203/26 153 166/26

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AZ 210865

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached with this document are the Part of this document.

Additional Registrar of Assurances-1, Kolkata

08 JAN 2026

Nabo Kumar Chakraborty alias

Nabo Kumar Chakraborty

A.R.A 1

# DEVELOPMENT POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS THAT I NABA KUMAR CHAKRABORTY alias NABO KUMAR CHAKRABORTY (PAN: ACSPC5522H & Aadhaar No. 2831 5077 6692 & Voter Card No. WB/23/109/705367)** son of Shri Mihirlal Chakraborty, by faith – Hindu, by occupation – Service, by Nationality – Indian, residing at Chakraborty Para, Jagaddal, Post Office – Daskhin Jagaddal, Police Station – Sonarpur, District South 24 Parganas, hereinafter referred to as the **PRINCIPAL/ EXECUTANT SEND GREETINGS:-**

Sl. No. 037656 Date 08 DEC 2025
Name
Addl.
Date 08 DEC 2025

Shri Nabar Kr. Chakraborty.
Chakraborty para, Jagaddal.
24 pgs (N)

SOUMITRA CHANDA
Vendor
Kol-

AREA DIST. REGISTRAR (N.24 PGS)

3 JAN 2026

**WHEREAS** Shri Gerija Prasad Mukhopadhyay, Saradendu Mukhopadhyay and Jagadananda Mukhopadhyay were original recorded owners of the landed property measuring about 84 Sataks/ Decimals be the same little more or less lying and situate at Mouza – Jagaddal, J.L. no. 71 within Touzi No. 84, appertaining to R.S. Khatian No. 972, comprised in Dag No. 985 and Dag No. 986, within the limits of Rajpur Sonarpur Municipality at present Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, B.C. Roy Road, Police Station Sonarpur, District South 24 Parganas;

**AND WHEREAS** by a Deed of Conveyance dated 18th November, 1966 made between Shri Jagadananda Mukhopadhyay the beneficial owner therein referred to as the owner and one Shri Lakshmi Charan Ghosh the purchaser therein and for the consideration mentioned therein and as such the vendor therein named granted, sold, conveyed, transferred, assigned and assured unto in favour of the purchaser therein in respect of **ALL THOSE** the piece and parcel of Bagan Land as recorded in the records of rights measuring about 1 (one) Bigha 0 (zerox) chittak 9 (nine) sq. ft. be the same little more or less lying and situate at Mouza – jagaddal, J.L. NO. 71, within Touzi No. 84 appertaining to R.S. Khatian No. 972 comprised in Dag No. 985 and Dag No. 986, within the limits of Rajpur Sonarpur Municipality at present Holding no. 268, Dr. B.C. Roy road (Jagaddal) also known as 35, B.C. Roy Road at present Ward No. 26, Police Station Sonarpur, District South 24 Parganas, absolutely forever;

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the said deed of Conveyance was duly registered at D.R.O. Alipore, District 24 Parganas and recorded in Book No.I, Volume No. 104, page 263 to 289, being no. 5572, for the year 1966;

**AND WHEREAS** by virtue of aforesaid registered Deed of Conveyance dated 18th November, 1966 the said Shri Laskhmi Charan Ghosh the purchaser therein named having taken khas possession and enjoying the said all right, title and interest without any interruption from any corner and without facing any troubled, litigation, claims and demands from any corner of the said property as aforesaid;

**AND WHEREAS** the said Laxshmi Charan Ghosh have decided to formulate the various scheme for selling the aforesaid landed property at length divided and demarcated the entire property into 4 (four) members of plots citing 10' (feet) common passage through the project by enrolling his name in the record of Rajpur Sonarpur Municipality conveyed therein to the intending buyers from time to time;

**AND WHEREAS** by a Deed of Conveyance dated 16th day of August, 1980 made between Shri Lakshmi Charan Ghosh therein referred to as the vendor and Shri Jayanta Kumar Sen, son of Shri Dinendra Nath Sen residing at 32, Jakaria Street, Police Station – Jorasanko, Kolkata – 700 007 therein referred to as the purchaser and for the consideration mentioned therein and as such the vendor therein named granted, conveyed, sold, transferred, assign and assured unto in favour of the

