

17649/25

I-17350/2025



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AM 635721

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

District Sub-Register-1
Alipore, South 24-Pargana

10 DEC 2025

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, I, SRI TARUN KUMAR
GANGULI (PAN AFVPG5328R) (AADHAAR No. 8609 3540 2017), son
of Late Nabani Kumar Ganguli, by Faith- Hindu, by Nationality- Indian,
by Occupation- Service, residing at 114/1, Monohor Pukur Road, P.O.
Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24
Parganas, hereinafter called and referred to as the
LANDOWNER/EXECUTANT, SEND GREETINGS on this the 10th day of
December, 2025.

Contd/P2

WHEREAS I am absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring an area more or less 4 (Four) Cottahs along with a Four Storied Building measuring more or less 1300 sq.ft. on each Floor and in aggregating measuring 5200 sq.ft. more or less standing thereon, all are cemented flooring, lying and situated at Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas and Mailing Address 114/1, Monohor Pukur Road, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 84 vide Assessee No. 11-084-11-0138-8, A.D.S.R. Alipore, South 24 Parganas, written hereunder and hereinafter called and referred to as the 'Said Premises' and I am now enjoying the same free from all encumbrances upon paying taxes regularly.

AND WHEREAS I have entered into a Registered **Development Agreement** dated 10.12.2025, with "**M/S. E SQUARE DEVELOPER**", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 2A/6, Ho Chi Minh Sarani, Flat No. 3B, P.O.

Anjan Dutta

Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, for development of my aforesaid **Scheduled** property and to construct a Ground Plus Four Storied Building with Lift facility at the said premises in accordance with the Building Plan vide No. 2025080071 dated 19.09.2025, that had already been sanctioned by the Kolkata Municipal Corporation and the said Development Agreement duly registered at the Office of D.S.R.- II at Alipore, South 24 Parganas and duly recorded in Book No. 1, Volume No. 1602-2025, Being No. 160217325..... for the year 2025.

Anjan's

AND WHEREAS since I have been busy with my day to day affairs it is necessary and also expedient for me to appoint and engage an Attorney for myself, in my name and on my behalf to do all acts, deeds and things as I could do myself.

NOW KNOW YE BY THESE PRESENTS, I, SRI TARUN KUMAR GANGULI (PAN AFVPG5328R) (AADHAAR No. 8609 3540 2017), son of Late Nabani Kumar Ganguli, do hereby and hereunder nominate, constitute and appoint "**M/S. E SQUARE DEVELOPER**", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 2A/6, Ho Chi Minh Sarani, Flat No. 3B, P.O.

Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, as my true and lawful Attorney in my name and on my behalf, to do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in respect of the said premises.

1. To develop my said property and to construct a Ground Plus Four Storied Building with Lift facility at the said premises in accordance with the Plan vide No. 2025080071 dated 19.09.2025, that has already been sanctioned by the Kolkata Municipal Corporation.
2. To sign revised Building Plan if any and obtain the said revised Sanctioned Plan from the Kolkata Municipal Corporation for the construction of the said Building and/or as may be sanctioned by the Kolkata Municipal Corporation for myself and on my behalf.
3. After obtaining the revised Sanctioned Plan from the Kolkata Municipal Corporation to construct said Building on the said property according to the Sanctioned Plan and the revised Sanction Plan (if any) and for the purpose of the said construction to engage Masons and Laborers, Engineers, Supervisors, Surveyors and to purchase necessary Building materials for me and on my behalf.
4. To appear for me and on my behalf before the Kolkata Municipal Corporation, C.E.S.C. Limited, Airport Authority and other local and/or statutory Authorities and all Government or Semi-Government Offices and to apply for obtaining sanction, permit, license, water supply,

drainage, electric supply and all services etc. as may be required for the construction of the said Building at the said premises.

5. To deposit all fees, charges, money before the Authorities concerned in my name and on my behalf for obtaining revised sanctioned (if any) from the Kolkata Municipal Corporation and to receive revised sanctioned Building Plan (if any) for me and on my behalf from the Kolkata Municipal Corporation.

6. To issue forms, brochures, designs, plan and booklets and to invite intending Purchaser/s of the Flat/s and Car Parking Space/s both open and cover and other spaces in Developer's Allocation to any Purchaser/s at such prices as my said Attorney in its absolute discretion, thinks fit and proper and to agree upon and to enter into Agreement/s for Sale and/or to repudiate the same.

