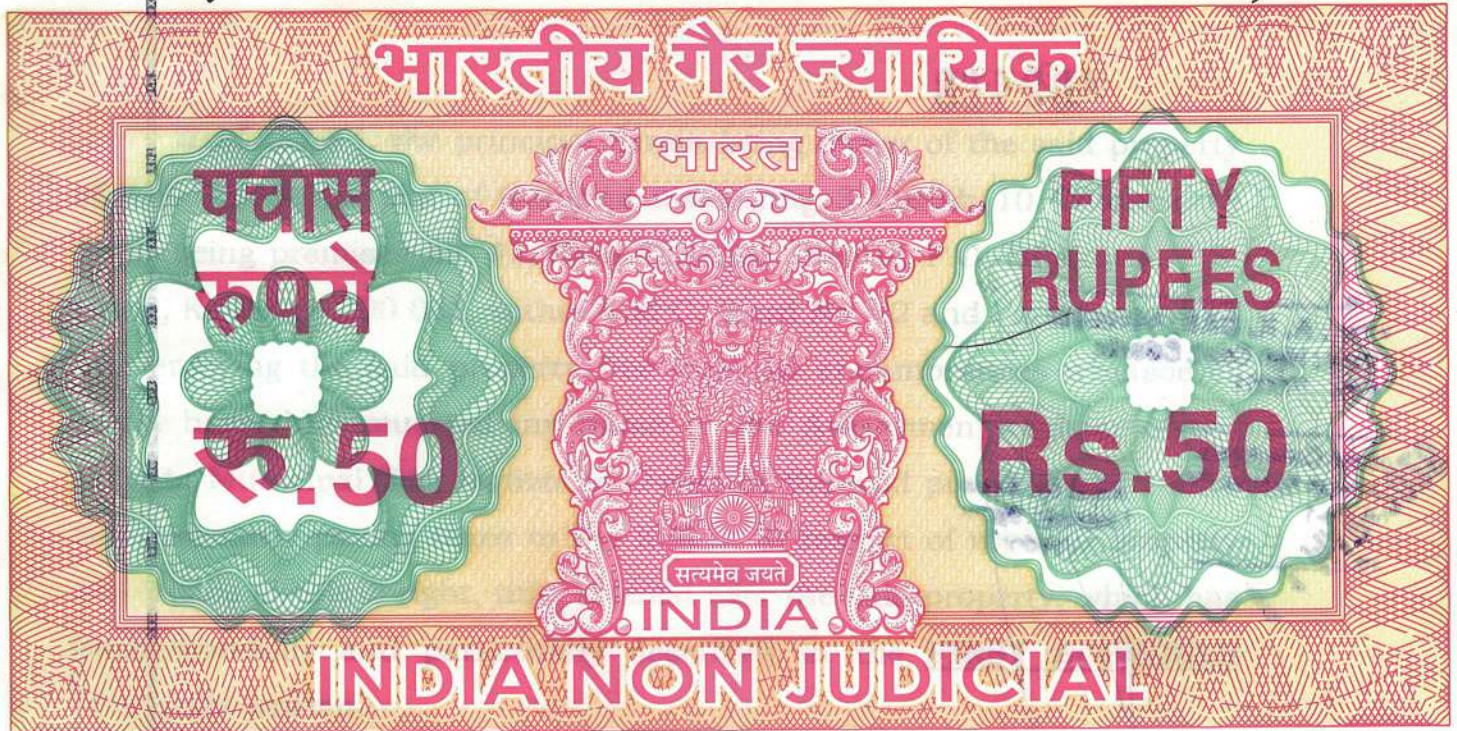


7587/26

D-7348/26



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 415524

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-parganna

24-04-26

DEVELOPMENT POWER OF ATTORNEY
(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THIS PRESENTS I, SMT. JAYATI PAUL
(PAN No. AKEPP6359B, D.O.B. 07.09.1972, Mob. 9836968333, Aadhaar No. 315531651768), wife of Sri Madhab Ch. Paul, by faith Hindu, by nationality Indian, residing at 17, Suren Tagore Road, P.S. Gariahat, P.O. Ballygunge, Kolkata - 700 019, more fully described in the **SCHEDULE** below herein do hereby **SEND GREETINGS:-**