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purchaser in respect of **ALL THAT** piece and parcel of Bagan land measuring about 3 (three) Cottahs 8 (eight) Chittaks 18 (eighteen) sq. ft. be the same little more or less together with all easement and quasi-easement rights and liberties whatsoever lying and situate at Mouza – Jagaddal, J.L. no. 71, Touzi No. 84, appertaining to R.S. Khatian No. 972, comprised in R.S. Dag No. 985(P) within the limits of formerly Rajpur Sonarpur Municipality Ward No. 24 at present Ward No. 26, being Rajpur Sonarpur Municipality Holding No. 35, Dr. B.C. Roy Road (Jagaddal) Police Station – Sonarpur, District – South 24 Parganas, absolutely forever. The aforesaid Deed of Conveyance was duly registered at District Registrar Alipore, District 24 Parganas and recorded in Book No.I, Volume No. 220, being no. 6962 for the year 1980;

**AND WHEREAS** by virtue of the aforesaid registered Deed of Conveyance dated 16th August, 1980 the said Shri Jayanta Kumar Sen was sole and absolute owner in respect of **ALL THAT** the piece and parcel of land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with all easement and quasi easement rights and liberties whatsoever lying and situated at Mouza – Jagaddal, J.L. No. 71, Touzi No. 84, appertaining to R.S. Khatian No. 972, comprised in R.S. Dag No. 985(P) within the limits of Rajpur Sonarpur Municipality Ward No. 26, being Rajpur Sonarpur Municipality Holding No. 35, Dr. B.C. Roy Road, Police Station – Sonarpur, District 24 Parganas and the said Shri Jayanta Kumar Sen mutated and recorded his

Nitai Kumar Phalbant alias
Nitai Kumar Phalbant

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name before the BL & LRO Government of West Bengal and Rajpur Sonarpur Municipality as a owner thereof and enjoying the said property without any interruption from any corner;

**AND WHEREAS** while in the possession and enjoying the said landed property by the said Shri Jayanta Kumar Sen and due to urgent need of money the said Shri Jayanta Kumar Sen have decided sale the aforesaid property to any intending purchaser/ purchasers;

**AND WHEREAS** by a Deed of Conveyance dated 21st day of February, 2005 made between Shri Jayanta Kumar Sen, son of Shri Dinendra Nath Sen, residing at 32, Jakaria Street, Police Station – Jorasanko, Kolkata – 700 007, therein referred to as the vendor and Shri Naba Kumar Chakraborty, son of Late Mihir Lal Chakraborty, residing at Chakraborty Para, Dakshin Jagaddal, Police Station Sonarpur, District South 24 Parganas therein referred to as the purchaser and for the consideration mentioned therein and as such vendor thereinnamed granted conveyed, sold, transfer, assign and assured unto in respect of **ALL THAT** the piece and parcel of Bagan land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with all easement and quasi-easement rights liberties whatsoever lying and situate at Mouza Jagaddal, J.L. no. 71, Touzi No. 84, appertaining to R.S. Khatian No. 972 comprised in R.S. Dag No. 985(P), being Rajpur Sonarpur Municipality Holding/Premises No. 35, Dr. B.C. Roy Road,

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Nabakumar Chakraborty

Ward No. 24, Police Station – Sonarpur, District South 24 Parganas, absolutely forever. The said Deed of Conveyance was duly registered at Additional District Sub Registrar, Sonarpur, District South 24 Parganas and recorded in Book No.I, Volume No. 38, page 141 to 154, being no. 1963 for the year 2005;

**AND WHEREAS** by virtue of the Registered Deed of Conveyance dated 21st day of February, 2005 said Shri Naba Kumar Chakrbaorty is sole and absolute owner in respect of **ALL THAT** the piece and parcel of Bagan land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with all easement and quasi-easement rights and liberties, whatsoever lying and situate at Mouza – Jagaddal, J.L. no. 71, Touzi No. 87 appertaining to R.S. Khatian No. 972, comprised in R.S. Dag No. 985(P) being commonly known as 35, Dr. B.C. Roy Road, Ward No. 24, Police Station – Sonarpur, District South 24 Parganas and said Shri Naba Kumar Chakraborty mutated his name before the L.R. Record before the B.L. & L.R.O. Govt. of West Bengal and said land recorded as L.R. Khatian No. 2468, L.R. Dag No. 1135 and Rajpur Sonarpur Municipality and the said property re-numbered as Rajpur Sonarpur Municipality Holding no. 268, Dr. B.C. Roy Road (Jagaddal) Ward No. 26, Police Station – Sonarpur, District South 24 Parganas and the said Shri Naba Kumar Chakraborty the owner/vendor herein enjoying the said property without any interruption from any

