

5523/22

I-5301/26



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 110965

25/03/26
 765694/26

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

25/03/26
 District Sub-Registrar-II
 Alipore, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED SUPPLEMENTARY DEVELOPMENT AGREEMENT

Know all men by these present that we, **SRI ALOKE CHAKRABORTY (PAN- AUDPC4185H) (AADHAAR NO.2788 1941 2430) (D.O.B. 19.10.1961)**, son of Late Balai Lal Chakraborty, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at T-171, Subhash Pally, Post Office Garia, Police Station Bansdrone, Kolkata-700084, District - South 24 Parganas, the

No. 27489

24 MAR 2026

PRINCIPAL/
appoint M/s
firm

₹ 50/- Date.....

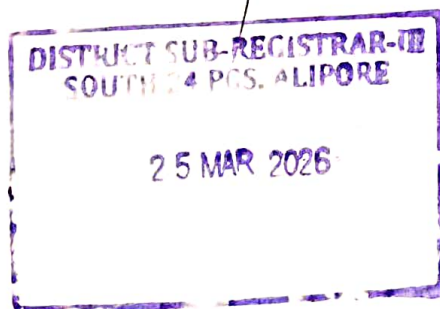
Name : Bodhisatwa Basu (Advocate)

Address : Alipore Police Court, KOL-27

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, KOL-27



Identified by:-

Bodhisatwa Basu

(Advocate)

Alipore Police Court

KOL-27

PRINCIPAL/ EXECUTANT herein, do hereby nominate, constitute and appoint **M/S. BHATTACHARJEE CONSTRUCTION**, a sole proprietorship firm, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrone, Kolkata - 700084, District - South 24 Parganas, being represented by its sole proprietor namely **SRI DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 8624 4051 0636) (D.O.B. 20.01.1964)**, son of Late Kshitish Chandra Bhattacharjee, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrone, Kolkata - 700084, District - South 24 Parganas, to be my true and lawful **ATTORNEY** to do and execute all or any of the following acts and deeds for me and on my behalf.

WHEREAS I am the absolute owner of **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, P.S. previously Regent Park now Bansdrone, Kolkata-700084, Assessee No. 31-111-25-0112-9, Sub-Registration Office at Alipore, in the District of South 24 Parganas**, the description of which are fully and particularly referred in the Schedule hereunder;

AND WHEREAS I have executed a Supplementary Development Agreement registered in the office of District Sub-Registrar-III, South 24 Parganas at Alipore, on 25.03.2026 vide Deed No. 5293 for the year 2026 of my property known as **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, P.S. previously Regent Park now Bansdrone, Kolkata-700084, Assessee No. 31-111-25-0112-9, Sub-Registration Office at Alipore, in the District of South 24 Parganas**, with **M/S. BHATTACHARJEE CONSTRUCTION**, a sole proprietorship firm, having its

Debasish Bhattacharjee

office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700084, District - South 24 Parganas, being represented by its sole proprietor namely **SRI DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 8624 4051 0636) (D.O.B. 20.01.1964)**, son of Late Kshitish Chandra Bhattacharjee, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700084, District - South 24 Parganas, developer herein.

AND WHEREAS due to my personal reasons and preoccupation it has become difficult for me to look after the affairs of my above property personally and hence these presents;

1. To enter into the said premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.
2. To apply before the Kolkata Municipal Corporation and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the building plans for the construction of the new building at the said premises as per the Development Agreement and for the said purpose, to sign such applications, maps, plans, and representations as may be necessary and as the said Attorney shall think and deem fit and proper after submission of the original plans.
3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the Completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, WBSEDCL and/or other authorities for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by my Said Attorney to this effect.

4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think, fit and proper and to make payment of their fees and charges, however, the owner shall not be responsible either for the payment of such fees and charges and for the terms and conditions with the Architects, engineers, and the contractors nor shall bear any liability whatsoever.
5. To apply for and obtain steel, bricks, cements and other construction materials in our names and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owner either financially or otherwise.
6. To sign, execute, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plan and construction of the new building at the said premises on account of the owner of the said premises without making any liability upon the owners.
7. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all authorities and/or persons including the Kolkata Municipal Corporation in respect of the said premises.
8. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.
9. To pay all outgoings, including Kolkata Municipal Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.

10. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility without making the owners liable therefore.

11. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof and compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceeding as aforesaid before any civil or criminal court, provided however the Developer shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.

12. To sign, verify, declare, and/or affirm complaints, written statements, petitions, verifications, objections, cross-objections, counter claim, applications for revision, review, new trial, or stay or of whatsoever nature, memorandum of appeal, swear affidavits, and to do generally all other acts, deeds, and things as the said attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the said premises.

13. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.

14. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of flats etc. along with proportionate share of land and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises.

15. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's allocation only.
16. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed by us or by our Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development dated 25.03.2026.
17. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the developer's allocation only after handing over possession of the entire owner's allocation to the owner in the said building together with the common areas as mentioned in the development dated 25.03.2026.
18. To receiver all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and properties and building and flats /apartments/ spaces/portions/car

Delant Mhellew

parking spaces in the Said Building in respect of the developer's allocation only.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which we ourselves could have done lawfully under our own hands and seal if personally present **AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE
(SAID PREMISES)

ALL THAT piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, P.S. previously Regent Park now Bansdrone, Kolkata-700084, Assessee No. 31-111-25-0112-9, Sub-Registration Office at Alipore, in the District of South 24 Parganas**, the said land is butted and bounded as follows:

ON THE NORTH: By 18 ft. wide Road;

ON THE SOUTH: By RTS structure;

ON THE EAST: By II storied building at T-170, Satindrapally;

ON THE WEST: By 30 ft. wide Road;

IN WITNESS WHEREOF we hereby execute this Development Power of Attorney on this the 25th day of March, 2026.

SIGNED, SEALED AND DELIVERED

By the APPOINTER herein at Kolkata

In the presence of:

1. Mounita Chowdhury
Aloca Pooanta Chowdhury
Rebindrapally, Brahmapur,
Kol-96

2. Bodhisatwa Basu
(Advocate)
Alipore Police Court
Kol-27

Moke Chakraborty
EXECUTANT

M/S BHATTACHARJEE CONSTRUCTION

Selami Bhattacharjee
Proprietor

ATTORNEY

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Bodhisatwa Basu.

Advocate
 Enrolment No. WB/2138/2009
 Alipore Police Court,
 Kolkata - 700027

SPECIMEN FORM FOR TEN FINGER PRINTS

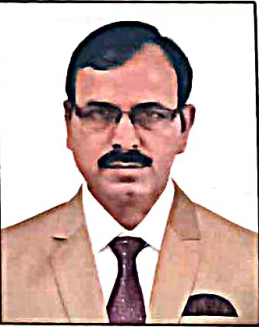
PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Alok Chakraborty

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Gagan Prasad

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK
LAND AND BUILDING ASSESSMENT DEPARTMENT

Assessee No.	Ward No.	Borough No.	Premises No.	Street No.	Name of the Street	Owner Name :	Person Liable To Pay Tax	Address:	Is Heritage	Is Pond
311112501129	111	11	112	25	SUBHASH PALLY	SHRI. ALOKE CHAKRABORTY		T-171, SUBHASH PALLY, KAMDARHARI P.O. GARIA, P.S-BANSBDRON KOL-84	N	N

Area Details: Dag No.-CS555P Khaitan No.-132 Mouza-KAMDARHARI Parking area- Common area-

No Of Stones	Nature Of Use	Plot Area	Covered Area	Floor Area	Land Area	Exempti on Applied	Exempti on Till	Exemption Rate	Residential	Non Residential	Classified Owership	Operative GR Quarter
1	ASS-DH(900 SFT.)		900		Chatak:03							1/2017