402418

Att: A. K. DAS, Advocate
res: High Court, Calcutta
pin: 70001

9/2/2026
Collectorate
Naraj Subhas Rd.,
pin: 70001

Amal K. Das
1. Jyoti Das
2. Anurag Das



24/04/26
9/2/2026

KNOW ALL MEN BY THIS PRESENTS I, SMT. JAYATI PAUL
(PAN No. AKRPE6333, Mob. 9836363333,
Aadhaar No. 3158161768), wife of Sh. Madhab Ch. Paul, by
faith Hindu, by nationality residing at 17, Suren Tagore
Road, P.S. Garishat, P.O. Ballygunge, Kolkata - 700 019, more
fully described in the Schedule below herein do hereby SEND
GREETINGS:-

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
24 APR 2026

24/4/26
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cur

WHEREAS I, the principal herein being owner of the said property of **ALL THAT** the plot of the land measuring 3 Cottah 10 Chittack 15 Sq.ft. being premises no. 41, Beni Banerjee Avenue, P.O. Dhakuria, P.S. Garfa, Kolkata – 700 031, within K.M.C. Ward No. 92 and I am possessing and enjoying the said property free from all encumbrances whatsoever and I have duly mutated my name in the Assessment register of the Kolkata Municipal Corporation as Owner of the said property and I have been regularly paying taxes to the K.M.C. in respect of my said property and I have absolute right, title, interest over the said property, which has been morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS I have become desirous of developing my said property by constructing thereupon a multi-storied building in accordance with the building plan sanctioned by the Kolkata Municipal Corporation, but owing to paucity of requisite fund, I am unable to start the construction of the said proposed building and in search of a Developer, who can undertake the responsibility of construction of such building upon the land of the said premises at their own arrangement and expenses.

AND WHEREAS having coming to know my intention, one Developer **M/S. DEEPAJ CONSTRUCTION PVT. LTD. (PAN No. AACCD5069P, D.O.I. 07.07.2006)**, a company incorporated under the Companies Act, 1956 and having its registered office at 18, Suren Tagore Road, P.S. Gariahat, P.O. Ballygunge, Kolkata – 700019, represented by its Director **SMT. JAYATI PAUL (PAN NO. AKEPP6359B, D.O.B. 07.09.1972, Mob. 9836968333, Aadhaar No. 315531651768)**, wife of Sri Madhab Ch. Paul, by faith Hindu, residing at 17, Suren Tagore Road, P.O. Ballygunge, P.S. Gariahat, Kolkata – 700 019, made contact with me



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

24 APR 2026

and requested me to allow them to develop the said premise, as desired by me by constructing the proposed building in accordance with the sanction building plan, as its own arrangement and expenses.

AND WHEREAS I have agreed with the proposal of the Developer herein and allowed the Developer to develop the said premises under certain terms, conditions and stipulations, mutually agreed by and between my self and the Developer and the said terms, conditions and stipulations have been duly mentioned in a separate Development Agreement dated ..24.04.2026

AND WHEREAS the said Development Agreement entered between my self and the Developer **M/S. DEEPAJ CONSTRUCTION PVT. LTD.** was duly registered on ..24.04.2026, recorded in Book I, Volume 1603-2026, pagesx..... tox....., being no. ..7270....., for the year 2026 and by such Development Agreement, the said Developer have already been appointed for construction of the new building upon the land of the said premises on the basis of the building plan to be sanctioned from the Kolkata Municipal Corporation.

