

03047/2025

I- 2817/15



पश्चिम बंगाल WEST BENGAL

AW 162139

8-3230127

DEVELOPMENT POWER OF ATTORNEY

KNOW BY THESE PRESENTS I **SMT. BANDANA DASGUPTA**,
(PAN- AAIPD3129P & Aadhaar No. 9299 8972 3399), Date of
Birth: 05.05.1948, wife of Rathin Dasgupta, by faith - Hindu, by
Nationality - Indian, by occupation - Housewife, residing at 8/3,
Naskarpara Lane, Dhakuria, Kolkata - 700031, P.S.- Garfa,
hereinafter called and referred to as the **OWNER/LANDLADY** do
hereby nominate, constitute and appoint **CANDID PROJECT**,

Certified that the document is admitted
to registration. The signature sheet/s and
the endorsement sheet/s attached with this
document are the part of this document.

Dist. Sub-Registrar-I
Alipore, South 24 Parganas

01 DEC 2025

Payal Sen

1:50 PM
01/12/25
8-8/5230127

PAN No.AASFC7363G, a Company Partnership firm having its office at 33/18A, Raja Subodh Chandra Mullick Road, 18 Shantipally, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata-700032, present office at 36F, Jheel Road, P.O.- Dhakuria, P.S.- Garfa, Kolkata-700031, represented by its partners (1) **SRI ASHIS DEY**, PAN No. AGOPD8923B, Aadhaar No. 5415-3714-3868, Date of Birth: 25.01.1974, son of Sri Kali Das Dey, by faith-Hindu, by Nationality Indian, by occupation- Business, residing at 18, Santi Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032 and (2) **SRI TAPAN DAS**, PAN No.ADSPD6881F, Aadhaar No. 2279-0887-7701, Date of Birth: 03.02.1969 son of Late Indra Kumar Das, by faith-Hindu, by Nationality Indian, by occupation-Business, residing at 48, Raja Subodh Chandra Mullick Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032, as my true and lawful Attorney to do, execute and perform all or any of the following acts, deeds and things on our behalf, that is to say:-

1. To hold, defend possession of manage and maintain the said premises including the proposed building to be constructed thereon from time to time.

Payel Saha

2. To appoint Architect or Engineer or Sub-contractors, Agents, staffs and to have surveyed and soil tested, if required of the said premises and for that make all correspondences with them and the competent authority and to do all other acts and matters, things as the said attorney shall think fit and proper.
3. To prepare or cause to be prepared necessary revised plan or plans for development of the said premises and for making construction of a new building consisting of multi storied or such other stories as may be permissible in law as per sanctioned plan of Kolkata Municipal Corporation.
4. To construct a MULTI storied building upon the Schedule Premises as per the aforesaid Building Plan.
5. The Principals already executed a Development Agreement, which was duly registered at the office of DSR-I..... on 01.12.2025 and recorded in Book No. I, Deed No. 030699 for the year 2025. *Payel Sen*.
6. To sign, execute and submit all papers, applications, documents, statements undertaking declarations plan sketches elevations as may be required for obtaining the

Payel Sen

plan or plans for construction of the proposed building on the said premises.

7. To sign, execute and submit all papers, applications, affidavits, documents, statements, declarations, undertakings as may be required for having the mutation in their name in respect of the said premises before the Kolkata Municipal Corporation.
8. To affix and install water pump or pumps or other plants and equipments and installations to provide necessary amenities and facilities to the said proposed building.
9. To receive earnest money and also the balance consideration money from the intending purchaser/ purchasers for transfer or flats, built up spaces and other spaces of the said proposed building and to give a valid receipt and discharge for the same.
10. To sign and execute all other instruments and assurances which they can consider necessary to enter into and agree to such covenant or covenants as may be necessary to fully and effectually conveying the said flats and spaces of the said property as We could do ourselves if personally present.

Payal Selva.

11. To appear and represent me in all the courts, Civil, Criminal and revenue offices and verify and file complaints, written statements and objection also to present appeal in any Court and to accept services of all summons.
12. To appoint, engage on our behalf advocate or advocates whenever our said attorney shall think proper to do so and to discharge and/or terminate their appointments during construction period.
13. This is made clear that the power of attorney is granted for the purpose of smooth construction of the building and development work unto the said premises and transferring or disposing of the built-up space or flats/units with proportionate undivided share of land in the said premises with scheduled period of 24 months from the date of registration of Development and Construction Agreement.

