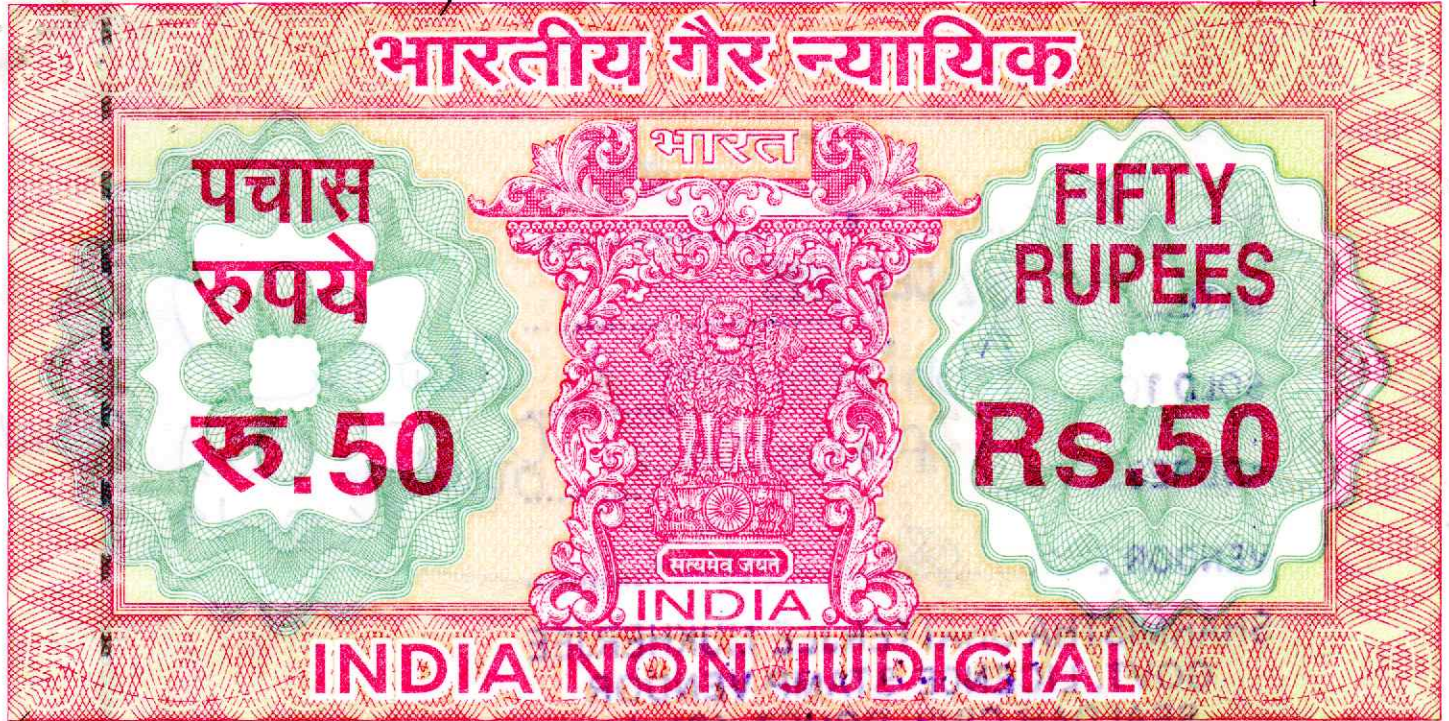


14667/25

14048/25



पश्चिम बंगाल WEST BENGAL

AN 017173

24/12
2-3451256/25

Charities that are considered to be
a religious. The Stamp is
indemnity Sheet attached to the
instrument are the part of the document.