AND WHEREAS as per the above mentioned Development Agreement between my self and Developer herein, I, being Executant and Owner do hereby nominate, constitute and appoint **M/S. DEEPAJ CONSTRUCTION PVT. LTD.**, a company incorporated under the Companies Act, 1956 and having its registered office at 18, Suren Tagore Road, P.S. Gariahat, P.O. Ballygunge, Kolkata - 700019, represented by its Director **SMT. JAYATI PAUL**, wife of Sri Madhab Ch. Paul, by faith Hindu, residing at 17, Suren Tagore Road, P.O. Ballygunge, P.S. Gariahat, Kolkata - 700 019 **TO BE OUR TRUE AND LAWFUL ATTORNEY** to act on my behalf and in my name and on my behalf to do all or only of the following acts, deeds, matters and things which are under:-



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

24 APR 2026

1. To negotiate on terms for sale of the flats, car parking spaces, commercial spaces of the proposed building to be constructed at 41, Beni Banerjee Avenue, P.O. Dhakuria, P.S. Garfa, Kolkata - 700031, containing area of 3 Cottah 10 Chittack 15 Sq.ft. more or less within the area of the Kolkata Municipal Corporation under Ward no. 92, comprised in (hereinafter called the Said Premises) and to enter into any Agreement/Agreements for Sale of the flats/commercial spaces, shops and car parking spaces etc. and other during construction of the said building.
2. For delivery of possession of the flats, car parking spaces, commercial spaces of the proposed building in habitable condition in terms of the Development Agreement, to receive consideration and execute any Deed of Conveyance in respect of the aforesaid spaces along with undivided proportionate share and interest in the land comprised in the said premises proportionate to Flats, Car Parking Spaces and commercial spaces to be constructed in favour of the prospective Purchaser/Purchasers.
3. Upon delivery of possession of the flats, car parking spaces, commercial spaces of the proposed building in habitable condition on terms of the Agreement and execute sign and present any such Deed or Deeds of Conveyance for registration in respect of the said building including flat, commercial space, parking space to be constructed and to admit their respective execution and acknowledge receipt of consideration thereof before the concerned registration authorities having authority for and to have the said Deed or Deeds of Conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for the aforesaid Flats/Commercial Space/Shops/Car Parking Space/other space with proportionate share in the land to the prospective purchaser/purchasers fully and effectually in all respect as we could do the same.



4. To execute, affirm and sign all other declaration papers, documents and/or instruments to be filed before any lawful authority as may be required.
5. To deliver possession of the Flats/Commercial Space/Shops/Car Parking Space and other spaces to the intending Purchaser/Purchasers according to their own will and discretion.
6. To put and/or affix signboard in the said premises and publish notification in the newspaper for inviting application for booking of Flats, Car Parking Space, Shop etc. of the proposed building.
7. To appoint from time to time Architect/L.B.S. and other required consultants, contractors and other personal and workmen for carrying out the development of the property, as described in **FIRST SCHEDULE** and also consideration money, salaries and/or wages.
8. To enter into the said premises with Contractor, Architects and other workmen for construction of the said building to do all necessary works in connection with the said premises and buildings.
9. To enter into Agreement for Sale for Transfer mentioned in the said Agreement with person or persons under any terms and conditions and receive advance/earnest money by granting receipt therefore.
10. To receive advance money, consideration money, sale proceeds and/or any money in connection with the development agreement from the prospective buyers and/or person or persons in respect of the proposed building and to grant proper and effectual receipt therefore.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
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11. To negotiate and settle terms with the intending buyers/transferees for sale as per the Development Agreement in the proposed building.
12. To appoint any person or persons be delegating all or any of the powers hereby conferred to the attorney as the attorney may deem fit and proper.
13. In any event the said attorney shall not incur any financial liabilities on account of or the name of the principal executants.
14. To sign all papers, application, documents of the intending purchasers of the flats, commercial spaces and Car Parking space for obtaining loan for the same from their respective offices or from any financial institutions.
15. To enter into the said premises for construction of the new building and to sign on modified or altered plan, if necessary and to pay necessary fees and also to obtain permission from all other authorities required to be obtained for the same.
16. To approach all the concerned authorities under the Urban Land (Ceiling & Regulation) Act 1976 for the purpose of obtaining exemption Under Section 20 of the said premises.
17. To sign, submit and received all plans, papers, registered documents from the Kolkata Municipal Corporation, revised plan, modified plans, completion plan and all other related documents regarding sanction of building plan from the **Kolkata Municipal Corporation and/or other authorities.**