AND GENERALLY the attorney shall have the power to do all such acts, deeds, matters and things on our behalf and in any way concerning or relating the premises and/or any building to be constructed thereat by virtue hereof as We could have done personally.

Payel Sen

AND WHEREAS The ^{re-developers &} attorney shall get Entire Second Floor, 50% of the Ground Floor, 50% of the Third Floor South - East Side TOGETHER WITH the indivisible undivided proportionate share of land underneath the building and common parts and common ultimate roof right, stair and staircase, at the said proposed building. The ^{re-developers &} Attorney shall be entitled to sell, transfer or dispose or otherwise deal with his allocation to his nominee/nominees in the proposed building without disturbing the Principal's allocation of the proposed G+III storied building more specifically mentioned in the Scheduled.

AND I DO HEREBY AGREE AND UNDERTAKE to ratify and confirm all acts deeds and things done by my attorney which shall be construed as my acts, deeds and things to all interests and purpose as if I personally was present even notwithstanding no special power in that behalf is hereunder provided. Subject the terms embodied in the agreement executed by and between the parties hereto.

Rajal Seh

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and piece and parcel of Danga Bagan land measuring an area **3 Cottah 7 Chittaks 9 Sq. Ft.** more or less along with Pucca partly I storied & Partly II Storied Building standing thereon lying and situated at Mouza- Dhakuria, Collectorate Touzi No.230 & 233, Pargana Khaspur, Dag No.1463 under Khatian No.205, Scheme Plot No.1, at **Premises No. 8/3 Naskar Para Lane, Kolkata -700031** within the limits of Kolkata Municipal Corporation under **Ward No.92, Vide Assessee No.21-092-16-0032-3, P.S. now Kasba, A.D.S.R. Alipore, District - South 24 Parganas,,** which is butted and bounded as follows:-

ON THE NORTH : The Subarban Co- Operative Colony
 Limited, Co-Operative Society Scheme Plot
 No.32 & Premises No.8/4 Naskar Para
 Lane, Kolkata - 700031

ON THE SOUTH : 11 feet wide Corporation Road

ON THE EAST : 16 feet common Road

ON THE WEST: Property of Dag No.1665, and Premises
 No.16/A Naskarpara Lane, Kolkata -
 700031

Payal S.

IN WITNESS WHEREOF, We the Principals herein have hereunto set and subscribed our hands on this the 1st day of December 2025.

WITNESSES :-

1. Punaki Das Gupta
8/3, Naskar Para Lane
Dhakuria, Kol - 700031
2. Reini Das
94 A.M.B. Sarani
Moore Avenue
Kol - 40
3. Gobinda Banerjee
3/13/1 Naskar Para
Lane Dhakuria
Kol - 31

Bandana Das Gupta.

SIGNATURE OF THE PRINCIPAL

Drafted by me after reading all deeds, documents supplied by parties herein

We accept this Power of Attorney

Poyel Saha
F-8914/15
(Advocate)

Alipore Police Court
Kolkata - 700027

CANDID PROJECT

Nehin Das Tanmay Das
Partner Partner

SIGNATURE OF THE DEVELOPER

Computer Typed By:

Poyel Saha
Alipore Police Court
Kolkata-700027

Poyel Saha

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

Name BANDANA DASGUPTA
 Signature Bandana Das Gupta

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

Name ASHIS DEY
 Signature Ashis Dey

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

Name TAPPAH DAS
 Signature Tappa Das

Major Information of the Deed

Deed No	I-1601-02817/2025	Date of Registration	01/12/2025
Query No / Year	1601-8003230927/2025	Office where deed is registered	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Query Date	01/12/2025 2:08:20 PM		
Applicant Name, Address & Other Details	PAYEL SAHA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9804276565, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Stampduty Paid(SD)	Market Value Rs. 1,92,29,999/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid Rs. 432/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160102801/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

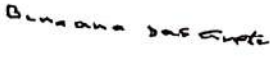
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naskar Para Lane, Road Zone : (On P.A.S Connector – On P.A.S Connector) , , Premises No: 8/3, , Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 7 Chatak 9 Sq Ft		1,86,29,999/-	Width of Approach Road: 16 Ft.,
Grand Total :				5.6925Dec	0 /-	186,29,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	0/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	0 /-	6,00,000 /-	

