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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AS 344843

21.07.24
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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-1D
Alipore, South 24-parganas

31 JUL 2024

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS I, SMT. SABITA SHAW,
(PAN-AMAPS3837M & Aadhaar No. 3072 5088 3887), wife of Sri
Sankar Prasad Shaw, by faith- Hindu, by Nationality- Indian, by
occupation- Housewife, **residing at 1/2, Vivekananda Park, P.O.**
Bansdrani, P.S. Regent Park now Bansdrani, Kolkata- 7000 70,

87740

18 AUG 2025

Sl. No.....Date.....

Rs.....

Name.....

18 AUG 2025

SUFRIYO ROYCHOWDHURY
Advocate
Alipore Judges Court,
Kolkata-700 027

SMRITI BIKASH DAS
Govt. License Stamp Vendor
Alipore Police Court
Kot-27



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS, ALIPORE
29 AUG 2025

Rajesh Lankar
S/o Surindin Lankar
Alipore Police Court
Kot-27

Hereinafter called and referred to as the "OWNER" of **ALL THAT** piece and parcel of land measuring **3 Cottah 0 Chittak 0 sq.ft. with 300 sq.ft.** tile shed structure standing thereon, situated at Mouza- Bansdroni, J.L. No. 45, Pargana-Magura, R.S. No. 381, Touzi No. 63 & 64, comprised in R.S. Dag No. 1509, appertaining to C.S. Khatian No. 287 corresponding to R.S. Khatian No. 1009, under P.S. Regent Park now Bansdroni, now within the limits of the Kolkata Municipal Corporation, Ward No. 113, Kolkata-700070, Sub-Registry/A.D.S.R. at Alipore, in the District of South 24-Parganas, morefully described in **SCHEDULE** hereunder, do hereby nominate, constitute and appoint **SRI SANJIB THAKUR (PAN NO-AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070**, as my true and lawful **ATTORNEY**, to act in my name, on my behalf and in place of me and in my stead to do the following acts, deeds and things in respect of the under mentioned schedule property, that is to say:

W H E R E A S I, the Principal/Executant herein entered into a Development Agreement with **SRI SANJIB THAKUR (PAN NO-AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070**. The said Development Agreement was Registered in the Office of **D.S.R- III**, Alipore, Dist. 24 pgs(s) which was recorded in **Book No. I, Volume No. 1603-2024, Vide Deed No. 12782 for the year 2024.**

AND WHEREAS in the said Development Agreement both the Executants and the Builder/Developer had settled their respective allocation in the proposed new building and the same was particularly described in the



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SECOND SCHEDULE and **THIRD SCHEDULE** for Owner's allocation and Developer's allocation respectively therein.

AND WHEREAS the said **SRI SANJIB THAKUR (PAN NO- AFKPT7772F)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070** as per terms of the said Development Agreement requested to the Executant herein to execute and register a Development Power of Attorney so that the Developer can construct proposed building and also sale/transfer in respect of Developer's allocation only.

AND WHEREAS SRI SANJIB THAKUR (PAN NO- AFKPT7772F), son of Sri Naresh Thakur, by faith- Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070**, as my true and lawful Attorney for me and on my behalf to execute and to do the following acts and things, deeds hereinafter mentioned that is to say:-

To represent me, to sign on my behalf in respect of the schedule mentioned property as is required for the purpose of Development.

To attend before the Registrar of any Registration Office to execute and present Deed of Sale or Agreement for Sale for Registration on my behalf and also to do all acts on my behalf as permissible in the eye of law of land for the transfer of the **"Developer's allocation"** to the intending Purchaser/ Purchasers in respect of Developer's allocation only mentioned in said development agreement.



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To sign, execute and submit all papers, applications, documents, statements, Deed of Sale/ Deed of Conveyance undertakings, declarations and supplementary plans as may be required for having the plan or plans on the said premises, re-sanctioned by the Kolkata Municipal Corporation / appropriate authority and/or any other authority or other authorities.

To appear and represent me before the appropriate authorities including the Kolkata Municipal corporation in connection with the sanction, modification and/or alteration of the plan.

To pay fees, obtain sanction and such orders and permissions from the authorities in my name as be expedient for sanction, modification and/or alteration of the plan and other papers and documents as may be required or necessary by the proper authorities.

To receive of the excess amount of fees if any paid for the purpose of sanction, modification and / or alteration of the plan and/or for the purpose related thereto from any authority or authorities, on my behalf.

To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other nature in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans to do all other acts deeds and things as may deem fit and proper by the said Attorney.

To apply for and obtain necessary license, quota from the concerned authorities.



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To execute and register the deeds like deed of conveyance, agreement, agreement for sale, deed of lease, deed of gift to KMC before the Registrar and shall also have right to receive the consideration money for the same against receipt on my behalf in respect of **Developer's allocation** only.

To appear, present and sign on my behalf before all authorities including those under the Kolkata Municipal Corporation for fixing and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

To appear and represent and/or sign on my behalf before and Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction to be executed and signed by the said Attorney.

