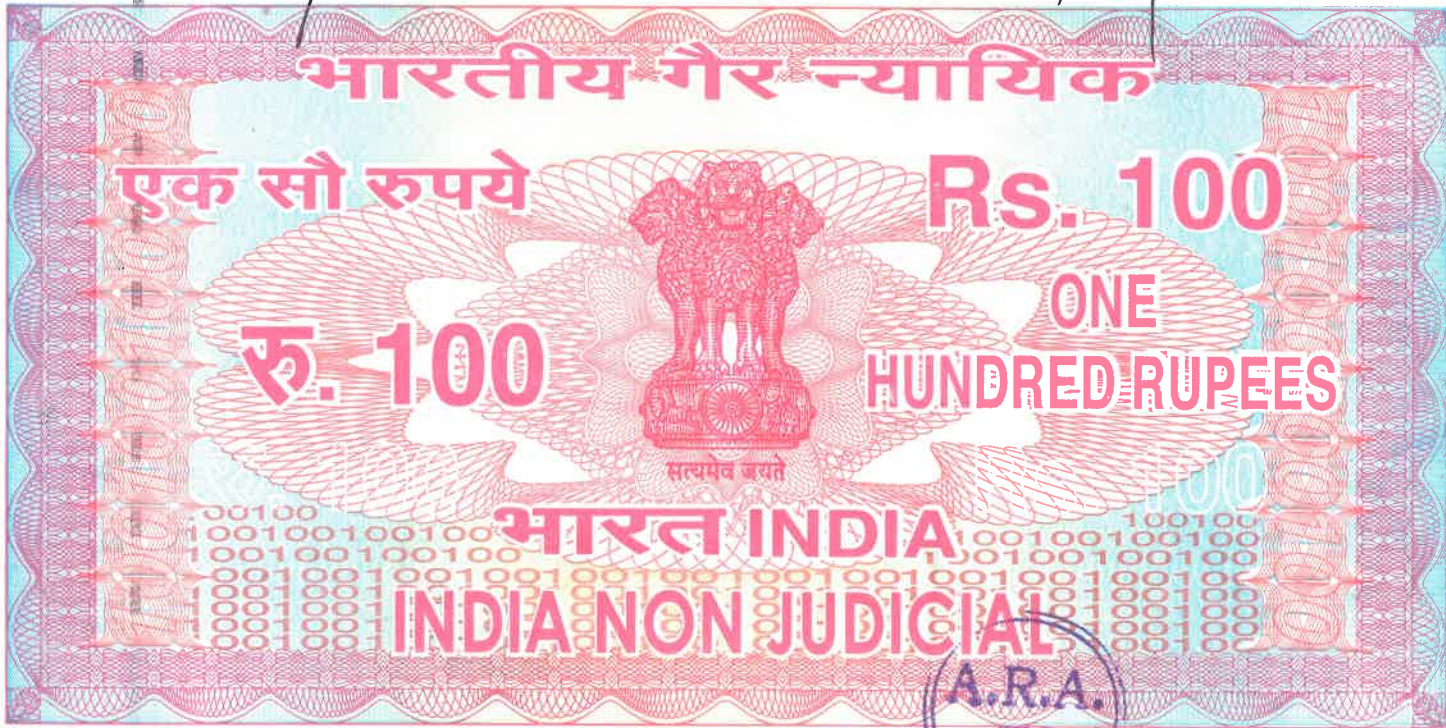


1090/28

1403/2026





पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AP 874864

8/22/26

S-8-232179/26



  
 29/11/25

Additional Registrar of Assurances-IV, Kolkata

certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Documents

Additional Registrar of Assurances-IV, Kolkata

3 FEB 2026

DEVELOPMENT POWER OF ATTORNEY

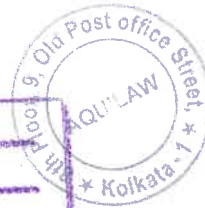
THIS DEVELOPMENT POWER OF ATTORNEY ("Power of Attorney") is made on this 29<sup>th</sup> day of Jan 2026 ("Execution Date") at Kolkata.





Subir Chakrabarty

65637



Sold to.....  
Address.....  
Value L.S.V.