PARTICULARS OF SUBSEQUENT ALTERATIONS

Annual Valuation	Assmt. us	Rate	Date of Alteration of AV	Date of effect of Alteration	Quarterly Payable	Quarterly Payable after Rebate	H.B.T.	Manual Capp Tax	Comm Rate	Surcharge	Gross Payable	Rebate Amount	Net Payable per Quarter	Quarter of Issuing of F.S bills
1060	ARV	11.80	08/08/2022	01/07/1995	31.27	31.27	0.00	0	50.0	0.00	31.00	1.55	29	2/1995
1060	ARV	11.80	08/08/2022	01/04/1996	31.27	31.27	0.00	0	50.0	0.00	31.00	1.55	29	1/1996
1060	ARV	11.80	08/08/2022	01/04/1997	31.27	31.27	0.00	0	50.0	0.00	31.00	1.55	29	1/1997
1060	ARV	11.80	08/08/2022	01/04/2005	31.27	31.27	0.00	0	50.0	0.00	367.00	18.35	349	1/2005
6660	ARV	21.40	08/08/2022	01/07/2013	367.01	367.01	0.00	0	50.0	0.00	440.00	22.00	418	2/2013
17280.00	UAA	15.00	10/08/2022	01/04/2017	440.00	418.00	0.00	0	0	0	440.00	22.00	418	1/2017



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA 700 027

PHONE CIVIL 2479-8335/7330, CRIMINAL 2479-1477

Card No. I/P/1390



Name **BODHISATWA BASU** Advocate
Father's/husband's Name **PRADIP KUMAR BASU**
WB Bar Council Enrollment No **WB/2138/2009**
Date

(Signature)
(SUBROTO SARDAR)
ASSISTANT SECRETARY

Major Information of the Deed

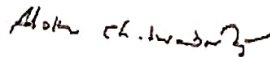
Deed No :	I-1603-05301/2026	Date of Registration	25/03/2026
Query No / Year	1603-8000765694/2026	Office where deed is registered	
Query Date	25/03/2026 10:42:52 AM	D.S.R. - III SOUTH 24-PARGANAS, District.	South 24-Parganas
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777290339, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 33,00,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 232/- (Article:E, M(b),i)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160305293/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SUBHASH PALLY, , Premises No: 112, , Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha	1/-	33,00,002/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				4.95Dec	1 /-	33,00,002 /-	

Principal Details :

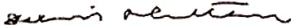
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ALOKE CHAKRABORTY Son of Mr BALAI LAL CHAKRABORTY Executed by: Self, Date of Execution: 25/03/2026 , Admitted by: Self, Date of Admission: 25/03/2026 ,Place : Office	 25/03/2026	 Captured 25/03/2026	 25/03/2026

T-171, SUBHASH PALLY, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AUxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/03/2026 , Admitted by: Self, Date of Admission: 25/03/2026 ,Place : Office

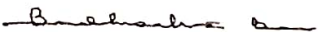
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS BHATTACHARJEE CONSTRUCTION N-12, BOSE PARA, KAMDAHARI, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: ADxxxxxx4R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr DEBASISH BHATTACHARJEE (Presentant) Son of Late KSHITISH CHANDRA BHATTACHARJEE Date of Execution - 25/03/2026, , Admitted by: Self, Date of Admission: 25/03/2026, Place of Admission of Execution: Office	 Mar 25 2026 10:58AM	 Captured LTI 25/03/2026	 25/03/2026
N-12, BOSE PARA, KAMDAHARI, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx4R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS BHATTACHARJEE CONSTRUCTION (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BODHISATWA BASU Son of Shri P K BASU Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 25/03/2026	 Captured 25/03/2026	 25/03/2026
Identifier Of Mr ALOKE CHAKRABORTY, Mr DEBASISH BHATTACHARJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKE CHAKRABORTY	MS BHATTACHARJEE CONSTRUCTION-4.95 Dec

Endorsement For Deed Number : I - 160305301 / 2026

On 25-03-2026

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 10:49 hrs on 25-03-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DEBASISH BHATTACHARJEE ..

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 33,00,002/-

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

Execution is admitted on 25/03/2026 by Mr ALOKE CHAKRABORTY, Son of Mr BALAI LAL CHAKRABORTY, T-171, SUBHASH PALLY, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person

Indetified by Mr BODHISATWA BASU, , , Son of Shri P K BASU, 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 25-03-2026 by Mr DEBASISH BHATTACHARJEE, SOLE PROPRIETOR, MS BHATTACHARJEE CONSTRUCTION, N-12, BOSE PARA, KAMDAHARI, City:- , P.O:- Garia, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr BODHISATWA BASU, , , Son of Shri P K BASU, 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 27489, Amount: Rs.50.00/-, Date of Purchase: 24/03/2026, Vendor name: S 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 153753 to 153769
being No 160305301 for the year 2026.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2026.04.07 12:16:38 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 07/04/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.