

17326/25

I-16871/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AW 084308

29/8/25
08/2470095

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III
Allpore, South 24-parganas

29-08-25

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS We, (1) SMT. SABITA SHAW, (PAN- AMAPS3837M & AADHAAR NO. 3072 5088 3887), wife of Sri Shankar Prasad Shaw, by faith- Hindu, Nationality- Indian, by occupation- Housewife, residing at 1/2, Vivekananda Park, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata- 7000 70, District 24 parganas (s),

87740

18 AUG 2025

Sl. No.....Date.....
Rs.....
Name.....
.....

18 AUG 2025

SUPRIYO ROYCHOWDHURY
Advocate
Alipore Judges Court,
Kolkata-700 027

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kot-27



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

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

(2) **SRI SANJIB THAKUR (PAN NO- AFKPT7772F), (AADHAAR NO. 8098 8366 2481)**, 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**, Hereinafter called and referred to as the **“OWNERS”** of **ALL THAT Bastu** land measuring **5 Cottah** more or less but after physical measurement **4 Cottah 11 Chittak 5.12 Sq.ft** more or less together with 500 sq.ft RTS structure with cemented floor standing thereon comprised in **Mouza- Banskroni, J.L no- 45, R.S. No. 381, Touzi no. 63 with 64, Pargana- Magura, R.S & L.R Dag no. 1509, R.S Khatian No. 1009, L.R Khatian no. 5132, 5137, Under KMC Ward no. 113, P.S- Previously Regent park now Banskroni, K.M.C. Premises No. 623, New Shibtala Road, P.S- Banskroni, Kolkata- 700070, Assessee No. 311131509642, Dist. 24 pgs(s)**, morefully described in **SCHEDULE** hereunder, do hereby nominate, constitute and appoint M/S **SANJIB THAKUR (PAN NO- AFKPT7772F)**, Regd. office at **62, H.L Sarkar Road, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070**, Represented by its sole proprietor **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 our true and lawful **ATTORNEY**, to act in our names, on our behalf and in place of us and in our 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 We, the Principal/Executant herein entered into a Development Agreement with M/S **SANJIB THAKUR (PAN NO- AFKPT7772F)**, Regd. office at **62, H.L Sarkar Road, P.O. Banskroni,**



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P.S. Regent Park now Bansdroni, Kolkata-700070 Represented by its sole proprietor **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. 1603-2025, Vide Deed No. 16849 for the year 2025**.

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

AND WHEREAS the said M/S **SANJIB THAKUR (PAN NO- AFKPT7772F)**, Regd. office at **62, H.L Sarkar Road, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070** Represented by its sole proprietor **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 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 Developer's allocation only.

AND WHEREAS M/S **SANJIB THAKUR (PAN NO- AFKPT7772F)**, Regd. office at **62, H.L Sarkar Road, P.O. Bansdroni, P.S. Regent**



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Park now Bansdroni, Kolkata-700070 Represented by its sole proprietor **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 our true and lawful Attorney for us and on our behalf to execute and to do the following acts and things, deeds hereinafter mentioned that is to say:-

To represent us, to sign on our 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 our behalf and also to do all acts on our 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.

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



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To pay fees, obtain sanction and such orders and permissions from the authorities in our names 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 our 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.

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 our behalf in respect of **Developer's allocation** only.

To appear, present and sign on our 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



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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 our 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 our 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.

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

And we, do hereby agree to ratify and confirm all or whatsoever, other act or acts which our 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.



DISTRICT SUB-REGISTRAR-II
SOUTH 24 PGS. ALIPORE
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THE SCHEDULE ABOVE REFERRED TO**(Description of the property)**

ALL THAT Bastu land measuring **5 Cottah** more or less but after physical measurement **4 Cottah 11 Chittak 5.12 Sq.ft** more or less together with 500 sq.ft RTS structure with cemented floor standing thereon comprised in **Mouza- Bansdroni, J.L no- 45, R.S. No. 381, Touzi no. 63** with **64, Pargana- Magura, R.S & L.R Dag no. 1509, R.S Khatian No. 1009, L.R Khatian no. 5132, 5137, Under KMC Ward no. 113, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 623, New Shibtala Road, P.S- Bansdroni, Kolkata- 700070, Assessee No. 311131509642, Dist. 24 pgs(s)** 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 - Premises No. 1/43B & 1/41, Pirpukur Road

ON THE SOUTH - 3509 wide KMC cement concrete road

ON THE EAST - 2438 wide KMC cement concrete road

ON THE WEST - 6096 wide KMC Road



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IN WITNESS WHEREOF, We, the Principals herein signs and executes this Development power of attorney on this the **20th** day of **August** and **Two Thousand Twenty Five (2025)**.