- 2 NOV 2023

L.S.V., High Court  
Abhinav Sarkar  
High Court, A.S



THE REGISTRAR OF ASSURANCES  
KOLKATA  
3 FEB 2026

BY

**DEVELOPMENT CONSULTANTS PRIVATE LIMITED (CIN: U45201WB1970PTC027727, PAN: AAACD8900F)**, a company within the meaning of the Companies Act, 2013 having its registered office at 24 Park Street, Post Office Park Street, Police Station Shakespeare Sarani, Pin 700016, represented by its authorised signatory **Mr. Subir Chakraborty (AADHAAR No.: 7331 9654 4063, PAN: AFLPC4229D)** son of Late Sailendra Nath Chakraborty, residing at Udit Complex, Shashti 204, 1050/1 Survey Park, Ajoy Nagar, Santoshpur, Post Office Santoshpur, Police Station Survey Park, Pin 700075, duly authorised *vide* Board Resolution dated 12 January 2026, hereinafter referred to as **“Lessee”/ “Principal”**;

IN FAVOUR OF

**PS GROUP REALTY PRIVATE LIMITED (CIN:U65922WB1988PTC044915, PAN: AABCP5390E)**, a company within the meaning of the Companies Act, 2013 having its registered office at 1002, E.M. Bypass, Front Block, Kolkata, Post Office Dhapa, Police Station Pragati Maidan, Pin 700105, represented by its authorised signatories **Mr. Surendra Kumar Dugar (AADHAAR No.: 8876 4445 8052, PAN: ACUPD1317K)** son of Late Jhumarmal Dugar and **Mr. Gaurav Dugar (AADHAAR No.: 6736 8001 3695, PAN: AGRPD3020C)**, son of Surendra Kumar Dugar, both residing at 52/4/1 Ballygunge Circular Road, Post Office Ballygunge, Police Station Ballygunge, Pin 700019, both duly authorised *vide* Board Resolution dated 12 December 2025, hereinafter referred to as **“Developer”/ “Attorney”**.

WHEREAS:

- A. By way of a Deed of Lease dated 10 April 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, Volume No. 6, Pages 4675 to 4687, being Deed No. 5967 for the year 2008 (**“Deed of Lease”**), the Governor of the State of West Bengal through the Urban Development Department (now the Department of Urban Development & Municipal Affairs) granted the leasehold right and interest in respect of land admeasuring 243.625 (two hundred forty three point six two five) cottahs, equivalent to 4.02 acres (four point zero two) acres, comprised in and being Plot No. E-1 in Block EP and GP, Sector V, Bidhannagar, District North 24 Parganas, morefully described in the **Schedule** hereunder written (**“Project Land”**), in favour of one Development Consultants Private Limited, the Lessee herein, for a period of 999 (nine hundred ninety nine) years for the purpose of setting up houses and buildings thereon to be used as a ‘Trade Centre’, for international trade/ commerce and related activities subject to the terms and conditions mentioned therein (**“Lease”**).
- B. Over the years, the Lessee has taken steps to develop the Project Land as per the sanctioned Plan, the present one being dated 13 January 2026 granted by the Nabadiganta Industrial Township Authority and, the Lessee is desirous of continuing construction and completing a project on the Project Land, for commerce and trade related activities comprising mixed use

*poly*

*Subir Chakraborty*





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 3 FEB 2026

buildings having commercial, retail showrooms, office spaces, food and beverage outlets, business centres, entertainment zones etc. (“**Project**”).

- C. That on various dates, the Lessee and the relevant Governmental Authority and/or regulatory body has exchanged correspondence regarding the Project Land and the status of the aforesaid Project. On or before the Execution Date, the Lessee has handed over to the Developer copies of all relevant communication. The Developer is privy and has knowledge of all the relevant correspondence, which has been shared by the Lessee with the Developer before execution of the Development Agreement (as defined herein after).
- D. The Developer is engaged in the business of undertaking development of residential and commercial real estate. The Developer has requisite skill and expertise as well as a reputed professional team at its command for the purpose of carrying out development of real estate and construction of buildings and other structures and has the credibility to arrange for necessary finances required for the same. The Lessee has approached the Developer with the proposal to develop the Project and the Developer after considering the aforesaid proposal of the Lessee, has agreed to construct and develop the Project. The Lessee has approached the Developer due to the goodwill and reputation of the Developer and to complete the Project at the earliest as prescribed by the appropriate authority.
- E. Pursuant to the above, the Parties have entered into a Joint Development Agreement dated 27 January 2026 registered in the Office of Additional Registrar of Assurances IV, being No. 1051 for the year 2026 (“**Development Agreement**”), with respect to construction and development of the Project.
- F. As per the Development Agreement, it has been, *inter alia*, agreed that, the Lessee shall provide the Developer with a Power of Attorney in order to facilitate the construction and development of the Project at the Project Land, to commercially utilize and Transfer the Developer’s Allocation in the Project and to carry out its obligations in relation to the same, as per the terms and conditions of the Development Agreement.
- G. In furtherance thereof and to effectively implement the Development Agreement, the Lessee has agreed to appoint the Developer as its true and lawfully constituted attorney and authorized representative through this Power of Attorney, for each of the powers contained hereinafter.