18. To appear and represent me before the Notary public, Additional Registrar of Assurances-I, Kolkata, A.D.S.R. Alipore, 24-Parganas (South) and D.S.R.-III at Alipore and all other office and offices and authority and authorities in connection with the registration of the aforesaid document and enforcement of all power and authorities as contained herein.
19. To apply for obtaining electricity, water, telephone, drainage, connection (permanent or temporary) and arrange for lying underground cables, drinking water lines, sewerages and drainage connections to the said premises from the Kolkata Municipal Corporation and/or other statutory authorities. 
20. To appear for and represent me in the Courts of Civil, Criminal, Urban Land Ceiling Authority etc. and to sign, verify, the complaints, written statements, applications, petitions, affidavits, undertakings, declarations and all other documents/papers and to appoint Advocates and legal practitioners and to sign and to execute Vakalatnama and to execute and order, decree or judgment and to deposit or withdraw money or documents and in any Court or Authority/Authorities in which I am interested or concerned in connection with the said premises and/or building. 
21. To approach, the Kolkata Municipal Corporation, Fire Brigade Dept., Urban Land Ceiling Dept. and other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building and completion thereof and for obtaining occupation and completion certificate and connection with the running and establishing units thereof. 



22. To settle, compromise all actions, suits, accounts, claims and to dispute between us and any other person or persons in connection of the said **FIRST SCHEDULE** mentioned property and generally to execute and perform all other lawful acts, matters and things as may **SAID ATTORNEY** shall consider necessary in connection with the said premises and I hereby agree that all acts, deeds and things in respect of the said premises done by the said Attorney shall be construed as acts, deeds etc. deemed to be done by me and I undertake to ratify and thereafter ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this Power of Attorney.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT the piece and parcel of land measuring 3 Cottahs 10 Chittacks and 15 Sft. lying at & being plot at premises in Tanupukur Road, Thana - Tollygunge, Mouza - Dhakuria, being portion of Holding nos. 276 & 277 of Smart's Survey and being portion of Dag Nos. 1095 & 1096, Khatian No. 426, J.L. No. 18, comprised in Touzi no. - 230, 233, Dist. - 24 Parganas (S) and now within The Kolkata Municipal Corporation and being premises no. 41, Beni Banerjee Avenue, P.S. Garfa formerly Kasba, Kolkata-700 031, Ward no. - 92, Assessee no. 21-092-04-0047-4 which is butted and bounded in the following manner:

ON THE NORTH	:	By Pre. No. 60 & 44, Beni Banerjee Avenue.
ON THE SOUTH	:	By Pre. No. 39, Beni Banerjee Avenue.
ON THE EAST	:	By 20ft. wide K.M.C. Road.
ON THE WEST	:	By Pre. No. 45, Beni Banerjee Avenue.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
24 APR 2026

IN WITNESS WHEREOF the Executants do hereby set and subscribe their respective hands on this the day of 2026

WITNESSES :

1. Anup Goom
RM-1, Rajwadehpur,
Pegonia, 1st - 59.

2. Lalul Kumar Jha
Sunrise junction, Flat no. 3B
P.O. Kumailot, P.S. Baruipur
W.B. 743387.

Jayesh Paul

EXECUTANTS

DEEPAJ CONSTRUCTION PVT. LTD.

Jayesh Paul
Director

Prepared by me

B.D.

BAPI DAS
Advocate
Alipore Police Court
Kolkata-700 027
Regd.No.: -WB-613/2001

ACCEPTED BY ATTORNEY



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

24 APR 2026

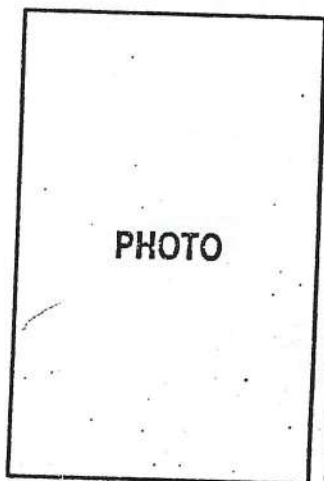
Regd No -WB-6135001
Kolkata-700 027
A. P. S. P. W. S. Court
24 APR 2026
Prepared by me



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....JAYATI PAUL.....