Additional Stamp Sheet
Stamp Sheet, Stamp, Stamp

24 DEC 2025

GENERAL POWER OF ATTORNEY



Aditya Gupta

Free Mahabeer Construction
Pradeep Kumar Yadav
Partner

NO. 312 VAL 801

DATE 02 DEC 2025

SOLD TO Abhinandan Ghosh

ADDRESS Advocate Sealdah Civil Court KOL-14

VENDOR SIGN

SHARMISTHA CHATTERJEE MUKHERJEE
GOVT. LICENCE STAMP VENDOR
SEALDAH CIVIL COURT KOL-14



Dist. Sub-Registrar
Sealdah, Dum Dum

24 DEC 2025

KNOW ALL THESE MEN BY THESE PRESENTS that I, **ADITYA GUPTA**, PAN DVWPG2770P, Aadhaar No. 5885 3261 2514, son of Lakhi Prasad Gupta, by Occupation – Business, by Faith – Hindu, by Nationality – Indian, residing at 29/H/26, Cossipore Road, P.O. & P.S. Cossipore, Kolkata – 700 002, hereinafter called and referred to as the **‘LANDOWNER’ / EXECUTANT**” send the following greetings :-

WHEREAS the executants herein are becoming the exclusive owners and possessors in respect of the ALL THAT piece and parcel of a plot of land measuring an about **4 (four) Cottahs 10 (ten) Chittacks 39 (thirty-nine) Sq. ft.** be the same a little more or less equivalent to **3369 sq. ft.** together with old dilapidated **tin shed** structure measuring **500 sq.ft.** more or less standing thereon (having **cemented** floor), being portion or part of premises No. **8, South Sinthee Road**, Since renumbered as Premises No. **8J, South Sinthee Road**, P.S. Cossipore (old) Sinthee (new), then **Ganapati Sur Sarani**, Kolkata, presently known as **8J/4, Ganapati Sur Sarani**, P.O. & P.S. Sinthee, Kolkata – 700 050, Ward No. 2, Under Kolkata Municipal Corporation, Assessee No. **110022530446**, together with the right of ingress and egress over the 20 feet wide South Sinthee Road now as Ganapati Sur Sarani on the Western side of the said premises, which is free from all encumbrances, along with all common passage and all easement rights, which is more fully described in the Schedule herein under written and herein after referred to as the “SAID PROPERTY”.

AND WHEREAS due to my personal reasons and inconvenience to look after the ‘SAID PROPERTY’ as well as for disposing the said land, I, **ADITYA GUPTA**, PAN DVWPG2770P, Aadhaar No. 5885 3261 2514, son of Lakhi Prasad Gupta, by Occupation – Business, by Faith – Hindu, by Nationality – Indian, residing at 29/H/26, Cossipore Road, P.O. & P.S. Cossipore, Kolkata – 700 002, decided to appoint constitute, nominate **SREE MAHABEER CONSTRUCTION** PAN- ACJFS9498K, a Partnership Firm, having its office address 10/1, Gopal Chandra Chatterjee Road. P.O. & P. S. Cossipore, Kolkata - 700 002, represented by its Partners namely (1) **MR. PRADEEP KUMAR YADAV**, PAN- ACIPY7596B, Aadhaar No. 8803 8835 2467, son of Hanuman Prasad Yadav, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 38/A, Gopal Chandra Chatterjee Road. P.O. & P. S. Cossipore,

Aditya Gupta

Sree Mahabeer Construction
Pradeep Kumar Yadav
 Partner



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Joint District Sub-Registrar
Coimbatore, Dum Dum

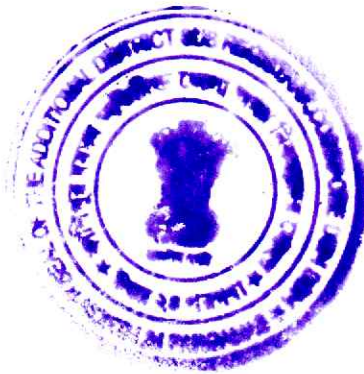
24 DEC 2025

Kolkata - 700 002, (2) **MR. DHRUB KUMAR MANJHI**, PAN- APMPM5820R, Aadhaar No.4595 4276 7586, son of Late Motilal Manjhi, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 22, Gobinda Mandal Lane, P.O. & P. S. Cossipore, Kolkata - 700 002, (3) **MR. LAKHI PRASAD GUPTA**, PAN- AFFPG2147C, Aadhaar No. 5503 2576 7885, son of Sital Prasad Gupta, by faith - Hindu, by nationality - Indian, by occupation -Business, residing at 29/H/26, Cossipore Road, P.O. & P. S. Cossipore, Kolkata - 700 002, is my well-wisher as my true and lawful **attorney** in my name and on my behalf to do, execute and perform or cause to be done the acts, deeds, things that is to say :-