**THEREFORE, THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:**

The Principal hereby nominates, constitutes, appoints, and empowers the Attorney, acting through any of its directors or duly authorized representatives, for itself and on behalf of itself, to do, exercise, execute and perform any of the following acts, deeds and things, on its behalf and in its name, namely:

1. To appear for and represent the Lessee before all local, State or Central Government



Subir Chakrabarti





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 3 FEB 2026

departments, parastatals and statutory bodies for all intents and purposes in connection with construction of the Project on the Project Land and to sign all letters, applications, undertakings, indemnities etc. and submit the same as may be required or necessary for carrying out construction of the Project on the Project Land.

2. To represent the Lessee before the concerned local authority, West Bengal Fire Services Department, concerned police authority, income tax authority, and all other Governmental Authority(ies) and/or Government departments and to file necessary papers, documents, applications, undertakings, indemnities etc. in respect of any matter relating to construction of the Project on the Project Land.
3. To obtain permission or approval from the concerned sanctioning and/or planning authority and/or other Governmental Authority as may be required for the development and construction of the Project on the Project Land in accordance with the Development Agreement and for that purpose, to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.
4. To enter upon the Project Land with men and material as may be required for the purpose of development of the Project and erect the buildings as per the sanctioned Plan and/ or to be sanctioned by the concerned sanctioning authority and/or local authority.
5. To hold and defend access and physical control of the Project Land and every part thereof and also to develop, manage, maintain, deal with, administer, control, supervise and protect the Project being developed thereon and all buildings and constructions to be constructed thereon and every part thereof.
6. To sign all contracts and orders and other documents, letters, receipts, papers and writings whatsoever and to conclude all bargains and deals and to accept all estimates, tenders, quotations etc. on such terms and conditions as the Developer shall deem fit and proper and to settle all issues and differences in connection thereto for construction and completion of the Project on the Project Land.
7. To appoint and terminate the appointment of architects, engineers, surveyors and others for survey and soil testing at the Project Land.
8. To sign, execute and register (as may be applicable) all Plan(s), sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of Plan in respect of the development and construction of the Project on the Project Land.
9. To prepare, apply for and submit the Plan with the concerned sanctioning and/or planning authority and other Governmental Authority(ies) as may be required for sanction of the Plan and if required, to have the same modified and/or altered from time to time.



Subir Chakrabarty






ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 3 FEB 2026

10. To obtain delivery of the sanctioned Plan from the concerned sanctioning authority/local authority or any other authority(ies).
11. To apply for and obtain clearance certificate, no objection certificates, permissions and consents, if required, from the West Bengal Pollution Control Board for sanction of the Plan in respect of the development and construction of the Project on the Project Land.
12. To receive the excess amount of fees, if any, paid to any Governmental Authority(ies) for the purpose of sanction, modification and/or alteration of the Plan in respect of the Project on the Project Land and to distribute such excess amount of fees so refunded between the Parties, to the extent of such Party's share in the amount contributed.
13. To have the Project Land surveyed and to have the soil tested for the proposed construction and development of the Project on the Project Land.
14. To pay all fees and expenses and obtain sanction and such other orders or permissions or consents or no objection certificates from the necessary authorities and to do all other necessary acts, deeds and things as be expedient for sanction, modification and/or alteration of the Plan in respect of the Project on the Project Land.
15. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or other connections of any other utility or facility in the Project Land from the concerned companies or sanctioning and/or planning authority and other appropriate authorities and/or to make alteration therein and to close down and/or have disconnected the same.
16. To install all electricity, gas, water and surface and foul water drainage systems on the Project Land and to serve such notices and enter into such agreements with statutory authorities or other companies as may be necessary for installation of the aforesaid services.
17. To do all necessary acts, deeds and things for the purpose of complying with Applicable Law for the time being in force with regard to sanctioning, modifications and/or alteration of the Plan in respect of the Project on the Project Land.
18. To appoint architects, engineers, contractors, sub-contractors, consultants, surveyors and other professionals as may be required and to supervise the development and construction work of the Project on the Project Land.
19. To apply for and obtain, in the name of the Lessee, the service connections including water, sewerage and electricity for carrying out and completing the development and construction work of the Project on the Project Land.
20. To make deposits with the concerned sanctioning and/or planning authorities and other authorities for the purpose of carrying out the development work and construction of the