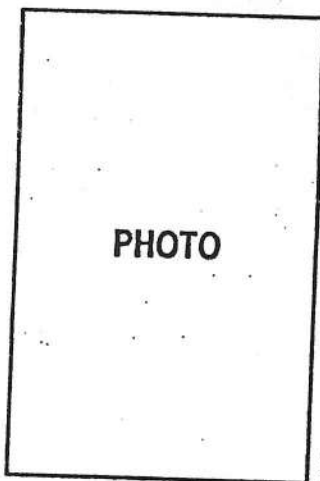
Signature.....Jayati Paul.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
24 APR 2026

Major Information of the Deed

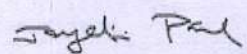
Deed No :	I-1603-07348/2026	Date of Registration	24/04/2026
Query No / Year	1603-8001053135/2026	Office where deed is registered	
Query Date	24/04/2026 12:01:17 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 91,14,586/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 232/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160307270/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beni Banerjee Avenue, , Premises No: 41, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 10 Chatak 15 Sq Ft		91,14,586/-	Property is on Road , Project Name :
Grand Total :					6.0156Dec	0 /-	91,14,586 /-	

Principal Details :

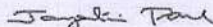
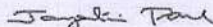
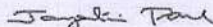
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs JAYATI PAUL (Presentant) Wife of Mr MADHAB CHANDRA PAUL Executed by: Self, Date of Execution: 24/04/2026 , Admitted by: Self, Date of Admission: 24/04/2026 ,Place : Office		 Captured	
		24/04/2026	LTI 24/04/2026	24/04/2026

17, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AKxxxxxx9B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/04/2026
, Admitted by: Self, Date of Admission: 24/04/2026 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DEEPAJ CONSTRUCTION PRIVATE LIMITED 18, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mrs JAYATI PAUL Wife of Mr MADHAB CHANDRA PAUL Date of Execution - 24/04/2026, , Admitted by: Self, Date of Admission: 24/04/2026, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Apr 24 2026 12:36PM</td><td>LTI 24/04/2026</td><td>24/04/2026</td><td></td></tr></table>	Name	Photo	Finger Print	Signature	Mrs JAYATI PAUL Wife of Mr MADHAB CHANDRA PAUL Date of Execution - 24/04/2026, , Admitted by: Self, Date of Admission: 24/04/2026, Place of Admission of Execution: Office		 Captured		Apr 24 2026 12:36PM	LTI 24/04/2026	24/04/2026		17, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9B,Aadhaar No Not Provided Status : Representative, Representative of : DEEPAJ CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature													
Mrs JAYATI PAUL Wife of Mr MADHAB CHANDRA PAUL Date of Execution - 24/04/2026, , Admitted by: Self, Date of Admission: 24/04/2026, Place of Admission of Execution: Office		 Captured														
Apr 24 2026 12:36PM	LTI 24/04/2026	24/04/2026														

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bapi Das Son of Late S Das Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
24/04/2026	24/04/2026	24/04/2026	
Identifier Of Mrs JAYATI PAUL, Mrs JAYATI PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs JAYATI PAUL	DEEPAJ CONSTRUCTION PRIVATE LIMITED-6.01563 Dec

Endorsement For Deed Number : I - 160307348 / 2026

On 24-04-2026

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 12:20 hrs on 24-04-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs JAYATI PAUL ,Executant.

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 91,14,586/-

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

Execution is admitted on 24/04/2026 by Mrs JAYATI PAUL, Wife of Mr MADHAB CHANDRA PAUL, 17, Road: Suren Tagore Road, , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , 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 24-04-2026 by Mrs JAYATI PAUL, DIRECTOR, DEEPRAJ CONSTRUCTION PRIVATE LIMITED, 18, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , 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 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 402418, Amount: Rs.50.00/-, Date of Purchase: 11/03/2026, Vendor name: A K Das



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 1603-2026, Page from 204431 to 204445
being No 160307348 for the year 2026.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2026.04.30 16:07:31 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 30/04/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.