1. To appear and represent me before the authorities of Kolkata Municipal Corporation, Revenue Department, C.E.S.C., Income Tax Department Authority, Authority of Town and Country Planning, any civil or criminal court and High court Kolkata within the jurisdiction as and required for the purpose of maintenance, protection and preservation of my said property.
2. To prepare plan for development of the said property described in the Schedule hereunder written and to sign on proposed building plan and executed site plan and submit the same to the Kolkata Municipal Corporation, Building Plan and obtain Completion Certificate and other related work in the local Kolkata Municipal Corporation, and other concerned authorities for obtaining approval to the same, to submit proposals from time to time for the amendments of such Building plan to the said Kolkata Municipal Corporation, and other concerned authorities for the purpose of obtaining approval to such amendments.
3. To enter upon the said property or any part or parts thereof either alone or along with others for the purpose of commencing construction work on the said property and for that purpose to demolish the existing structures standing thereon comprised in the said property and erecting new building thereon.
4. To supervise the development work in respect of the building on the said property and to carry out and/or get carried out through Contractors or sub-

Alitya Gupta

Sree Mahabeer Construction
Pradeep Kumar Jaiswal
 Partner



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Asst. District Sub-Registrar
Coimbatore, Dum Dum

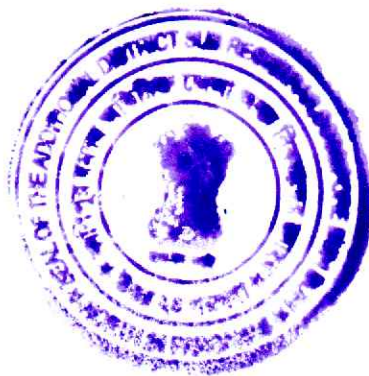
24 DEC 2025

Contractors and/or in such manner as may be determined by the said Attorney, to erect the construction of the building on the said property in accordance with the plan and specifications to be sanctioned by the Kolkata Municipal Corporation, and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of West Bengal, Kolkata Municipal Corporation, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and in all its Departments, Kolkata Municipal Corporation, and/or Town Planning Department and other concerned authorities in connection with the Development of the said property.
6. To appear and represent me before all concerned authorities and parties may be necessary in connection with the development of the said property as aforesaid.
7. To appoint from time-to-time Engineers, Architects, R.C.C. Consultants, contractors and other personnel and workmen for carrying out the development of the said property as also construction of building thereon and to pay their fees, consideration moneys, salaries and/or wages.
8. To apply for obtaining Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities in respect of my aforesaid property and to sign and execute the necessary documents on my behalf.
9. To defend possession, manage and maintain the aforesaid property and the aforesaid property with any other adjacent property.

Alitya Gupta

Sree Mahabeer Construction
Pradeep Kumar Yadav
 Partner




Dist. Sub-Registrar
Coimbatore, Tumkur

24 DEC 2025

10. To pay at Kolkata Municipal Corporation and other statutory taxes, rates and charges in respect of the said property on my behalf and in my name as and when the same will become due and payable.
11. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said property or any part or portion thereof.
12. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memo of appeal or any other documents or papers in any proceedings relating to my said property or in any way connected therewith and file suit an appeal jurisdiction of Civil Court, Criminal Court or Honorable High Court at Kolkata.
13. To appear before the Kolkata Municipal Corporation, in connection with my said property and obtain necessary sanction plan, revised plan, along with modification, alteration and Completion Certificate on behalf of me by executing necessary documents.
14. This is not Sell power.
15. This power of attorney is revocable.

THE SCHEDULE ABOVE REFERRED TO

(Said Property)

ALL THAT demarcated portion of piece and parcel of land containing by measurement an area of **4 (four) Cottahs 10 (ten) Chittacks 39 (thirty-nine) Sq. ft.** be the same a little more or less equivalent to **3369 sq. ft.** together with old dilapidated **tin shed** structure measuring **500 sq.ft.** more or less standing thereon (having **cemented** floor), being portion or part of premises No. **8, South Sinthee Road**, Since renumbered as Premises No. **8J, South Sinthee Road**, P.S. Cossipore (old) Sinthee (new), then **Ganapati Sur Sarani**, Kolkata, presently known as **8J/4**,