7. To sign and execute any Agreement/s etc. in respect of the Developer's allocation together with undivided proportionate share of land and common areas and facilities according to the terms and conditions of the said Development Agreement regarding Flats, Car Parking Spaces, both covered and open to be constructed in favour of any person, association of persons, company both private limited and public limited and to any other business and partnership firm and to receive from them any earnest money in its name and to give or issue valid receipt for the same.

8. In case of sale, to execute, sign proper Conveyance/s for the different Saleable Flat/s, Car Parking Space/s in favour of the intending Purchaser/s and to present before the Registrar of appropriate jurisdiction, all Deed/s of Conveyance for registration in my name and on my behalf and to receive consideration money either in cash or by cheque from the intending Purchaser/s in its name and to be credited in its account and to give proper receipt and discharge for the same only for the Developer's Allocation, after making delivery of possession of the Owners' Allocation as per the said Development Agreement.

9. To apply for and obtain Income Tax Clearance Certificate and/or certificate under Section 230A (I) and /or under the Urban Land Ceiling and Regulations Act, 1976 and other laws relating to the revenue and/or land and/or Building in Urban Land as may be required for execution and/or registration of any sale deed, lease deed and other documents of transfer as per Transfer of Properties Act, 1882, regarding Developer's allocation in the said premises and Building and also to appear before and sign and submit all papers and documents and to make representation to the appropriate authority/ies for getting such certificate and/or permission.

10. To apply for and obtain temporary and permanent connection of Kolkata Municipal Corporation water supply, electricity, drainage, sewerage, gas and/ or power for the said Building required for the construction, use and enjoyment of the Building, to sign all such

applications, forms and documents as shall be required for the said development project.

11. To supervise, manage and conducts all sorts of administration in respect of the demised plot of land which I now have to handle all sorts of official matters, letters arisen in course of concerned matters with my said property/premises and to sign, submit before the registrar the documents, deed for registering the property under the provisions of West Bengal Apartment Ownership Act, 1972 with all its latest modifications/amendments etc.

12. To appear before the Notary Public, Registrar of Assurances, District Sub- Registrar, Metropolitan Magistrate and other officials or authorities on my behalf present for registration and acknowledgement and register and have them registered and perfected all deeds, instruments and writings executed, sign, personally for and on my behalf by virtue of this Power Of Attorney in respect of Developer's Allocation.

13. To file, institute, contest, carry on, commence, compromise, withdraw any suits, action, proceedings, claims, demands etc. to any concerned lower and Higher Courts and all reasonable matters and things that appear to my said attorney necessary for smoothly carrying out and completing the development works as contemplated in the proposed Development Agreement as aforesaid including to appoint Advocate, Muktar, Revenue Agent or any other legal practitioner and professionals.

14. By this Power of Attorney, the Developer is not empowered to sell, transfer, alienate and encumber the Owners' allocation and/or any portion thereof to any third parties in any manner whatsoever.

15. No act and deeds can be done beyond the scope and purview of the said Development Agreement. AND generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in relation to my properties, or affairs ancillary or incidental thereto as fully and effectually as I myself could do the same if I am personally present.

AND I do hereby, agree that all acts, deeds and things, lawfully done by my said Attorney, within the jurisdiction of this Power of Attorney, shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said Attorney shall lawfully do or cause to be done for me by virtue of this Power hereby given.

THE SCHEDULE OF THE PROPERTY:

DESCRIPTION OF THE LAND

ALL THAT piece and parcel of Bastu land measuring an area more or less 4 (Four) Cottahs along with a Four Storied Building measuring more or less 1300 sq.ft. on each Floor and in aggregating measuring 5200 sq.ft. more or less standing thereon, all are **cemented flooring**, lying and situated at Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026,

District- South 24 Parganas and Mailing Address 114/1, Monohor Pukur Road, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, at **Zone- Basusree Cinema to Sarat Bose Road (Premises Nos. 1 to 18/2, 107 to rest)**, within the limits of the Kolkata Municipal Corporation, Ward No. 84 vide Assessee No. 11-084-11-0138-8, A.D.S.R. Alipore, South 24 Parganas, which is butted and bounded in the manner following:-

- ON THE NORTH** : By Property of Amar Nath Bose (Premises No. 114, Monohor Pukur Road);
- ON THE SOUTH** : By Property of J.C. Bose (Premises No. 114, Monohor Pukur Road);
- ON THE EAST** : By 30'- 00" wide K.M.C. Road;
- ON THE WEST** : By Municipal Drain;

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED & DELIVERED

By the **LANDOWNER**

In presence of:

1. *Manish Adhikary*

31, M.I.D. Road

Barua, K-1-60

2. *Kalyan Lal*
Begunbad
141-141

Manish Adhikary

**SIGNATURE OF THE LANDOWNER
/EXECUTANT**

SIGNED, SEALED & DELIVERED

By the **BUILDER/DEVELOPER/
ATTORNEY** in presence of:

1. *Manish Adhikary*

31, M.I.D. Road

Barua, K-1-60

Accepted by Me

E SQUARE DEVELOPER

Ajayandras

Proprietor

**SIGNATURE OF THE
BUILDER/DEVELOPER/ATTORNEY**

2. *Kalyan Lal*
Begunbad
141

Drafted and Prepared by me:

Avishek Guha

**AVISHEK GUHA
ADVOCATE**

HIGH COURT, CALCUTTA

AVISHEK GUHA

Advocate
High Court, Calcutta
130/A, Sagar Manna Road,
Panersree, Kolkata - 700060
Enrolment No. WB/206/2011

finger



Thumb

1st finger

middle finger

ring finger

small

left hand					
right hand					

Name. SRI ANJAN DUTTA

Signature.....*Anjan Dutta*.....



left hand					
right hand					

Name. SRI TARUN KUMAR GANGULI

Signature.....*Ganguli*.....

Major Information of the Deed

Deed No :	I-1602-17350/2025	Date of Registration	10/12/2025
Query No / Year	1602-8003324816/2025	Office where deed is registered	
Query Date	10/12/2025 1:38:38 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avishek Guha Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831225973, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 12,00,000/-	Rs. 3,53,99,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 232/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160217325/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyendra Nath Majumder Sarani, Road Zone : (Basusree Cinema -- Sarat Bose Road (Premises Nos. 1 to 18/2, 107 to rest)) , , Premises No: 114/1, , Ward No: 084 Pin Code : 700026

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	4 Katha	9,00,000/-	3,14,99,998/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :				6.6Dec	9,00,000 /-	314,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5200 Sq Ft.	3,00,000/-	39,00,000/-	Structure Type: Structure,Status of Completion : Completed
<p>Gr. Floor, Area of floor : 1300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 1300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5200 sq ft	3,00,000 /-	39,00,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TARUN KUMAR GANGULI Son of Late Nabani Kumar Ganguli Executed by: Self, Date of Execution: 10/12/2025 , Admitted by: Self, Date of Admission: 10/12/2025 ,Place : Office	 10/12/2025	 LTI 10/12/2025	 10/12/2025
114/1, Monohor Pukur Road, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: AFxxxxxx8R, Aadhaar No: 86xxxxxxxx2017, Status :Individual, Executed by: Self, Date of Execution: 10/12/2025 , Admitted by: Self, Date of Admission: 10/12/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	E SQUARE DEVELOPER 2/2, SIDDHINATH CHATTERJEE ROAD, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: AExxxxxx0Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ANJAN DUTTA (Presentant) Son of Late Ashim Kumar Dutta Date of Execution - 10/12/2025 , , Admitted by: Self, Date of Admission: 10/12/2025, Place of Admission of Execution: Office	 Dec 10 2025 2:30PM	 LTI 10/12/2025	 10/12/2025
2A/6, HO CHI MINH SARANI, Flat No: 3B, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AExxxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Representative, Representative of : E SQUARE DEVELOPER (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manish Adhikary Son of Mr Barindra Kumar Adhikary 31 M I D Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700060		 Captured	
	10/12/2025	10/12/2025	10/12/2025
Identifier Of Mr TARUN KUMAR GANGULI, Mr ANJAN DUTTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr TARUN KUMAR GANGULI	E SQUARE DEVELOPER-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr TARUN KUMAR GANGULI	E SQUARE DEVELOPER-5200.00000000 Sq Ft

Endorsement For Deed Number : I - 160217350 / 2025

On 10-12-2025

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:18 hrs on 10-12-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr ANJAN DUTTA ,.

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 3,53,99,998/-

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

Execution is admitted on 10/12/2025 by Mr TARUN KUMAR GANGULI, Son of Late Nabani Kumar Ganguli, 114/1, Monohor Pukur Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Identified by Mr Manish Adhikary, , , Son of Mr Barindra Kumar Adhikary, 31 M I D Road, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 10-12-2025 by Mr ANJAN DUTTA, PROPRIETOR, E SQUARE DEVELOPER, 2/2, SIDDHINATH CHATTERJEE ROAD, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr Manish Adhikary, , , Son of Mr Barindra Kumar Adhikary, 31 M I D Road, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 635721, Amount: Rs.100.00/-, Date of Purchase: 25/11/2025, Vendor name: Sasanka Sekhar Roychowdhury



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