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corner and paying all the rates and taxes whatsoever before the concerned department time to time in accordance with law;

**AND WHEREAS** thereafter said Shri Naba Kumar Chakraborty the owner herein is seized, possessed and otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of Bastu land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with all easement and quasi-easement rights and liberties whatsoever lying and situate at Mouza – Jagaddal, J.L. no. 71, Touzi No. 84, R.S. Khatian No. 972, R.S. Dag No. 985 at present L.R. Khatian No. 2468, L.R. Plot/ Dag No. 1135, being Rajpur Sonarpur Municipality Holding no. 268, Dr. B.C. Roy Road, formerly Ward No. 24, at present Ward No. 26, Police Station – Sonarpur, District South 24 Parganas. The said property is free from all sorts of encumbrance;

**AND WHEREAS** the said Shri Naba Kumar Chakraborty the owner herein while in the possession and enjoying the said property he have decided to raise a multi storied building upon the said landed property through competent Developer/ Promoter but owner herein realize that it would not be possible for him to raise such multi storied building upon the said landed property out of his own costs and expenses and as such owner herein approached the M/s Daffodil Realty the partnership Firm having its registered office at 16, Milan Park, Post Office Garia, Kolkata – 700 084 they carrying on business of construction of multi storied building that

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Naba Kumar Chakraborty

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after considering the proposal of the owner/ vendor herein and the developer herein agreed to develop and/or construct the multi storied building upon the said property at its own costs and expenses on certain terms and conditions contained mentioned therein;

**AND WHEREAS** thereafter said Naba Kumar Chakraborty the owner herein was entered into a Development Agreement on 14.03.2024 made between Shri Naba Kumar Chakraborty son of Shri Mihirlal Chakraborty residing at Chakraborty Para, Jagaddal, Post Office Daskhin Jagaddal, Police Station – Sonarpur, District South 24 Parganas therein referred to as the owner and M/s Daffodil Realty a partnership firm, having its registered office at 16, Milan Park, Post Office Garia, Police Station – Patuli, Kolkata – 700 084, District South 24 Parganas, represented by its partners namely (1) Smt. Ila Roy, wife of Shri Aloke Roy, residing at 6, Milan Park, Post Office Garia, Police Station – Patuli, Kolkata – 700 084, District South 24 Parganas and (2) Shri Subhashis Roy, son of Late Subodh Chandra Roy, residing at 16, Milan Park, Post Office – Garia, Police Station- Patuli, Kolkata – 700 0084, District South 24 Parganas, as a Developer and the terms and conditions contained therein written. The said Development Agreement was duly registered at Additional Registrar of Assurance –I, Kolkata and recorded in Book No.I, Volume No. 1901-2024, pages from 89549 to 89582, being no. 190102258 for the year 2024. Subsequently the said Shri Naba Kumar Chakraborty was executed the development Power of Attorney in favour of the Developer and appoint

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Smt. Ila Roy, wife of Shri Aloke Roy, residing at 6, Milan Park, Post Office Garia, Police Station – Patuli, Kolkata – 700 084, District South 24 Parganas and Shri Subhashis Roy, son of Late Subodh Chandra Roy, residing at 16, Milan Park, Post Office Garia, Police Station – Patuli, Kolkata – 700 084, District South 24 Parganas also partners of M/s Daffodil Realty having its registered office at 16, Milan Park, Post Office Garia, Police Station – Patuli, Kolkata – 700 084, District South 24 Parganas as his lawful constituted Attorney in accordance with law. The said Development Power of Attorney was duly registered on 14th March, 2024 at Additional Registrar of Assurances –II, Kolkata and recorded in Book No.I, Volume No. 1901-2024, pages from 89691 to 89713, being No. 190102264 for the year 2024.