*Subir Chakraborty*





REGISTRAR  
KOLKATA  
-3 FEB 2026

Project on the Project Land and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of the Lessee in connection therewith.

21. To construct upon and develop the Project Land and to undertake the financing and designing of the Project thereon without any claim or interference from any Person(s) in any manner whatsoever.
22. To excavate the Project Land and demolish all structures thereupon, undertake sale of debris and appropriate proceeds thereof.
23. To create Encumbrances over the leasehold right and interest in respect of the Project Land and/ or the Developer's Allocation constructed thereon and sign any financing documents including deed of mortgage or any other similar or ancillary deeds or documents and/ or offer as security, Developer's Allocation in the Project and/ or the Project Land and/or receivables from the Transferable Areas forming part of the Developer's Allocation and/ or any part thereof including the built-up superstructure on the Project Land forming part of the Developer's Allocation and/or on the building and other constructions/improvements constructed/made on the Project Land, proportionate to the Developer's Allocation, in concurrence with the terms and conditions of the Development Agreement and carry out, execute and perform various acts, deeds and things in respect of creation of such mortgage, charge, etc.
24. To take such steps as are necessary to divert all pipes, cables or other conducting media in, under or above the Project Land or any adjoining or neighboring properties and which need to be diverted as a result of the Project thereon.
25. To obtain and give rights of way, access, rights to lay drains, water mains, electric cables, telephone, fax lines, telegraph cables, etc., underground and overhead (as the case may be) and for that purpose to obtain, give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
26. To give all necessary notices under Applicable Law for the demolition and clearance of the Project Land and development thereof, as contemplated herein.
27. To not allow any Person(s) to encroach into or upon the Project Land or any part or portion thereof and take all steps as may be required for removing trespassers, unauthorized occupants and/or tenants from the Project Land.
28. After completion of the construction of the Project or any part thereof, to apply for and obtain occupancy certificate/completion certificate in respect thereof or any part thereof from the concerned Governmental Authorities.
29. To represent and act for the Lessee in relation to all proceedings, notices, actions or litigations



*Subir Chakraborty*





SEAL OF THE REGISTRAR  
OF COMPANIES, KOLKATA  
- 3 FEB 2026

of any nature whatsoever, whether judicial, quasi-judicial or administrative, arising out of or in connection with the Lease of the Project Land, including any proceedings relating to the subsistence, validity, renewal, cancellation or termination thereof, to contest and defend the same before all competent authorities and courts, to appoint and instruct advocates, determine litigation strategy, sign and file all pleadings, affidavits and vakalatnamas, seek interim and final reliefs, and take all such steps as may be necessary in this regard, along with the Lessee, if the Lessee so desires.

30. To ask for, receive and recover from the Allottees of the Developer's Allocation, all consideration, charges, service charges, rents, deposits and other taxes and sums of moneys in respect of the Transferable Areas in the Project forming part of the Developer's Allocation, in any manner whatsoever and grant valid and effectual receipts to the Allottee of the Developer's Allocation and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as the Developer may think fit.
31. To execute from time to time all transaction documents for Transfer of the Developer's Allocation in favour of the Allottees and Transfer of the Common Areas in favour of the association of Allottees and present the above documents/instruments for registration and admit the execution of such documents/instruments before the appropriate authorities.
32. To cause the name of Allottee of the Unit(s), pertaining to the Developer's Allocation to be mutated in the records of the concerned municipal authorities, and for the aforesaid purpose, to sign and execute all applications, papers, deeds, documents and instruments as the Developer in its absolute discretion may deem fit and proper.
33. To execute any other deeds and documents, including deed of exchange, deed of declaration, deed of confirmation and/or any deed of modification and to register the same with the jurisdictional Registrar(s) or Sub-Registrar(s) as the Developer may at its sole discretion desire or deem fit and proper.
34. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Lessee could do itself.
35. **AND GENERALLY** to do all acts, deeds and things for better exercise of the authorities herein contained which the Lessee could have lawfully done under its own hand and seal.