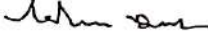
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name BANDANA DASGUPTA Wife of RATHIN DASGUPTA Executed by: Self, Date of Execution: 01/12/2025 , Admitted by: Self, Date of Admision: 01/12/2025 ,Place : Office	Photo  01/12/2025	Finger Print  Captured LTI 01/12/2025	Signature  01/12/2025
8/3, Naskarpara Lane, Dhakuria,, City:- Kolkata, P.O:- Dhakuria, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: AAXxxxxx9P, Aadhaar No: 92xxxxxxx3399, Status :Individual, Executed by: Self, Date of Execution: 01/12/2025 , Admitted by: Self, Date of Admision: 01/12/2025 ,Place : Office				

Attorney Details :

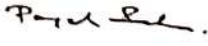
SI No	Name,Address,Photo,Finger print and Signature			
1	CANDID PROJECT 33/18A, Raja Subodh Chandra Mullick Road, 18, Shantipally,, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Date of Incorporation:XX-XX-2XX3 , PAN No.: AAXxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name ASHIS DEY (Presentant) Son of KALI DAS DEY Date of Execution - 01/12/2025, , Admitted by: Self, Date of Admission: 01/12/2025, Place of Admission of Execution: Office	Photo  Dec 1 2025 2:38PM	Finger Print  Captured LTI 01/12/2025	Signature  01/12/2025
18, Santi Pally,, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AGxxxxxx3B, Aadhaar No: 54xxxxxxx3868 Status : Representative, Representative of : CANDID PROJECT (as PARTNER)				
2	Name TAPAN DAS Son of Late INDRA KUMAR DAS Date of Execution - 01/12/2025, , Admitted by: Self, Date of Admission: 01/12/2025, Place of Admission of Execution: Office	Photo  Dec 1 2025 2:39PM	Finger Print  Captured LTI 01/12/2025	Signature  01/12/2025

48, Raja Subodh Chandra Mullick Road,, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur,
 District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx1F, Aadhaar
 No: 22xxxxxx7701 Status : Representative, Representative of : CANDID PROJECT (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
PAYEL SAHA Daughter of SANDIP KUMAR SAHA Alipore Criminal Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
Identifier Of BANDANA DASGUPTA, ASHIS DEY, TAPAN DAS	01/12/2025	01/12/2025	01/12/2025

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BANDANA DASGUPTA	CANDID PROJECT-5.6925 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	BANDANA DASGUPTA	CANDID PROJECT-800.00000000 Sq Ft

Endorsement For Deed Number : I - 160102817 / 2025

On 01-12-2025

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 13:50 hrs on 01-12-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by ASHIS DEY ..

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 1,92,29,999/-

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

Execution is admitted on 01/12/2025 by BANDANA DASGUPTA, Wife of RATHIN DASGUPTA, 8/3, Naskarpara Lane, Dhakuria,, P.O: Dhakuria, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife

Identified by PAYEL SAHA, , , Daughter of SANDIP KUMAR SAHA, Alipore Criminal Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, 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 01-12-2025 by ASHIS DEY, PARTNER, CANDID PROJECT, 33/18A, Raja Subodh Chandra Mullick Road, 18, Shantipally,, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by PAYEL SAHA, , , Daughter of SANDIP KUMAR SAHA, Alipore Criminal Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-12-2025 by TAPAN DAS, PARTNER, CANDID PROJECT, 33/18A, Raja Subodh Chandra Mullick Road, 18, Shantipally,, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by PAYEL SAHA, , , Daughter of SANDIP KUMAR SAHA, Alipore Criminal Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

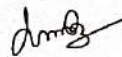
Certified that required Registration Fees payable for this document is Rs 432.00/- (E = Rs 400.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 432.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30763, Amount: Rs.100.00/-, Date of Purchase: 27/11/2025, Vendor name: Subhankar Das



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1601-2025, Page from 97396 to 97412
being No 160102817 for the year 2025.



[Handwritten signature]

Digitally signed by MD TABIS ANSARI
Date: 2025.12.09 13:29:47 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 09/12/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.