**AND WHEREAS** in pursuance of the Register Development Agreement and Development Power of Attorney dated 14th day of March, 2024 the Developer herein therein have sanction the G+3 storied building upon the said property/ premises from Rajpur Sonarpur Municipality Building Department being **B.S. No. SWS-OBPAS/2207/2024/1677 for the year 2024** in accordance with law;

**AND WHEREAS** now at present the owner herein is seized, possessed and otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of Bastu land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with proposed

Nda Kumar Chakraborty alias

Ndra Kumar Chakraborty


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G+3 storied building (Under Construction) consisting of 6 (six) residential flats, 6 (six) shop (commercial) rooms, on the ground floor and 2 (two) Covered car parking space on the ground floor under the said proposed building name and known as "**DAFFODIL ESTATE**" along with all easement and quasi-easement rights and liberties with all common areas, amenities facilities and privileges whatsoever of the said new proposed building, lying and situate Mouza – Jagaddal, J.L. no. 71, Touzi No. 84, R.S. Khatian No. 972, R.S. Dag No. 985 at present L.R. Khatian No. 2468, L.R. Plot /Dag No. 1135, being Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road, Ward No. 26, Police Station – Sonarpur, District South 24 Parganas, hereinafter referred to as the "**SAID PROPERTY/ PREMISES**" more fully particularly described in the **FIRST SCHEDULE** hereunder written.

**AND WHEREAS** the said **SHRI NABA KUMAR CHAKRABORTY alias SHRI NABO KUMAR CHAKRABORTY** the land owner/ Principal / Executant herein have already entered into a registered Development Agreement which was executed on 14th day of March, 2024 with **M/S DAFFODIL REALTY (PAN: AAWFD1759K)** a partnership firm, incorporated under the Indian Partnership Act, 1932 and subsequent Amendment thereto having its Registered office at 16, Milan Park, Post Office Garia, Police Station – Patuli, Kolkata – 700 084, District South 24 Parganas, represented by its Partners namely (1) **SMT. ILA ROY (PAN: AFUPR6604L, Aadhaar No. 2183 6556 0187 & Voter Card No.**

Naba Kumar Chakraborty alias
Nabo Kumar Chakraborty

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**LMW4699161)** wife of Shri Aloke Roy, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 6, Milan park, Post Office – Garia, Police Station – Patuli, Kolkata – 700 084, District South 24 Parganas, West Bengal and (2) **SHRI SUBHASHIS ROY (PAN: AERPR5625K, Aadhaar No. 9054 5720 4730 & Voter Card No. WB/18/108/582369)** son of Late Subodh Chandra Roy, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 16, Milan park, Post Office – Garia, Police Station – Patuli, Kolkata – 700 084, District South 24 Parganas, and for the terms and conditions contained therein mentioned and the said Development Agreement was duly registered on 14th day of March, 2024 at Additional Registrar of Assurance-I, Kolkata and recorded in Book No.I, Volume No. 1901-2024, pages from 89549 to 89582, Being No. 190102258 for the year 2024 and Supplementary Development Agreement was duly registered on 08-01-2026 2025 at Additional Registrar of Assurance-IV, Kolkata and recorded in Book No.I, Being No. 158..... for the year 2025.

**AND WHEREAS** in terms of the aforesaid registered Development Agreement the developer herein therein sanction the G+III storied building plan consisting of several residential flats, commercial sapces and covered car parking spaces on the ground floor and other spaces whatsoever from Rajpur Sonarpur Municipality building Department being Building Permit No. B.S. No. SWS-OBPAS/2207/2024/1677 for the year 2024 in accordance with law;

Nibedita Roy Chowdhury alias
Nibedita Roy Chowdhury

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**AND WHEREAS** according to the terms and conditions in the said Registered Development Agreement dated 14th day of March, 2024 and Supplementary Development Agreement dated 08-01-2025 the owner and the developer identify by their allocations as mentioned therein more fully particularly described in Second Schedule (owner's allocation) and Third Schedule (Developer's Allocation) thereunder written;

**AND WHEREAS** in pursuance of the aforesaid Development Agreement dated 14th day of March, 2024 and Supplementary Development Agreement dated 08-01-2026 ~~2025~~ the owner is entitled to get **ALL THAT** the 33.33% (Thirty Three point thirty three percent) Carpet area more or less of residential portion/area **TOGETHER WITH ALL THAT** the 37.69% (thirty seven point sixty nine percent) carpet area on the ground floor commercial portion/ space more or less together with 1 (one) Covered dependent Car Parking space Northern Side, on the ground floor, measuring about 141 sq. ft. more or less of the said proposed building name and known as "**DAFFODIL ESTATE**" along with ~~adjustable~~ non refundable sum of Rs.9,00,000/- (Rupees ~~Ten~~ Nine Lakhs) only along with undivided undermarcated impartiable proportionate share and/or interest of vacant land and land underneath the building with all easement and quasi-easement right, liberties –with right to use and enjoyment of all common areas amenities and facilities whatsoever of the said premises and proposed new building lying and situate at Rajpur Sonarpur Municipality