**Ratification:** The Principal doth hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this Power of Attorney and in terms of the provisions contained in the Development Agreement.

**Substitution:** The Attorney shall be entitled to appoint one or more substitutes under itself for exercise of all or any of the aforesaid powers and authorities and it shall further have the right to



Subni Charvabaly





SEAL OF THE ADDL. REGISTRAR OF COMPANIES  
KOLKATA  
-3 FEB 2026

remove such substitutes and/ or make further or other substitutions.

**Validity:** This Power of Attorney shall form an integral part of the Development Agreement and cannot be terminated till the time the Development Agreement is valid and subsisting. Notwithstanding anything contained herein, any action taken under this Power of Attorney shall be as per and in compliance with the Development Agreement.

**No Liability:** The Principal shall not have any financial or other liability to any person or entity by virtue of any power exercised by the Attorney pursuant to the Power of Attorney.

**Further Powers:** Notwithstanding the grant of the aforesaid powers and authorities, the Principal shall grant further powers and authorities as may be necessary to fully effectuate this Power of Attorney.

The capitalized terms used but not defined herein, shall have the meaning ascribed to them in the Development Agreement.

The Attorney shall render true and proper accounts to the Principal and no consideration has been passed through this Power of Attorney.

This Power of Attorney shall be governed by the laws of India.

**[REMAINDER OF THE PAGE LEFT INTENTIONALLY BLANK]**



Subir Chakrabarty





ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
- 3 FEB 2026

**SCHEDULE  
PROJECT LAND**

**ALL THAT** land admeasuring 243.625 (two hundred forty three point six two five) cottahs, equivalent to 4.02 acres (four point zero two) acres, comprised in and being Plot No. E-1 in Block EP and GP, Sector V, Bidhannagar, Pin 700091, within the jurisdiction of the Electronics Complex Police Station, District North 24 Parganas, West Bengal, butted and bounded as follows:

- On the North: By Infinity IT Lagoon building;
- On the East: By water body;
- On the South: By 20.72 metre wide road;
- On the West: By business building and 15 metre wide road.

**[SIGNATURE PAGE FOLLOWS]**



*Sudh Chakrabarty*





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
-3 FEB 2026

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals, the day, month and year first above written.

<p>SIGNED AND DELIVERED by DEVELOPMENT CONSULTANTS PRIVATE LIMITED, being the within named Lessee/Principal in the presence of:</p>	<p>For DEVELOPMENT CONSULTANTS PRIVATE LIMITED</p> <p><i>Subir Chakraborty</i></p> <hr/> <p><b>SUBIR CHAKRABORTY</b> (Authorised Signatory)</p>
<p>Witness:</p> <p><i>[Signature]</i></p> <hr/> <p>Name: <i>[Signature]</i> Address: <i>C.O. Colpoat office Tkd-2</i></p>	
<p>SIGNED AND DELIVERED by PS GROUP REALTY PRIVATE LIMITED, being the within named Developer/Attorney in the presence of:</p>	<p>For PS GROUP REALTY PRIVATE LIMITED</p> <p><i>[Signature]</i> PS Group Realty Pvt. Ltd. Director / Authorised Signatory</p> <hr/> <p><b>SURENDRA KUMAR DUGAR</b> (Authorised Signatory)</p>
<p>Witness:</p> <p><i>[Signature]</i></p> <hr/> <p>Name: <i>Shib Sambhar Mullick</i> Address: <i>31/1 Hidarom Banerjee Lane - Kolkata - 700012.</i></p>	

Drafted by:

