

5-01220

1189/2026



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 430400

9-07-8941
Q 39894/26
13/2/26

Mithu Das Gupta

Dasgupta Enterprise
Proprietor
Debasish Dasgupta

Notarized that the document is admitted to
registration. The Signature sheet and the
indorsement sheet attached with the
document are part of this document.

Sd/- District Sub-Registrar,
Sonarpur South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY

13 FEB 2026

KNOW ALL MEN THESE PRESENTS THAT, MITHU DASGUPTA, (PAN-AXWPD 5076C), (Aadhaar No.- 8241 1098 6427) wife of Debasish Dasgupta, by caste Hindu, by nationality Indian, by occupation housewife, residing at Natun Pally Baguipara Road, P.O- Subhasgram, P.S- Sonarpur, Kolkata 700147 Hereinafter called and referred to as the **PRINCIPAL**.

S.L. No. 2092 Date 11/02/2026
Name Dasgupta Enterprises
Address 204 Bagunpura
Value 50/-

Road, Matangola
Kot-142

Govt. Stamp Vender
DEBPRASAD BISWAS
Sonarpur A.D.S.R.O., Kol.-150



Adl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

12 FEB. 2026

Satyajit Das
Sp-Lt Sadhon Das
RK pally
PO - RK pally
PS - Sonarpur
Kol - 700150

SEND GREETINGS:-

WHEREAS, The principal Mithu Dasgupta is the absolute owner of the land area measuring an area of 11 (Eleven) Decimal be the same a little more or less situated at Rajpur Sonarpur Municipality Ward no. 13, Holding no. 105, Touzi no. 109 on Paschim Baidyapara Road and lying at Mouza- Sonarpur, J.L. no. 39, under R.S. & L.R.Dag No. 303 and RS Khatian No.245 , LR Khatian No 7318 under Police Station – Sonarpur District- South 24 Parganas.

AND WHEREAS the present owner being desires to develop the below schedule land by construction of building, being unable for want of funds expertise and man power approached the developer of the Second part for the development of the schedule land by construction of building comprising of flats/ units, covered space and garage and shop and other amenities, if any in terms of Building Plan sanctioned by the Rajpur Sonarpur municipality.

WHEREAS The principal is the absolutely seized and possessed of the FIRST Schedule property and by way of development agreement bearing no. 1174 for the year 2026 recorded in book no. 1 dated on 12th day of February, 2026 registered in the office of ADSR Sonarpur and The principal has granted exclusively right of development of the said First Schedule property in favour of **DASGUPTA ENTERPRISE**, a proprietorship construction firm, having its office at 204, Baguipara Road, Natun Pally, P.O. -Subhasgram, P.S. - Sonarpur, Kolkata-700 147, District - South 24 Parganas, represented by its proprietor **MR. DEBASISH DASGUPTA, PAN - AGCPD 8770G**, Son of Late Subir Dasgupta, By faith - Hindu, By Nationality Indian, By Occupation -Advocate, residing at C-144 Milan Pally, P.O. & P.S. - Sonarpur, District- South 24 Parganas, Kolkata - 700 150, in consideration of Schedule property hereunder written.



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24 Parganas, Kolkata - 700 150, in consideration of Schedule property hereunder written.

AND WHEREAS for the purpose of Development of the said First Schedule property and for the purpose of giving effect to implementation of the said development agreement the principals are desires of appointing, nominating and constituting the said attorney **DASGUPTA ENTERPRISE**, a proprietorship construction firm, having its office at 204, Baguipara Road, Natun Pally, P.O. - Subhasgram, P.S. - Sonarpur, Kolkata-700 147, District - South 24 Parganas, represented by its proprietor **MR. DEBASISH DASGUPTA, PAN - AGCPD 8770G**, Son of Late Subir Dasgupta, By faith - Hindu, By Nationality Indian, By Occupation -Advocate, residing at C-144 Milan Pally, P.O. & P.S. - Sonarpur, District- South 24 Parganas, Kolkata - 700 150 West Bengal to be our true and lawfull attorney for me, in our names and on our behalf to do and execute and performs or cause to be done, executed and performed all or any of the following acts, deeds and things on behalf of the principals.