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Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road (postal address), Ward No. 26, Police Station – Sonarpur, District South 24 Parganas, West Bengal, Pin code – 700 157 hereinafter referred to as the **'OWNER'S ALLOCATION'** more fully and particularly described in the **SECOND SCHEDULE** thereunder written;

**AND WHEREAS** in pursuance of the registered Development Agreement dated 14th day of March, 2024 and Supplementary Development Agreement dated 08.01.2026 the developer herein therein is entitled to get **ALL THAT** the 66.67% (Sixty Six Point sixty seven percent) Carpet area of residential portion /area more or less together with **ALL THAT** the 62.31% (sixty two point thirty one percent) carpet area on the ground floor, commercial portion/ space more or less along with 1 (one) covered dependant car parking space, Southern side, on the ground floor measuring about 140 sq. ft. more or less along with undivided undermarcated impartiable proportionate share and/or interest of the vacant land and land underneath the building with all easement and quasi-easement right liberties with right to use and enjoyment of all common areas amenities and facilities whatsoever of the new proposed building and premises/ property whatsoever of the new proposed building name and known as **"DAFFODIL ESTATE"** lying and situated at Rajpur Sonarpur Municipality, Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road (postal address) Ward No. 26, Police Station – Sonarpur, District South 24 Parganas, hereinafter referred to as

Neha Kumari Choudhary alias
Neha Kumari Choudhary

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the **'DEVELOPER'S ALLOCATION'** more fully and particularly described in the **SECOND SCHEDULE** hereunder written and **THIRD SCHEDULE** thereunder written;

**AND WHEREAS** in pursuance of the aforementioned registered Development Agreement and Supplementary Development Agreement the said land owner / Principal /Executant herein have engage in different place of work it will not possible for him to look after the said Property/ Premises being personally present and I am (owner herein) unable to appear before the registration office and/or other concern office/ authority/ Department and as such I, the Principal/ Executant hereby appoint, nominate and constitute to **M/S DAFFODIL REALTY (PAN: AAWFD1759K)** a partnership firm, incorporated under the Indian Partnership Act, 1932 and subsequent Amendment thereto having its Registered office at 16, Milan Park, Post Office Garia, Police Station – Patuli, Kolkata – 700 084, District South 24 Parganas, represented by its Partners namely (1) **SMT. ILA ROY (PAN: AFUPR6604L, Aadhaar No. 2183 6556 0187 & Voter Card No. LMW4699161)** wife of Shri Aloke Roy, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 6, Milan park, Post Office – Garia, Police Station – Patuli, Kolkata – 700 084, District South 24 Parganas, West Bengal and (2) **SHRI SUBHASHIS ROY (PAN: AERPR5625K, Aadhaar No. 9054 5720 4730 & Voter Card No. WB/18/108/582369)** son of Late Subodh Chandra Roy, by faith – Hindu, by occupation – Business, by Nationality – Indian,

Nobo Kumar Chakraborty alias
Nobo Kumar Chakraborty

residing at 16, Milan park, Post Office – Garia, Police Station – Patuli, Kolkata – 700 084, District South 24 Parganas, as my lawful Constitute Attorney, to do the following acts, deeds, things and matter in my name and on my behalf i.e. to say:-

1. To look after, supervise, manage and control all the affairs in respect of my said property/ premises more fully and particularly described in **FIRST SCHEDULE** below in my name and on my behalf.

2. To apply for mutation in my name and assessment thereof in respect of the said premises/ property under Rajpur Sonarpur Municipality, B.L. & L.R.O. Govt. of West Bengal upon payment of all rates, rents and taxes and to represent me in all hearings in the said office with regard to such mutation or that of Annual Assessment or General Revaluation and to submit all applications, petitions or objection and all sorts of plaints and accept or receive and take delivers of the Mutation Certificate, Tax bills, Tax receipts orders/s and approval of the same upon deposit of requisite fees and charges and also to prefer appeal because the tribunal by appointing Advocate's in my name and on my behalf.