*Soumya Banerjee*  
Soumya Banerjee

Advocate

High Court, Calcutta

Enrolment No.: WB/375/2005



ADDITIONAL REGISTRAR  
OF ASSURANCES - S-IV, KOLKATA  
- 3 FEB 2026

DATED THIS DAY OF JANUARY, 2026

BY

DEVELOPMENT CONSULTANTS PRIVATE  
LIMITED












...PRINCIPAL

AND












PS GROUP REALTY PRIVATE LIMITED

...ATTORNEY












DEVELOPMENT POWER OF ATTORNEY

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

Name SUBIR CHAKRABORTY  
 Signature Subir Chakraborty

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

Name SURENDRA KUMAR DUGAR  
 Signature Surendra Kumar Dugar

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

Name GAURAV DUGAR  
 Signature Gaurav



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
-3 FEB 2026

### Major Information of the Deed

Deed No :	I-1904-01403/2026	Date of Registration	03/02/2026
Query No / Year	1904-8000232179/2026	Office where deed is registered	
Query Date	28/01/2026 5:40:01 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Asit Manna 6, Old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9732452296, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 141,30,91,104/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 284/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190401051/2026 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: Nabadiganta Industrial Township, Road: Block - E P, Mouza: Block-5 E P, Pin Code : 700091

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-1		Bastu	Bastu	4.02 Acre		141,30,91,104/-	Property is on Road , Project Name :
<b>Grand Total :</b>					402Dec	0/-	14130,91,104 /-	







#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DEVELOPMENT CONSULTANTS PRIVATE LIMITED</b> 24, Park Street, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Date of Incorporation:XX-XX-1XX0 , PAN No.:: AAxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PS GROUP REALTY PRIVATE LIMITED</b> 1002, E M Bypass, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SURENDRA KUMAR DUGAR (Presentant )</b> Son of Mr Jhumarmal Dugar Date of Execution - 29/01/2026, , Admitted by: Self, Date of Admission: 29/01/2026, Place of Admission of Execution: Office	 Feb 3 2026 11:51AM	 Captured LTI 03/02/2026	<b>Signature</b>  03/02/2026
	2B, Dover Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: ACxxxxxx7K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PS GROUP REALTY PRIVATE LIMITED (as Director)			
2	<b>Name</b> <b>SUBIR CHAKRABORTY</b> Son of Late Sailendra Nath Chakraborty Date of Execution - 29/01/2026, , Admitted by: Self, Date of Admission: 29/01/2026, Place of Admission of Execution: Office	 Feb 3 2026 11:51AM	 Captured LTI 03/02/2026	<b>Signature</b>  03/02/2026
	, Udita Complex, Shasthi 204, 1050/1, Survey Park, Ajoy Nagar, Santoshpur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AFxxxxxx9D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEVELOPMENT CONSULTANTS PRIVATE LIMITED (as Authorised Signatory)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ASIT MANNA</b> Son of Late A K Manna 6, Old Post Office Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 03/02/2026	 Captured 03/02/2026	 03/02/2026
Identifier Of Mr SURENDRA KUMAR DUGAR, SUBIR CHAKRABORTY			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	DEVELOPMENT CONSULTANTS PRIVATE LIMITED	PS GROUP REALTY PRIVATE LIMITED-402 Dec

Endorsement For Deed Number : I - 190401403 / 2026

On 28-01-2026

**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 141,30,91,104/-



Semanti Sikdar  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 29-01-2026

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 11:25 hrs on 29-01-2026, at the Office of the A.R.A. - IV KOLKATA by Mr SURENDRA KUMAR DUGAR .

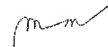
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 29-01-2026 by Mr SURENDRA KUMAR DUGAR, Director, PS GROUP REALTY PRIVATE LIMITED, 1002, E M Bypass, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Mr ASIT MANNA, , Son of Late A K Manna, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 29-01-2026 by SUBIR CHAKRABORTY, Authorised Signatory, DEVELOPMENT CONSULTANTS PRIVATE LIMITED, 24, Park Street, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr ASIT MANNA, , Son of Late A K Manna, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service



Mohul Mukhopadhyay  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 03-02-2026

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 284.00/- ( E = Rs 200.00/- ,I = Rs 55.00/- ,M (a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 284.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 65637, Amount: Rs.100.00/-, Date of Purchase: 02/11/2023, Vendor name: A SARKAR



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2026, Page from 75967 to 75985  
being No 190401403 for the year 2026.



*Saurav Roychowdhury*

Digitally signed by SAURAV ROYCHOWDHURY  
Date: 2026.02.11 19:04:20 +05:30  
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 11/02/2026  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

**PS Group Realty Pvt. Ltd.**

*Javed Khan*

(Constituted Attorney / Authorised Signatory)