- 1) To look after, manage, supervise, conduct and do all and every acts, deeds, matters and things necessary for developing the schedule property and to represent us in all meetings, discussions in respect of the said property.
- 2) To arrange Developer portion registration of the said property on our behalf.
- 3) To approve on my behalf the draft deeds of conveyance in respect of the Third Schedule property.
- 4) To sell flats, Car parking space etc to any intending purchaser /s after completion of the said New building as per sanctioned building plan of the Rajpur Sonarpur Minucipality and to receive money from sale proceeds from the said purchaser at the discretion of our attorney in respect of schedule property hereunder written to be constructed on our



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behalf and to execute and sign any agreement for sale and deed of conveyance in favour of the any intending purchaser and to grant money receipt on our behalf.

- 5) To sign, execute, appear, present and registered any deed of conveyance, agreement for sale in favour of the intending purchaser in the appropriate registry office and to sign and execute on our behalf in respect of the schedule property only and the rest of the proposed building will remain all along unsold and will remain exclusively for and on behalf of the principals or us.
- 6) To execute affirm and sign all other declarations, papers, documents and/or instrument to be filed before the lawful authority as may be required for registration of the deed of conveyance on our behalf.
- 7) To appear and represent me before the B.L&L.R.O and Rajpur Sonarpur Municipality or any other statutory authority.
- 8) To attend the hearing for mutation and for assessment of said property before the Municipality Tribunal and to deposit Municipality Taxes and others fees on our behalf.
- 9) To register the said development work and/or the construction of the said building before the West Bengal Real Estate Regulatory Authority and to take steps therein on our behalf.
- 10) To pay electricity bill of the said property and to file any type before the WBSEDCL or any Electricity Board and to hearing, this will arise out of such application.
- 11) To appoint engineers, architects and their agents and sub contractor and the said attorney think fit and proper and to make payment of their fees, charges of such architects, engineers and their agents and their sub contractors.
- 12) To pay all cost and expenses for the development of the said land and for construction and completion of the flat/unit according to the said



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sanctioned building plan to be sanctioned by Rajpur Sonarpur Municipality.

- 13) To take temporary or permanent connection from the authorized utility providers for the purpose of construction prior to the starting of the said development work and/or construction of the said building on the said land and to settle all dues three of.
- 14) To sign and plaints, affidavits petition of claims, objections, memorandum of appeal and petition and application of all kinds and to file them in any court/s or office authority if necessary.
- 15) To appoint any advocate or any other legal practitioner/Advocate/Solicitor Firm.
- 16) To institute, conduct or prosecute or defend any suit or legal proceeding that may be necessary in connection with the aforesaid property.
- 17) To sign all documents on our behalf in connection with the First schedule property.
- 18) GENERALLY for me and to my name and on my behalf to do and transact in respect of the aforesaid property as well as in respect of the matters mentioned hereinbefore as fully and effectually to all intends and purposes as are might or could do, if personally present and possible.
- 19) To receive, realize and recover earnest money, part payments, advance payments, consideration money and other payments from different persons or parties on account of sale and/or transfer and/ or leasing out or letting out or otherwise disposing of the land of flats built-up spaces and other spaces newly constructed building from such person or party as the said Attorney shall think proper in respect of the Third schedule property mention in the Development Agreement.



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- 20) To do everything for the said first schedule property with any adjoining property on our behalf.

AND I am hereby ratify and confirm and agree to ratify and confirm any act or deed that may be done or used to be done by us said attorney by virtue of the power hereby conferred and all such acts of deeds shall and binding upon us as if the same has been done by us personally.

AND I HERBY EVERY AND UNDERTAKE to ratify and confirm all and whatsoever our said attorney under this power of attorney shall do in that behalf herein before contained shall lawfully do or performed or exercise, authorities and liberties hereby conferred upon, under and by virtue of this present.