3. To settle all disputes, if any, with Local Authority or any other local or statutory authority including Police Station, Fire Brigade also to bring electric connection from West Bengal State Electricity

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Distribution Company Limited, Water, drainage and sewerage connections from the office of the Rajpur Sonarpur Municipality for my said premises more fully and particularly described in **FIRST SCHEDULE** hereunder written upon deposit of requisite fees in my name and on my behalf.

4. To enter into Agreement/s for Sale with the interested party/' Parties /intending purchasers in respect of the Developer's Allocation as mentioned in the **SECOND SCHEDULE** hereunder written upon receipt of the entire consideration or part thereof.

5. To sign, execute and register any Agreement for Sale/s deed of Conveyance/s in respect of Developer's Allocation whatsoever and present the same for registration upon receipt of the full consideration amount/ price whatsoever from the Purchaser/s and for that purpose to appear before the concerned Registrar in my name and on my behalf. Sale proceeds should be deposited in the Developer's Bank Account and the executant/Executant / principal have no concern therewith.

6. To execute and registered the Deed of Conveyance in favour of the intending purchaser/ purchasers in respect of the Developer's allocation and present for registration all deed of conveyance and documents in respect of Developer's Allocation as mentioned in the **SECOND SCHEDULE** hereunder written and gift any land or part of

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any land of from the schedule property in favour of the Rajpur Sonarpur Municipality and also execute and registered the boundary declaration for the purpose of sanctioned building plan from K.M.C, Building Department in respect of the Schedule property in my name and on my behalf.

7. To sign and apply for Building Plan and other relevant papers/documents and obtain the modified sanction building plan and further alteration and addition or modifications and/or revised the sanctioned building plan in respect of the said proposed building and obtained the completion certificate whatsoever in respect of the new building from Rajpur Sonarpur Municipality Building Department as my said Attorney may require in accordance with law in my name on my behalf.

8. To appear before every legal proceedings which may be initiated by or against me and to sign all plaints, petitions, applications, verifications, swear affidavits, written statement, objection, memo of appeal and adduce evidence in every Court of law and to submit and withdraw all documents and to receive awards/ compensation on my behalf and to appoint Advocate/s or Agent/s on my behalf by signing Vakalatnama in my name on my behalf.

9. To deal with the correspondence with the West Bengal State Electricity Distribution Company Limited for obtaining the

Nabakumar Chakraborty alias
Nabakumar Chakraborty

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connection and other incidental requirements which may be required for the purpose of the aforesaid premises/ property and in that event my said attorney shall have absolute right to sign all letters, applications undertakings terms and conditions may be time to time to through necessary or as may be required by the concerned authority in my name on my behalf.

10. To represent me in every Private, Public or Undertakings Offices including the office of the Rajpur Sonarpur Municipality, Kolkata Improvement Trust, R.R. Department Govt. of West Bengal, Kolkata Metropolitan Development Authority, Registration Officers, Police Stations, Income Tax, etc. and to submit all application by signing the same in respect of the said premises in my name on my behalf.

11. Be it expressly stated that this Power of Attorney create, constitute, assure all kind of transfer or employment or making profit in favour of the Attorney. To appoint agents, staff, building contractor, Mistry and other work men and settle remuneration and other terms of office and to dismiss/ discharge or suspend them on my behalf.

12. Construction of Multi storied building in accordance with the Sanction Building Plan upon the said premises shall be done by my Attorney in the Schedule below property on behalf of me.

13. **AND GENERALLY** to do all other acts, deeds and things in respect of my said premises and property (Developers Allocation) and in my name and on my behalf of me.

Nabakumar Chakraborty alias
Nabakumar Chakraborty

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**AND** I hereby ratify and confirm and agree to ratify and confirm the acts to be done by my said attorney and same shall be construed as the acts done by me being personally present.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

(Description of the said property/ premises)

**ALL THAT** the piece and parcel of Bastu land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with proposed G+3 storied building (under construction) consisting of 6 (six) residential flats & 6 (six) shop (commercial) rooms, on the ground floor and 2 (two) Covered car parking space on the ground floor under the said proposed building name and known as **"DAFFODIL ESTATE"** along with all easement and quasi-easement rights and liberties with all proposed common areas, amenities facilities and privileges whatsoever lying and situate Mouza – Jagaddal, J.L. no. 71, Touzi No. 84, R.S. Khatian No. 972, R.S. Dag No. 985 at present L.R. Khatian No. 2468, L.R. Plot /Dag No. 1135, being Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road, Ward No. 26, Police Station – Sonarpur, District South 24 Parganas, West Bengal, Pin Code 700151 and butted and bounded in the following manner:-