Aditya Gupta

Sree Mahabeer Construction
Roshabh Kumar Yadav
 Partner




Jd District Sub-Registrar
Coimbatore, Dum Dum

24 DEC 2025

Ganapati Sur Sarani, P.O. & P.S. Sinthee, Kolkata – 700 050, Ward No. 2, Under Kolkata Municipal Corporation, Assessee No. **110022530446**, together with the right of ingress and egress over the 20 feet wide South Sinthee Road now as Ganapati Sur Sarani on the Western side of the said premises and butted and bounded as follows:-

ON THE NORTH : By Premises No. 8J/3, Ganapati Sur Sarani.
ON THE SOUTH : By Part of land 8J, Ganapati Sur Sarani.
ON THE EAST : By Premises No. 8J/2A, South Sinthee Road.
ON THE WEST : By 20' Feet wide Ganapati Sur Sarani.

IN WITNESS WHEREOF the executants hereunto have set and subscribed their hands and seals on the ^{24th} day of December, 2025 (Two Thousand Twenty-Five) in the presence of

Witnesses: -

1. *Smeetha Banjee*
13/1 D.N. - Ch. Mahabir Das
Ret. 35

2. *Abhinandan Ghosh*
Adm
Sealdah Civil Court
Kol-14.

Drafted by :

(as per instructions by the parties)

Abhinandan Ghosh
ABHINANDAN GHOSH

Advocate

Sealdah Civil Court,

Kolkata – 700 014.

En. No. F/1504/969/2020.

Aditya Gupta

SIGNATURE OF EXECUTANT

We accept the Power.

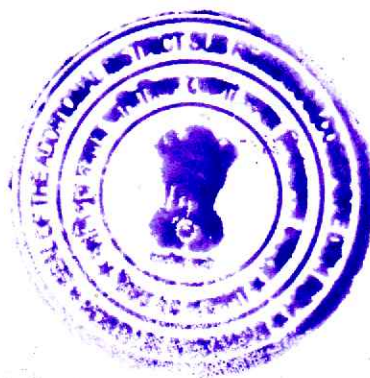
Sree Mahabeer Construction
Pradeep Kumar Yadav
 Partner

Sree Mahabeer Construction

Shruti Kumar Maurya
 Partner

Sree Mahabeer Construction
Lakhi Prasad Gupta
 Partner

SIGNATURE OF ATTORNEY

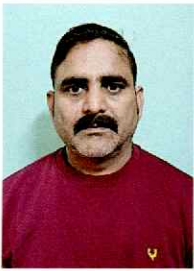


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Asst. District Sub-Registrar
Coimbatore, Tum Dum

24 DEC 2025

PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

SL. No.	Signature of the Executants/Presentants	Little	Ring	Middle	Fore	Thumb
	 <i>Prateep Kumar Yadav</i>		Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 <i>Shresh Kumar Mangli</i>		Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 <i>Lakhi Prasad Gupta</i>		Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						

PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

SL. No.	Signature of the Executants/Presentants					
		Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
	Aditya Gupta	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		

Specimen from for ten fingerprints

Left Hand	Right Hand	Left Hand	Right Hand	Left Hand	Right Hand	Left Hand	Right Hand
Thumb	Index	Middle	Ring	Little	Thumb	Index	Middle
							
Thumb	Index	Middle	Ring	Little	Thumb	Index	Middle
							
Thumb	Index	Middle	Ring	Little	Thumb	Index	Middle
Thumb	Index	Middle	Ring	Little	Thumb	Index	Middle
Thumb	Index	Middle	Ring	Little	Thumb	Index	Middle
Thumb	Index	Middle	Ring	Little	Thumb	Index	Middle

P-8



Sub-Registrar
Coochibore, Dum Dum

24 DEC 2025

Major Information of the Deed

Deed No :	I-1506-14048/2025	Date of Registration	24/12/2025
Query No / Year	1506-2003451256/2025	Office where deed is registered	
Query Date	24/12/2025 9:42:28 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	ABHINANDAN GHOSH 167/4/1, South Sinthee Road,Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 8582900136, Status :Advocate		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,79,30,831/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(d))		Rs. 200/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ganapati Sur Sarani, , Premises No: 8J/4, , Ward No: 001 Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 10 Chatak 39 Sq Ft	1/-	1,77,80,831/-	Width of Approach Road: 20 Ft.,
Grand Total :				7.7206Dec	1 /-	177,80,831 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,50,000 /-	