To compromise suits, appeals or other legal proceedings in any court, tribunal, authority, whatsoever and sign and verify applications thereof for the said purpose in respect of the said premises.

To receive the registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof on my behalf.

To deposit and withdraw fees, documents and moneys in Court or Courts and / or any other person or authority and give valid receipts and discharges therefore in connection with the plan.



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For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit all papers, deeds and documents.

And I, do hereby agree to ratify and confirm all or whatsoever, other act or acts which my said Attorney shall lawfully do execute or, permit or cause to done executed or performed in connection with all the acts and deeds stated herein before.

THE SCHEDULE ABOVE REFERRED TO

(Description of the property)

ALL THAT piece and parcel of Bastu land measuring **3 Cottah 0 Chittak 0 sq.ft. with 300 sq.ft.** tile shed structure standing thereon, situated at Mouza- Bansdroni, J.L. No. 45, Pargana-Magura, R.S. No. 381, Touzi No. 63 & 64, comprised in R.S. Dag No. 1509, appertaining to C.S. Khatian No. 287 corresponding to R.S. Khatian No. 1009, under P.S. Regent Park now Bansdroni, now within the limits of the Kolkata Municipal Corporation, Ward No. 113, Kolkata- 700070, Sub-Registry/A.D.S.R. at Alipore, in the District of South 24- Parganas (collectively Premises) Nearest road- New Shibtala road, together With all easements rights of adjoining public road and all other rights, appurtenances and inheritances and access and user of the Premises, Together With all appurtenances, including all customary and other rights of easements, liberties privileges, advantages and appendages for beneficial use of the Premises, which is butted and bounded by:-

ON THE NORTH - Land of Dag no. 1509

ON THE SOUTH - 10ft and thereafter 15ft wide Road



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ON THE EAST - Land of Dag no. 1509

ON THE WEST - 20ft wide Road

IN WITNESS WHEREOF, I, the Principals herein signs and executes this Development power of attorney on this the 31st day of July and Two Thousand Twenty Four (2024).

Signed & delivery by the Principals at Kolkata.

In the presence of:

Witness:-

1. Dipak Das
1/3 Vithellannal Park,
Bansbari, Kolkata,

Sabita Ghosh

SIGNATURE OF THE PRINCIPAL

2. Rajesh Kumar

Sanjit Ghosh

SIGNATURE OF THE ATTORNEY

Drafted by me

Rajesh Kumar











Advocate

WB 294/09

28-pare Palace
Court, WB-27













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3 1 JUL 2024

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SANJIB THAKUR

Signature Sanjib Thakur

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature Sabita Shau

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature



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Major Information of the Deed

Deed No :	I-1603-12814/2024	Date of Registration	31/07/2024
Query No / Year	1603-8002052093/2024	Office where deed is registered	
Query Date	31/07/2024 12:19:33 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJESH LASKAR ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910845995, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 52,20,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160312782/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Shibatala Road, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha	1/-	51,30,002/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				4.95Dec	1 /-	51,30,002 /-	



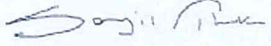
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	90,000 /-	



Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SABITA SHAW Wife of Mr Sankar Prasad Shaw Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office	 31/07/2024	 Captured LTI 31/07/2024	 31/07/2024
1/2, Vivekananda Park,, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AMxxxxxx7M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJIB THAKUR (Presentant) Son of Mr Naresh Thakur Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office	 31/07/2024	 Captured LTI 31/07/2024	 31/07/2024
Son of Mr Naresh Thakur P-11, Pir Pukur Road, Vidyasagar Park, City:- Not Specified, P.O:- Bansdroni, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx2F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/07/2024 , Admitted by: Self, Date of Admission: 31/07/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH LASKAR Son of Mr NURUDDIN LASKAR Alipore Polce Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 31/07/2024	 Captured 31/07/2024	 31/07/2024
Identifier Of Mrs SABITA SHAW, Mr SANJIB THAKUR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SABITA SHAW	Mr SANJIB THAKUR-4.95 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SABITA SHAW	Mr SANJIB THAKUR-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160312814 / 2024

On 31-07-2024

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 12:24 hrs on 31-07-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SANJIB THAKUR ,Claimant.

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 52,20,002/-

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

Execution is admitted on 31/07/2024 by 1. Mrs SABITA SHAW, Wife of Mr Sankar Prasad Shaw, 1/2, Vivekananda Park,, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Mr SANJIB THAKUR, Son of Mr Naresh Thakur, P-11, Pir Pukur Road, Vidyasagar Park, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr RAJESH LASKAR, , , Son of Mr NURUDDIN LASKAR, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 10232, Amount: Rs.100.00/-, Date of Purchase: 15/07/2024, Vendor name: S B DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 332439 to 332452

being No 160312814 for the year 2024.



Shm

Digitally signed by Debasish Dhar
Date: 2024.07.31 18:54:13 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 31/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.