**ON THE NORTH** : By Plot No. 2;

Nita Kumari Chakraborty alias
Nita Kumari Chakraborty

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| **ON THE SOUTH** | : | By 10.712 Meter wide Dr. B.C. Roy Road; |
| **ON THE EAST** | : | By R.S. Dag/ Plot No. 1044; |
| **ON THE WEST** | : | By 10 ft. wide common passage/ Road; |

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Description of the Developer's Allocation)

**ALL THAT** the 66.67% (Sixty Six Point sixty seven percent) Carpet area more or less of residential portion/ area together with **ALL THAT** the 62.31% (sixty two point thirty one percent) carpet area more or less on the ground floor, commercial portion/ area along with 1 (one) covered dependant car parking space, Southern side, on the ground floor measuring about 140 sq. ft. more or less along with undivided undermarcated impartiable proportionate share and/or interest of the vacant land and land underneath the building with all easement and quasi-easement right liberties with right to use and enjoyment of all common areas amenities and facilities whatsoever of the new proposed building and premises/ property whatsoever of the new proposed building name and known as **"DAFFODIL ESTATE"** lying and situated at Rajpur Sonarpur Municipality, Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road (postal address) Ward No. 26, Police Station – Sonarpur, District South 24 Parganas and delineated in the Map or Plan annexed hereto as shown in **YELLOW** colour border line.

Nitakini Chakraborty alias
Nitakini Chakraborty

THE ADDL. REGISTRAR OF ASSURANCES CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
9 JAN 2026

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**IN WITNESS WHEREOF** I the Principal/ Executant herein put my signature on this the 08th day of ~~December~~ January, 2026 (Two Thousand Twenty ~~Five~~ Six)

**SIGNED, SEALED AND DELIVERED** by the withinname parties at Kolkata in the presence of:

**WITNESSES:**

1. Rajas Barua
Advocate
High Court, Calcutta
Bar Association
Room No - 6

2. Swarnika Roy
(SWARNIKA ROY)
16, MILAN PARK, GARIA,
KOLKATA - 700084.

Nabakumar Chakraborty alias
Nabakumar Chakraborty

**SIGNATURE OF THE EXECUTANT**

Accepted the power with full satisfaction

DAFFODIL REALTY
1. Ila Roy
2. Aditi Roy

Partners

**SIGNATURE OF THE ATTORNEY**

Drafted by me

Rajas Barua,
Advocate,
High Court, Calcutta,
Enrolment No. WB/921/1993.

9 JAN 2026

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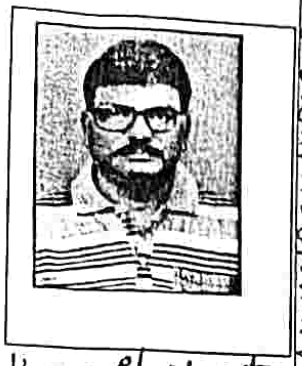
# SPECIMEN FORM FOR TEN FINGERPRINTS



Naba Kumar Chakraborty alias Nabo Kumar Chakraborty

NABA KUMAR CHAKRABORTY ALIAS NABO KUMAR CHAKRABORTY

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Hand | | | | | |

Ila Roy

ILA ROY

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|---|---|---|---|---|---|
| Left Hand | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|---|---|---|---|---|---|
| Right Hand | | | | | |

Subhashis Roy

SUBHASHIS ROY

| | 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 | | | | | |

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA.
8 JAN 2026

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## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1901-00166/2026 | Date of Registration | 08/01/2026 |
| Query No / Year | 1901-8000062606/2026 | Office where deed is registered | |
| Query Date | 08/01/2026 2:22:13 PM | A.R.A. - I KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | RAJESH BARUA<br>HIGH COURT, CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433308503, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | | Market Value | |
| | | Rs. 35,25,002/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 100/- (Article:48(g)) | | Rs. 284/- (Article:E, M(a),) | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190100158/2026 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: Dr. B. C. Roy road, Mouza: Jagaddal, , Ward No: 026, Holding No:268 Pin Code : 700151

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | LR-1135 | LR-2468 | Bastu | Bastu | 3 Katha 8 Chatak 18 Sq Ft | | 35,25,002/- | Width of Approach Road: 36 Ft., , Project Name : |
| | Grand Total : | | | | 5.8163Dec | 0 /- | 35,25,002 /- | |

## Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| | Name | Photo | Finger Print | Signature |
| 1 | Shri NABO KUMAR CHAKRABORTY, (Alias: Shri Naba Kumar Chakraborty)<br>Son of Shri MIHIRLAL CHAKRABORTY<br>Executed by: Self, Date of Execution: 08/01/2026 , Admitted by: Self, Date of Admission: 08/01/2026 ,Place : Office |  <br>08/01/2026 | Captured<br>LTI<br>08/01/2026 | 08/01/2026 |

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Chakraborty Para, Jagaddal, City:- , P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: ACxxxxxx2H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/01/2026
, Admitted by: Self, Date of Admission: 08/01/2026 ,Place : Office

**Attorney Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **DAFFODIL REALTY**<br>16, Milan Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 .<br>PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **Smt ILA ROY**<br>Wife of Shri Aloke Roy<br>Date of Execution - 08/01/2026, , Admitted by: Self, Date of Admission: 08/01/2026, Place of Admission of Execution: Office |  <br>Jan 8 2026 3:12PM | Captured<br>LTI 08/01/2026 | 08/01/2026 |
| | 6, Milan Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx4l,Aadhaar No Not Provided Status : Representative, Representative of : DAFFODIL REALTY | | | |
| 2 | **Name** | **Photo** | **Finger Print** | **Signature** |
| | **Shri SUBHASHIS ROY (Presentant )**<br>Son of Late Subodh Chandra Roy<br>Date of Execution - 08/01/2026, , Admitted by: Self, Date of Admission: 08/01/2026, Place of Admission of Execution: Office |  <br>Jan 8 2026 3:13PM | Captured<br>LTI 08/01/2026 | 08/01/2026 |
| | 16, Milanpark, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx5k,Aadhaar No Not Provided Status : Representative, Representative of : DAFFODIL REALTY | | | |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **Mr RAJAS BARUA**<br>Son of Late SUDHIR RANJAN BARUA HIGH COURT, CALCUTTA, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  | Captured | |
| | 08/01/2026 | 08/01/2026 | 08/01/2026 |

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Identifier Of Shri NABO KUMAR CHAKRABORTY, Smt ILA ROY, Shri SUBHASHIS ROY

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|---|---|---|
| 1 | Shri NABO KUMAR CHAKRABORTY | DAFFODIL REALTY-5.81625 Dec |

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Ward No: 026, Holding No:268 Pin Code : 700151

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|---|---|---|---|
| L 1 | LR Plot No:- 1135, LR Khatian No:- 2468 | Owner:নবকুমার চক্রবর্তী, Gurdian:নিরিহলাল চক্রবর্তী, Address:চক্রবর্তীপাড়া ঃ জগদল , Classification:বাস্তু, Area:0.06000000 Acre, | Owner Name not selected by applicant. |

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Endorsement For Deed Number : I - 190100166 / 2026

On 08-01-2026

**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 15:01 hrs on 08-01-2026, at the Office of the A.R.A. - I KOLKATA by Shri SUBHASHIS ROY .

**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 35,25,002/-

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

Execution is admitted on 08/01/2026 by Shri NABO KUMAR CHAKRABORTY, Alias Shri Naba Kumar Chakraborty, Son of Shri MIHIRLAL CHAKRABORTY, Chakraborty Para, Jagaddal, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Service

Indetified by Mr RAJAS BARUA, , , Son of Late SUDHIR RANJAN BARUA, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-01-2026 by Smt ILA ROY,

Indetified by Mr RAJAS BARUA, , , Son of Late SUDHIR RANJAN BARUA, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 08-01-2026 by Shri SUBHASHIS ROY,

Indetified by Mr RAJAS BARUA, , , Son of Late SUDHIR RANJAN BARUA, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**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 37606, Amount: Rs.100.00/-, Date of Purchase: 08/12/2025, Vendor name: S CHANDA

**Pradipta Kishore Guha**
**ADDITIONAL REGISTRAR OF ASSURANCE**
**OFFICE OF THE A.R.A. - I KOLKATA**
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2026, Page from 6330 to 6359

being No 190100166 for the year 2026.

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Seal of the Additional Registrar of Assurances-I, Kolkata

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2026.01.13 14:39:50 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 13/01/2026

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.