Principal Details :

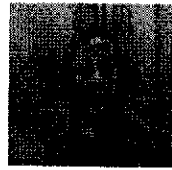
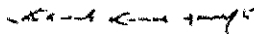
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Aditya Gupta Son of Lakhi Prasad Gupta Executed by: Self, Date of Execution: 24/12/2025 , Admitted by: Self, Date of Admission: 24/12/2025 ,Place : Office	Photo 	Finger Print  Captured LTI 24/12/2025	Signature  24/12/2025
29/H/26, Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XX4 , PAN No.: dvxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/12/2025 , Admitted by: Self, Date of Admission: 24/12/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SREE MAHABEER CONSTRUCTION 10/1, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Date of Incorporation:XX-XX-2XX2 , PAN No.: ACxxxxxx8k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pradeep Kumar Yadav (Presentant) Son of Hanuman Prasad Yadav Date of Execution - 24/12/2025, , Admitted by: Self, Date of Admission: 24/12/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured LTI Dec 24 2025 2:37PM 24/12/2025	Signature  24/12/2025
38/A, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: Acxxxxxx6b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE MAHABEER CONSTRUCTION (as Parthee)				
2	Name Mr Lakhi Prasad Gupta Son of Sital Prasad Gupta Date of Execution - 24/12/2025, , Admitted by: Self, Date of Admission: 24/12/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured LTI Dec 24 2025 2:39PM 24/12/2025	Signature  24/12/2025

29/H/26, Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: Afxxxxxx7c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE MAHABEER CONSTRUCTION (as Partner)				
3	Name Mr Dhrub Kumar Manjhi Son of Motilal Manjhi Date of Execution - 24/12/2025, , Admitted by: Self, Date of Admission: 24/12/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Dec 24 2025 2:38PM LTI 24/12/2025	Signature  24/12/2025
22, Gobinda Mindal Lane, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: Apxxxxxx0R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE MAHABEER CONSTRUCTION (as Partner)				

Identifier Details :

Name Mr Somenath Banerjee Son of Late Sukumar Banerjee 13/1, D. N. Chatterjee Road, City:- Baranagar, P.O:- Abhiannandan, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700002	Photo 	Finger Print  Captured 24/12/2025	Signature  24/12/2025
Identifier Of Aditya Gupta, Mr Pradeep Kumar Yadav, Mr Lakhi Prasad Gupta, Mr Dhrub Kumar Manjhi			

Endorsement For Deed Number : I - 150614048 / 2025

On 24-12-2025

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 14:16 hrs on 24-12-2025, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Pradeep Kumar Yadav .

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

Execution is admitted on 24/12/2025 by Aditya Gupta, Son of Lakhi Prasad Gupta, 29/H/26, Cossipore Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business

Indetified by Mr Somenath Banerjee, , Son of Late Sukumar Banerjee, 13/1, D. N. Chatterjee Road, P.O: Abhiannndan, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Others

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

Execution is admitted on 24-12-2025 by Mr Pradeep Kumar Yadav, Partnee, SREE MAHABEER CONSTRUCTION (Partnership Firm), 10/1, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr Somenath Banerjee, , Son of Late Sukumar Banerjee, 13/1, D. N. Chatterjee Road, P.O: Abhiannndan, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Others

Execution is admitted on 24-12-2025 by Mr Lakhi Prasad Gupta, Partner, SREE MAHABEER CONSTRUCTION (Partnership Firm), 10/1, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr Somenath Banerjee, , Son of Late Sukumar Banerjee, 13/1, D. N. Chatterjee Road, P.O: Abhiannndan, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Others

Execution is admitted on 24-12-2025 by Mr Dhrub Kumar Manjhi, Partner, SREE MAHABEER CONSTRUCTION (Partnership Firm), 10/1, Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr Somenath Banerjee, , Son of Late Sukumar Banerjee, 13/1, D. N. Chatterjee Road, P.O: Abhiannndan, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 200.00/-

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 312, Amount: Rs.50.00/-, Date of Purchase: 02/12/2025, Vendor name: Sharmistha Chatterjee Mukherjee

Kaustava Dey

**Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2025, Page from 398619 to 398632

being No 150614048 for the year 2025.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2025.12.24 15:27:14 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 24/12/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.