THE FIRST SCHEDULE REFERRED TO ABOVE

(Description of the land and Premises)

ALL THAT piece and parcel of undivided share of Bastu land measuring about 11 (Eleven) Decimal be the same a little more or less situated at Rajpur Sonarpur Municipality Ward no. 13, Holding no. 105, Touzi no. 109 on Paschim Baidyapara Road and lying at Mouza- Sonarpur, J.L. no. 39, under R.S. & L.R.Dag No. 303 and RS Khatian No.245 , LR Khatian No 7318 under the limits of Rajpur-Sonarpur Municipality, Ward No. 13, Kolkata- 700150.

BUTTED AND BOUNDED

ON THE NORTH : Land of same dag no

ON THE SOUTH : Land of same dag no

ON THE EAST : 20 ft Purba Baidya Para Road



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ON THE WEST : Land of RS Dag no 300 and 301

THE SECOND SCHEDULE REFERRED TO ABOVE

**PART-I
(OWNERS ALLOCATION)**

ALL THAT the Owner Allocations shall mean that the owner will get an area of 45 percent of the total Super Built Up area of the entire Flat area of the newly constructed building consisting of several flats, units and land underneath of the newly constructed buildings consisting of several of flats.

**PART-II
(DEVELOPER'S ALLOCATION)**

ALL THAT the developer shall get the share of 55 percent of the entire area of the newly constructed building excluding the Owner's allocation of the entire of all property to be constructed at the aforesaid premises save and the constructed area on the different floors of the newly constructed buildings on the landed properties more fully mentioned in the First Schedule herein above.




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South 24 Parganas

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IN WITNESS WHERE of with the Executants hereunto set and subscribes our hand and seal on this the 12th day of February 2026. SIGNED SEALED & DELIVERED IN PRESENCE OF:-

WITNESSES

1. Satyashit Das
S/o - Lt Sadhon Das
R K. pally
PO - R K pally
PS - Sonarpur
Kd - 700150

2. Akashdeep Nath
S/o - Lt Minu K Nath
Subhagpur
Kd - 147

Mithun Das Gupta

SIGNATURE OF THE EXECUTANT

Dasgupta Enterprise

Debashish Das Gupta
Proprietor

SIGNATURE OF THE ATTORNEY

DRAFTED BY:

Akashdeep Nath
Advocate

F/871/730/2023

Alipore Judge Court.



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South 24 Parganas

12 FEB. 2026



	Thumb	1st Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME : Mrithu Das Gupta SIGNATURE Mrithu Das Gupta



	Thumb	1st Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME : Debasish Das Gupta SIGNATURE Debasish Das Gupta ^{Proprietor} Dasgupta Enterprise



	Thumb	1st Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME : SIGNATURE



	Thumb	1st Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

SIGNATURE



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

SITE PLAN AT MOUZA- SONARPUR, J.L. NO.- 39, R.S. & L.R. DAG NO.- 303 (P), R.S. KHATIAN NO.- 245, L.R. KHATIAN NO.- 6790, P.S.- SONARPUR, DIST.- SOUTH 24 PARGANAS, UNDER RAJPUR- SONARPUR MUNICIPALITY, WARD NO.- 13.

LAND AREA= 2 KA 3 CH (M/L) MARKED BY RED BORER
ASBESTOS SHED AREA= 100 S.FT. (M/L)

SCALE: 1"= 22'-0"



Mithun Das Gupta

Debashish DasGupta

RE-DRAWN BY:-

Dibakar Mondal

4-2-25

DIBAKAR MONDAL

SURVEYOR, BUILD. PLANNER

REGD. NO.- 1969/ 2021

SONARPUR, KOL- 150



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

Major Information of the Deed

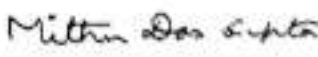
Deed No :	I-1608-01189/2026	Date of Registration	12/02/2026
Query No / Year	1608-8000398941/2026	Office where deed is registered	
Query Date	12/02/2026 4:25:22 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	AKASHDEEP NATH J N. BOSE ROAD, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700147, Mobile No. : 9875435367, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 49,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 200/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160801174/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: PASCHIM BAIDYAPARA, Mouza: Sonarpur, Pin Code : 700150