Signed & delivery by the Principals at Kolkata.

In the presence of:

Witness:-

1. Pupa Paul.
- Alipore Police Court
K-1-27.

Sanjib Bhakta

- *Sabita Ghose*

SIGNATURE OF THE PRINCIPAL

2. Souvik Bhownick
Alipore police court
K-1-27

Sanjib Bhakta

SIGNATURE OF THE ATTORNEY

Drafted by me

Rajesh Laskar
RAJESH LASKAR
Advocate
WB 294 / 2009

Advocate



DISTRICT SUB-REGISTRAR-III
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	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE *Sajid Akh*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE *Sabita Ghose*



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
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Major Information of the Deed

Deed No :	I-1603-16871/2025	Date of Registration	29/08/2025
Query No / Year	1603-8002470095/2025	Office where deed is registered	
Query Date	29/08/2025 3:18:02 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJESH LASKAR 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		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 87,00,003/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 632/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160316849/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



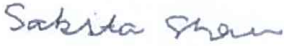


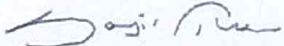
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Shibtala Road, , Premises No: 623, , Ward No: 113 Pin Code : 700070

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	5 Katha	1/-	85,50,003/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				8.25Dec	1 /-	85,50,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,50,000 /-	

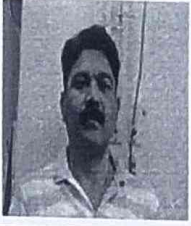

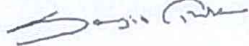
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SABITA SHAW Wife of Mr Shankar Prasad Shaw Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office		 Captured	
	29/08/2025	LTI 29/08/2025	29/08/2025	
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: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office				
2	Name Mr SANJIB THAKUR Son of Mr NARESH THAKUR Executed by: Self, Date of Execution: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office		 Captured	
	29/08/2025	LTI 29/08/2025	29/08/2025	
P-11, Pir Pukur Road, City:- Kolkata, 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: 29/08/2025 , Admitted by: Self, Date of Admission: 29/08/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SANJIB THAKUR 62 H L SARKAR ROAD, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: AFxxxxxx2F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANJIB THAKUR (Presentant) Son of Mr NARESH THAKUR Date of Execution - 29/08/2025, , Admitted by: Self, Date of Admission: 29/08/2025, Place of Admission of Execution: Office	Photo  Aug 29 2025 3:24PM	Finger Print  Captured LTI 29/08/2025	Signature  29/08/2025
P-11, Pir Pukur Road, City:- Kolkata, 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 : Representative, Representative of : SANJIB THAKUR (as)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajesh Laskar Son of Mr Nuruddin Laskar City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 29/08/2025	 Captured 29/08/2025	 29/08/2025
Identifier Of Mrs SABITA SHAW, Mr SANJIB THAKUR, Mr SANJIB THAKUR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs SABITA SHAW	SANJIB THAKUR-4.95 Dec
2	Mr SANJIB THAKUR	SANJIB THAKUR-3.3 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs SABITA SHAW	SANJIB THAKUR-300.00000000 Sq Ft
2	Mr SANJIB THAKUR	SANJIB THAKUR-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160316871 / 2025

On 29-08-2025

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 15:23 hrs on 29-08-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SANJIB THAKUR ,.

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 87,00,003/-

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

Execution is admitted on 29/08/2025 by 1. Mrs SABITA SHAW, Wife of Mr Shankar 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, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr Rajesh Laskar, , , Son of Mr Nuruddin Laskar, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-08-2025 by Mr SANJIB THAKUR, , SANJIB THAKUR, 62 H L SARKAR ROAD, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr Rajesh Laskar, , , Son of Mr Nuruddin Laskar, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 632.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 87740, Amount: Rs.100.00/-, Date of Purchase: 18/08/2025, 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 1603-2025, Page from 456436 to 456450
being No 160316871 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.09.09 15:33:56 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 09/09/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.