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-303	LR-7318	Bastu	Bastu	11 Dec	2/-	49,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					11Dec	2 /-	49,50,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Mithu Dasgupta Wife of Mr Debasish Dasgupta Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office	Photo 	Finger Print  Captured	Signature 
		12/02/2026	LT1 12/02/2026	12/02/2026

Baguipara Road, Natun Pally, City:- Not Specified, P.O:- Subhasgram, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: axxxxxxx6c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dasgupta Enterprise 204, Baguipara Road, City:- Rajpur-sonarpur, P.O:- Subhagram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147 , PAN No.:: agxxxxxx0g,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>Mr Debasish Dasgupta (Presentant) Son of Late Subir Dasgupta Date of Execution - 12/02/2026, , Admitted by: Self, Date of Admission: 12/02/2026, Place of Admission of Execution: Office</td><td> Feb 12 2026 4:39PM</td><td> Captured LTI 12/02/2026</td><td> 12/02/2026</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Debasish Dasgupta (Presentant) Son of Late Subir Dasgupta Date of Execution - 12/02/2026, , Admitted by: Self, Date of Admission: 12/02/2026, Place of Admission of Execution: Office	 Feb 12 2026 4:39PM	 Captured LTI 12/02/2026	 12/02/2026
Name	Photo	Finger Print	Signature						
Mr Debasish Dasgupta (Presentant) Son of Late Subir Dasgupta Date of Execution - 12/02/2026, , Admitted by: Self, Date of Admission: 12/02/2026, Place of Admission of Execution: Office	 Feb 12 2026 4:39PM	 Captured LTI 12/02/2026	 12/02/2026						
Baguipara Road, Natun Pally, City:- Rajpur-sonarpur, P.O:- Subhasgram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx0g,Aadhaar No Not Provided Status : Representative, Representative of : Dasgupta Enterprise (as sole proprietor)									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SATYAJIT DAS Son of Late SADHON DAS R K PALLY, City:- , P.O:- R K PALLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	 12/02/2026	 Captured 12/02/2026	 12/02/2026

Identifier Of Mrs Mithu Dasgupta, Mr Debasish Dasgupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mithu Dasgupta	Dasgupta Enterprise-11 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: PASCHIM BAIDYAPARA,
Mouza: Sonarpur, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 303, LR Khatian No:- 7318	Owner:মিষ্ট্র নাসরুল, Gurdian:স্বর্গাঙ্গীক , Address:কিড , Classification:বল্ড, Area:0.11000000 Acre,	Owner Name not selected by applicant.

On 12-02-2026

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 16:37 hrs on 12-02-2026, at the Office of the A.D.S.R. SONARPUR by Mr Debasish Dasgupta ,.

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 49,50,000/-

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

Execution is admitted on 12/02/2026 by Mrs Mithu Dasgupta, Wife of Mr Debasish Dasgupta, Baguipara Road, Natun Pally, P.O: Subhasgram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by Profession House wife

Indetified by Mr SATYAJIT DAS, , , Son of Late SADHON DAS, R K PALLY, P.O: R K PALLY, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

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

Execution is admitted on 12-02-2026 by Mr Debasish Dasgupta, sole proprietor, Dasgupta Enterprise, 204, Baguipara Road, City:- Rajpur-sonarpur, P.O:- Subhagram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN: 700147

Indetified by Mr SATYAJIT DAS, . . . Son of Late SADHON DAS, R K PALLY, P.O: R K PALLY, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, 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 2092, Amount: Rs.50.00/-, Date of Purchase: 11/02/2026, Vendor name: D Biswas



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2026, Page from 29572 to 29587
being No 160801189 for the year 2026.



AZ

Digitally signed by ARINDAM CHAKRABORTY
Date: 2026.02.13 16:09:45 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 13/02/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.